

2024-1447

COMPUTER PICTURED IMAGED

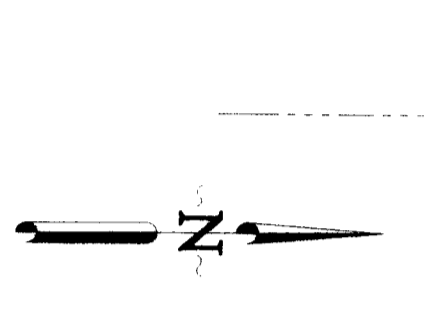
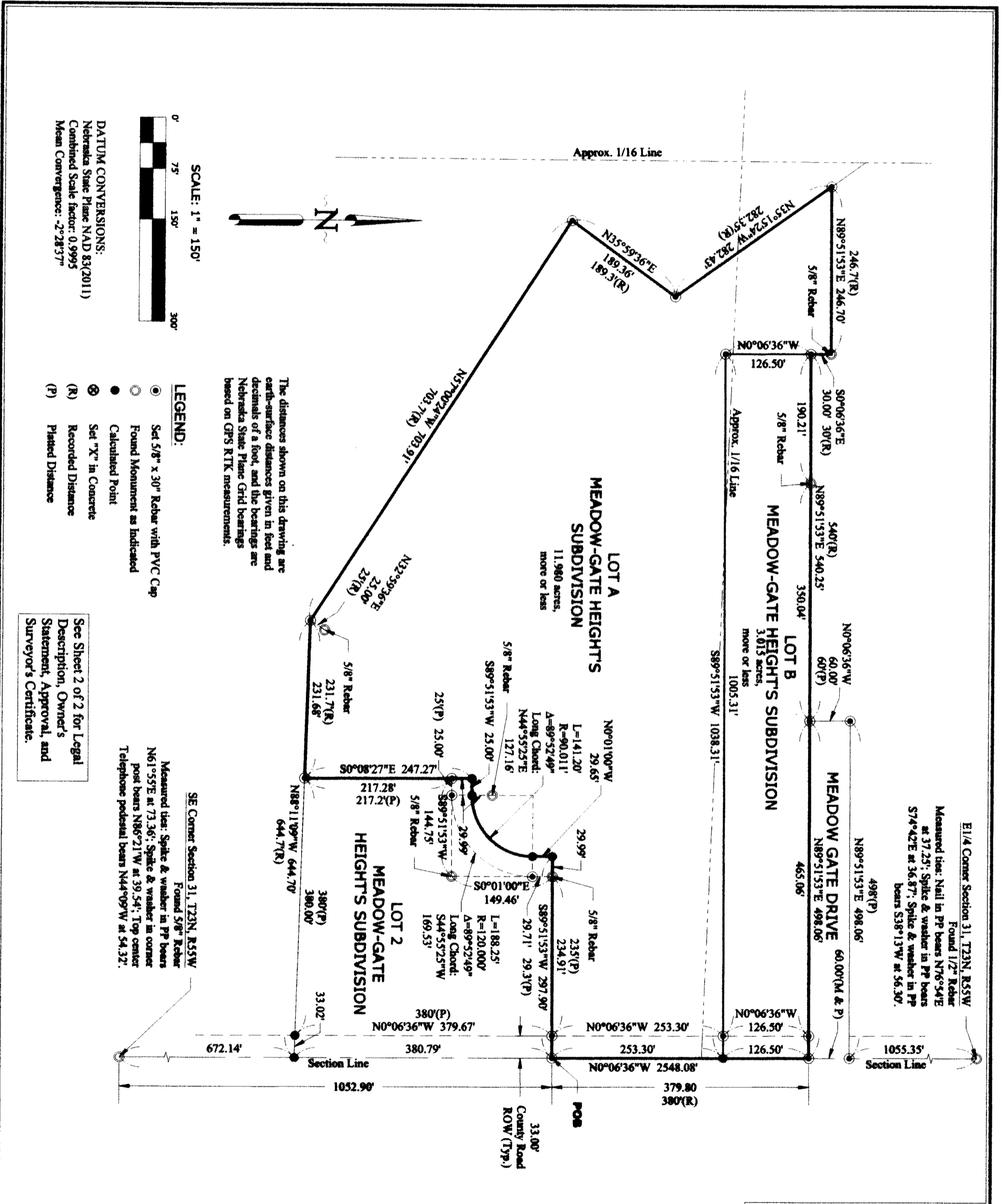
RECORDED SCOTTS BLUFF COUNTY, NE

Date 4-30-24 Time 11:21 AM Inst. 2024 1447

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2 DOC TAX PD CHG RET FEES 16.00 PD CHG RET TOTAL 16.00 REC'D Bldg + Zoning - County RET



DATUM CONVERSIONS: Nebraska State Plane NAD 83(2011) Combined Scale factor: 0.9995 Mean Convergence: -2°28'37"

- LEGEND: Set 5/8" x 30" Rebar with PVC Cap Found Monument as Indicated Calculated Point Set "X" in Concrete Recorded Distance Platted Distance

The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

See Sheet 2 of 2 for Legal Description, Owner's Statement, Approval, and Surveyor's Certificate.

Job No.: 2823-73 Drawn by: DAB / Checked by: NAB Client Name: Mike Sanders Revised: 4/19/2024 Date: Dec. 2023 Sheet No.: 1 of 2

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

Plat of LOTS A & B, MEADOW-GATE HEIGHT'S SUBDIVISION, a replat of Lot 1 and Lots 3 Through 22 of Meadow-Gate Height's Subdivision, located in the E1/2 SE1/4 of Section 31, T23N, R55W, 6th P.M., Scotts Bluff County, Nebraska.

**LEGAL DESCRIPTION:**

Part of the East Half of the Southeast Quarter (E1/2SE1/4) of Section 31, Township 23 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

With reference to the southeast corner of said Section 31; thence on the east line of said Section N0°06'36"W (basis of bearing) a distance of 1052.90 feet to the intersection of said east line with the north line of Lot 2 of MEADOW-GATE HEIGHTS Subdivision, said point being the POINT OF BEGINNING of this description; thence on said north line S89°51'53"W a distance of 297.90 feet to the northwest corner of said Lot 2; thence on the westerly line of said Lot 2, S0°01'00"E a distance of 29.65 feet; thence continuing on said westerly line a distance of 141.20 feet on a tangent curve to the right, said curve having a radius of 90.011 feet, and an included angle of 89°52'49"; and a long chord bearing of S44°52'25"W a distance of 127.16 feet; thence continuing on said westerly line tangent to foresaid curve S89°51'53"W a distance of 25.00 feet to the westerly corner of said Lot 2; thence continuing on said west line S0°08'27"E a distance of 247.27 feet to the southwest corner of said Lot 2; thence N88°11'09"W a distance of 231.68 feet; thence N57°00'24"W a distance of 703.91 feet, to the southwest corner of said Subdivision; thence N35°59'36"E a distance of 189.36 feet; thence N35°15'24"W a distance of 282.43 feet; thence N89°51'53"E a distance of 246.70 feet; thence S0°06'36"E a distance of 30.00 feet; thence N89°51'53"E a distance of 540.25 feet to the southwest corner of MEADOW GATE DRIVE right-of-way; thence on the southerly right-of-way line of said MEADOW GATE DRIVE N89°51'53"E a distance of 498.06 feet to the intersection of said southerly right-of-way line with said east line of said Section 31; thence on said east line S0°06'36"E a distance of 379.80 feet to the point of beginning. Contains 14.99 acres, more or less.

**OWNER'S STATEMENT:**

The undersigned, being the owners of the lands described in the foregoing Legal Description, do hereby plat the same into lots, as shown on this plat, under the name of "PLAT OF LOTS A & B, MEADOW-GATE HEIGHTS SUBDIVISION, A REPLAT OF LOT 1 AND LOTS 3 THROUGH 22 OF MEADOW-GATE HEIGHTS SUBDIVISION, LOCATED IN THE E1/2 SE1/4 OF SECTION 31, T23N, R55W, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA," that NO ways, public rights-of-ways, parks and open spaces are hereby dedicated to the public.

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

Executed this 20th day of April, 2024.

Owners:

*Debra Sanders*  
Debra Sanders, wife  
*James V. Sanders*  
James V. Sanders, husband

**ACKNOWLEDGMENT**

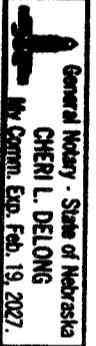
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a notary public, qualified and acting in said County, personally came Debra Sanders and James V. Sanders, wife and husband, 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 20th day of April, 2024.

*Cheri L. DeLong*  
Notary Public

My Commission Expires: 2-19-2027



**APPROVAL:**

The foregoing "PLAT OF LOTS A & B, MEADOW-GATE HEIGHTS SUBDIVISION, A REPLAT OF LOT 1 AND LOTS 3 THROUGH 22 OF MEADOW-GATE HEIGHTS SUBDIVISION, LOCATED IN THE E1/2 SE1/4 OF SECTION 31, T23N, R55W, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA," is hereby approved by

Witness my hand, this 29th day of April, 2024.

*William C. Miller*  
Dept Representative  
Scotts Bluff County  
Building and Zoning Department,  
Scotts Bluff County, Nebraska.

**ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of April, 2024.

*Bobbie Dendy*  
Notary Public

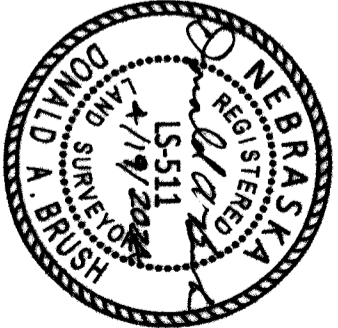
My Commission Expires: Nov 20, 2021



**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, between November 28, 2023, and December 14, 2023, 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.

WITNESS MY HAND AND SEAL this 11th day of January, 2024.  
Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



See Sheet 1 of 2  
for Layout.

Revised: 4/19/2024

Date: Dec. 2023 Sheet No.: 2 of 2

Job No.: 2023-73 Drawn by: DAB / Checked by: NAB Client Name: Mike Sanders

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

Plat of LOTS A & B,  
MEADOW-GATE HEIGHT'S SUBDIVISION, a replat of  
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