



2024-3218

COMPUTER C
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IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

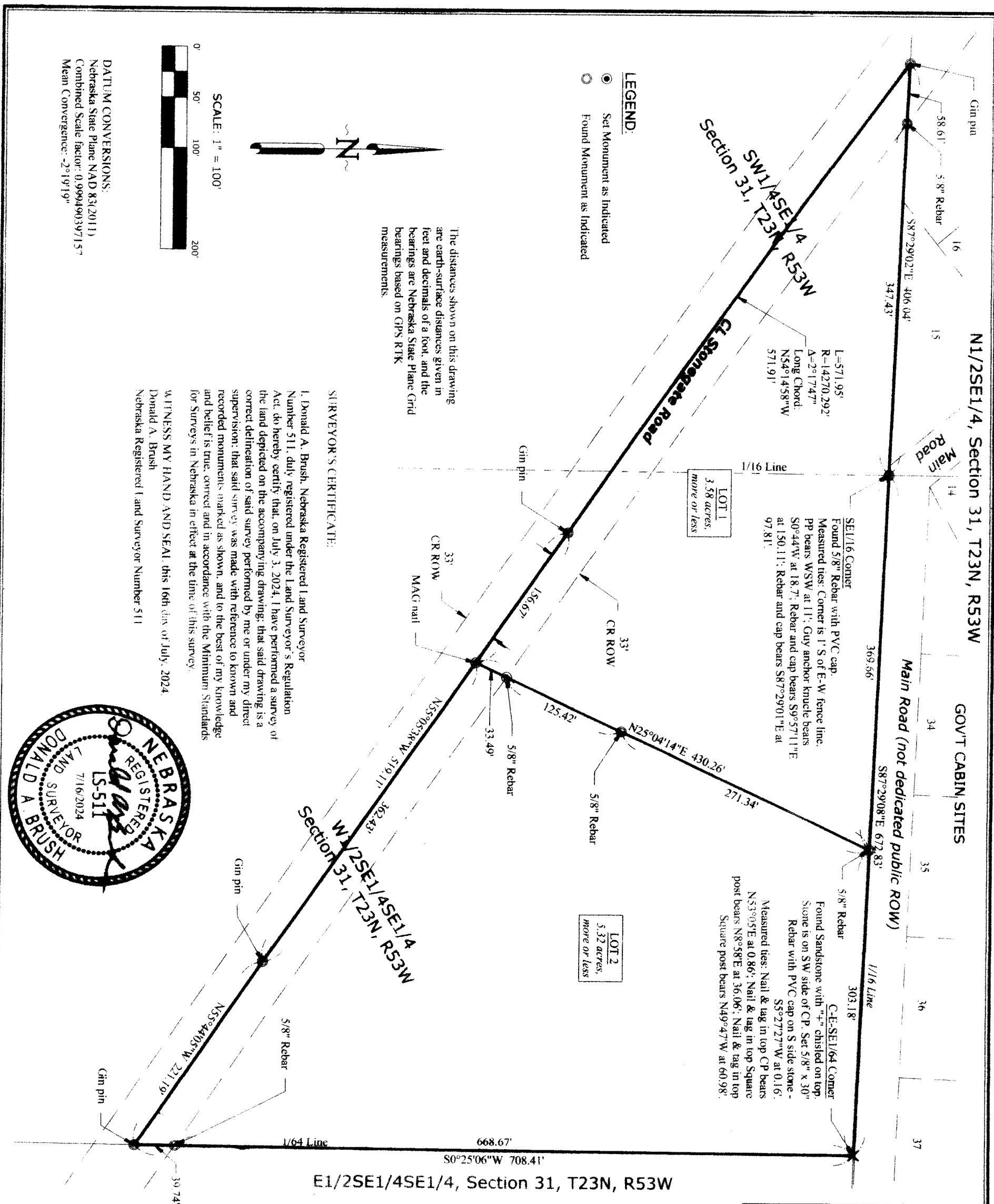
Date 8-26-24 Time 10:10 AM

Inst. 2024 3218

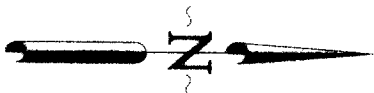
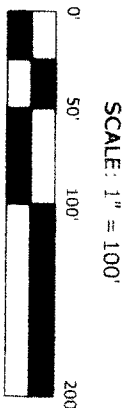
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG ✓ RET _____
TOTAL 16.00
REC'D Scotts Bluff Bldg. & Zoning
RET For Office Use



DATUM CONVERSIONS:
Nebraska State Plane NAD 83 (2011)
Combined Scale factor: 0.999490397157
Mean Convergence: -2°19'19"



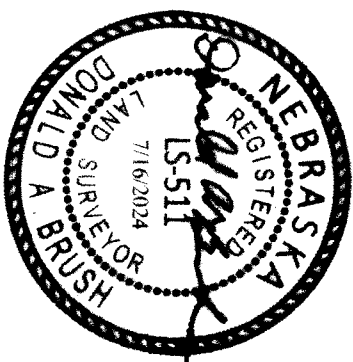
The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

LEGEND:
● Set Monument as Indicated
○ Found Monument as Indicated

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 July 3, 2024, 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.

I, FITNESS MY HAND AND SEAL this 16th day of July, 2024
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



Job No.: 2024-26 Drawn by: NAB / Checked by: DAB Client Name: Michelle Marcionni

Date: JULY 2024

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 1 & 2, LAKE VIEW SUBDIVISION
That part of the W1/2SE1/4SE1/4 and the SW1/4SE1/4 Lying north of Stonegate road
Section 31, T23N, R53W, 6th P.M., Scotts Bluff County, Nebraska.

LEGAL DESCRIPTION:

All that part of the West Half of the Southeast Quarter of the Southeast Quarter (W1/2SE1/4SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 31, Township 23 North, Range 53 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, lying North of the paved County Road (Stonegate Road) running through and across said real estate, more particularly described as follows:

Beginning at the northwest corner of said W1/2SE1/4SE1/4, said point being the POINT OF BEGINNING of this description; thence on the north line of said W1/2SE1/4SE1/4 S87°29'08" (basis of bearing) a distance of 672.83 feet to the northeast corner of said W1/2SE1/4SE1/4; thence on the east line of said W1/2SE1/4SE1/4 S0°25'06" W a distance of 708.41 feet to the intersection of said east line with the centerline of Stonegate Road; thence on said centerline N55°44'05" W a distance 221.19 feet; thence continuing on said centerline N55°05'38" W a distance 519.11 feet; thence continuing on said centerline, on a tangent curve to the right a distance of 571.95 feet; said curve having a radius of 14270.292 feet, an included angle of 2°17'47", and a long chord bearing of N54°14'58" W for a distance of 571.91 feet to the intersection of said centerline with the north line of said SW1/4SE1/4; thence on said north line S87°29'02" E a distance 406.04 feet to the point of beginning, containing 8.89 acres, more or less.

SW

OWNER'S STATEMENT:

The undersigned, being the owner of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as "LOTS 1 & 2, LAKE VIEW SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA". The foregoing plat is made with the free consent and in accordance with the desires of the undersigned owner.

Dated this 18 day of July 2024

Michelle M Marchand
Michelle M. Marchand

Acknowledgement:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Michelle M. Marchand, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and seal this 18th day of July 2024

Robbie Dendy
Notary Public

My commission Expires: 11-20-2027



APPROVAL AND ACCEPTANCE:

The foregoing plat of LOTS 1 & 2, LAKE VIEW SUBDIVISION is hereby approved and accepted by the Planning Commission of Scotts Bluff County, Nebraska. THIS 12 DAY OF August 2024

The foregoing plat of LOTS 1 & 2, LAKE VIEW SUBDIVISION is hereby approved and accepted by the Scotts Bluff County Board of Commissioners by a Resolution passed this 19th day of August 2024.

SCOTTS BLUFF COUNTY
BOARD OF COMMISSIONERS

Mark Harris
Chairman

ATTEST: *Robbie Dendy*
County Clerk

