



2022-5827

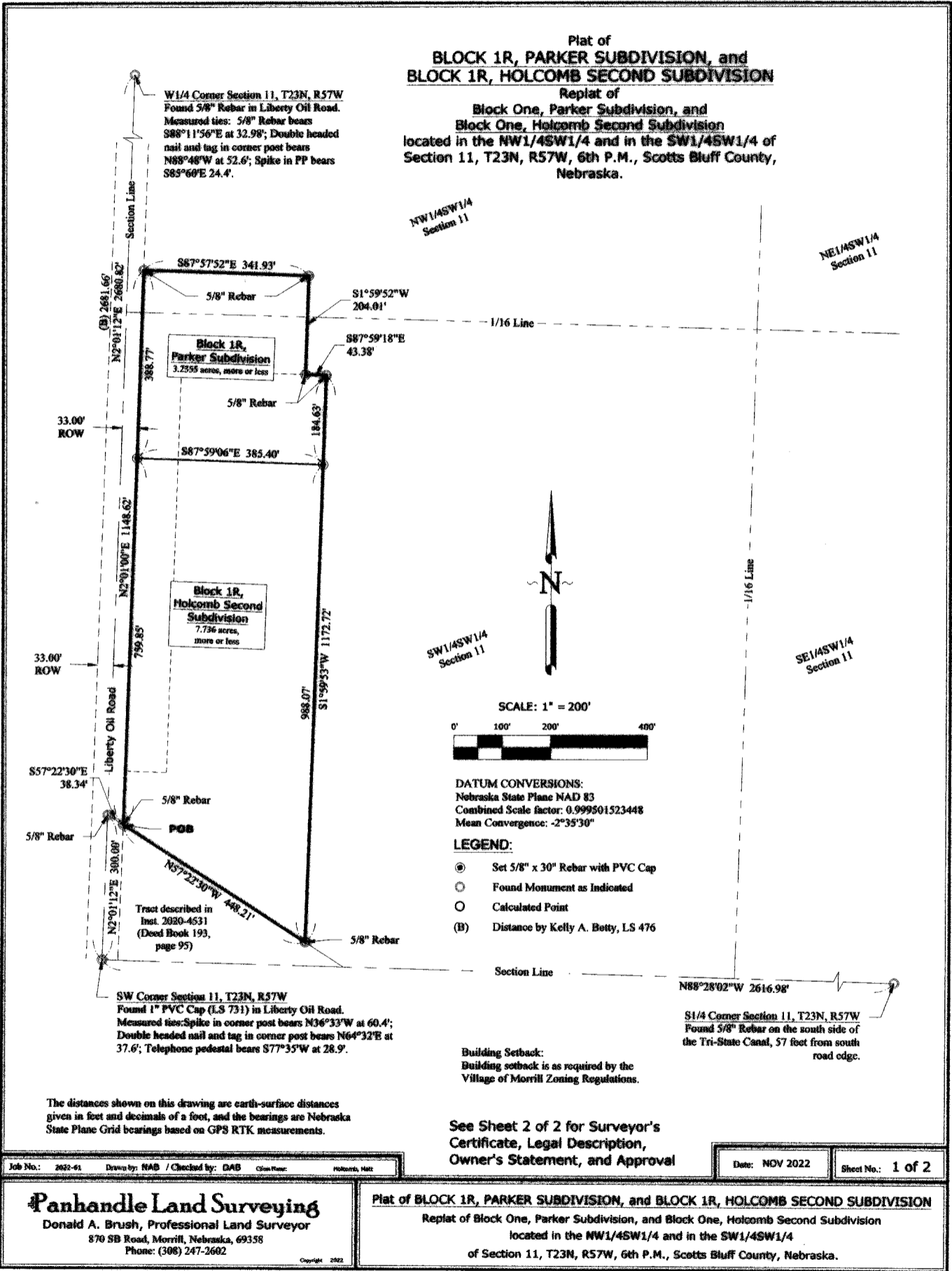
COMPUTER C
PICTURED CC
IMAGED C

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 11.29.22 Time 11:25 pm
Inst. 2022 5827
Jean A. Bauer

REGISTER OF DEEDS

2
16.00 ✓
16.00 CC
Don Brush
Office Use Only



LEGAL DESCRIPTION:

A tract of land located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 11, Township 23 North, Range 57 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

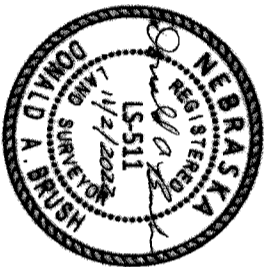
With reference to the southwest corner of said SW1/4SW1/4, thence on the west line of said SW1/4SW1/4, N2°01'12"E (basis of bearing) a distance of 360.00 feet to the northeast corner of a tract of land described in Instrument 2020-4531; thence on the north line of said tract of land described in Instrument 2020-4531, S87°22'30"W a distance of 78.34 feet to a point on the east Right-of-Way (ROW) line of Liberty Oil Road, said point being the POINT OF BEGINNING of this description; thence on said ROW line N2°01'09"E a distance of 1148.62 feet; thence S87°57'32"E a distance of 341.95 feet; thence S1°39'52"W a distance of 294.61 feet; thence S87°59'18"E a distance of 43.38 feet; thence S1°39'53"W a distance of 1172.72 feet to a point on the northeasterly line of said tract of land described in Instrument 2020-4531; thence on said northeasterly line N57°22'30"W a distance of 448.21 feet to the point of beginning, containing 10.972 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, on October 28, 2022, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown; and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey; and that I have placed the above described hands as BLOCK 1R, PARKER SUBDIVISION, and BLOCK 1R, HOLCOMB SECOND SUBDIVISION, as shown on the foregoing plat.

WITNESS MY HAND AND SEAL this 2nd day of November, 2022.

Donald A. Brush
Nebraska Registered Land Surveyor Number 511



APPROVAL AND ACCEPTANCE:

The foregoing plat of BLOCK 1R, PARKER SUBDIVISION, and BLOCK 1R, HOLCOMB SECOND SUBDIVISION, is hereby approved and accepted by the Village Board of the Village of Morrill, Scotts Bluff County, Nebraska, by Resolution duly passed this 8th day of November, 2022.

By: *[Signature]*
Chairman

Attested: *[Signature]*
Village Clerk

OWNER'S STATEMENT:

Matthew Holcomb and Erin Holcomb, a married couple, and Cass Anderson, a single person, being the Owners of the tract of land described in the foregoing Legal Description and shown on the accompanying plat, have caused such tract to be platted as BLOCK 1R, PARKER SUBDIVISION, and BLOCK 1R, HOLCOMB SECOND SUBDIVISION, as shown on the accompanying plat.

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned Owners.

Dated this 7 day of November, 2022.

[Signature] Matthew Holcomb
[Signature] Erin Holcomb
[Signature] Cass Anderson

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)
ss.

Before me, a notary public, qualified and acting in said County, personally came Matthew Holcomb and Erin Holcomb, a married couple, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL

this 7 day of November, 2022.

[Signature]
Notary Public

My Commission Expires: 11/21/2023



ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)
ss.

Before me, a notary public, qualified and acting in said County, personally came Cass Anderson, a single person, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL

this 7 day of November, 2022.

[Signature]
Notary Public

My Commission Expires: 11/24/2023



See Sheet 1 of 2 for Plat drawing.

Date: NOV 2022

Sheet No.: 2 of 2

Panhandle Land Surveying
Donald A. Brush, Professional Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602

Plat of BLOCK 1R, PARKER SUBDIVISION, and BLOCK 1R, HOLCOMB SECOND SUBDIVISION
Replat of Block One, Parker Subdivision, and Block One, Holcomb Second Subdivision
located in the NW1/4SW1/4 and in the SW1/4SW1/4
of Section 11, T23N, R57W, 6th P.M., Scotts Bluff County, Nebraska.