

2025-1208

COMPUTER *JA*
PICTURED *a*
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 3-26-25 Time 10:31 am
Inst. 2025 1208

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 23.00 PD _____ CHG / RET _____
TOTAL 23.00
REC'D *Clay of Scotts bluff*
RET _____

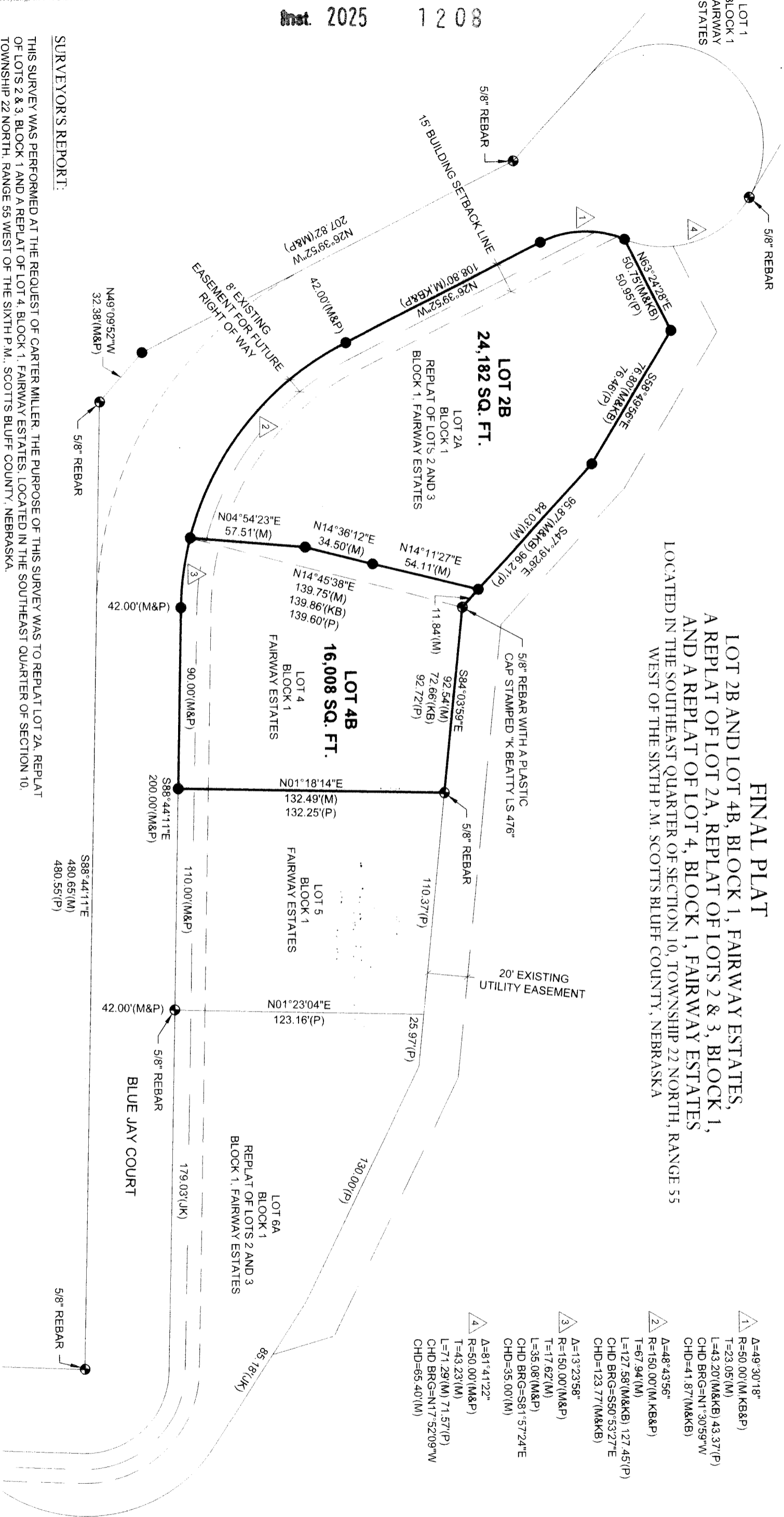
THIS PAGE INCLUDED FOR INDEXING PURPOSES

Inst. 2025 1208

LOT 1
BLOCK 1
FAIRWAY
ESTATES

FINAL PLAT

LOT 2B AND LOT 4B, BLOCK 1, FAIRWAY ESTATES,
A REPLAT OF LOT 2A, REPLAT OF LOTS 2 & 3, BLOCK 1,
AND A REPLAT OF LOT 4, BLOCK 1, FAIRWAY ESTATES
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 55
WEST OF THE SIXTH P. M. SCOTTS BLUFF COUNTY, NEBRASKA



- 1 Δ=49°30'18"
R=50.00'(M,KB&P)
T=23.05'(M)
L=43.20'(M&KB) 43.37'(P)
CHD BRG=N1°30'59"W
CHD=41.87'(M&KB)
- 2 Δ=48°43'56"
R=150.00'(M,KB&P)
T=67.94'(M)
L=127.58'(M&KB) 127.45'(P)
CHD BRG=S50°53'27"E
CHD=123.77'(M&KB)
- 3 Δ=13°23'58"
R=150.00'(M&P)
T=17.62'(M)
L=35.08'(M&P)
CHD BRG=S81°57'24"E
CHD=35.00'(M)
- 4 Δ=81°41'22"
R=50.00'(M&P)
T=43.23'(M)
L=71.29'(M) 71.57'(P)
CHD BRG=N17°52'09"W
CHD=65.40'(M)

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CARTER MILLER. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOT 2A, REPLAT OF LOTS 2 & 3, BLOCK 1 AND A REPLAT OF LOT 4, BLOCK 1, FAIRWAY ESTATES, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P. M. SCOTTS BLUFF COUNTY, NEBRASKA.

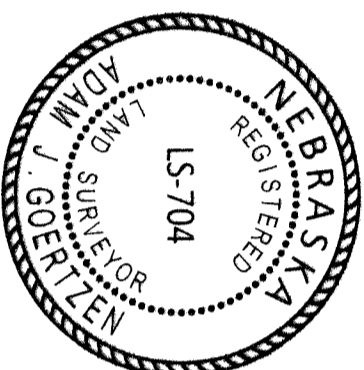
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THE PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SELLER INSTRUMENTS REAL TIME NETWORK OR A R12 GNSS BASE RECEIVER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

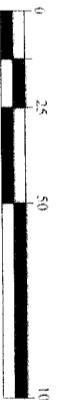
ADAM J. GOERTZEN LS 704
1/28/2025



LEGEND:

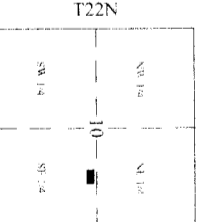
- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- KB RECORDED DISTANCE (KELLY BEATTY 6.26.2007)
- JK RECORDED DISTANCE (JOHN KRISCHSEL 3.30.2009)

GRAPHIC SCALE

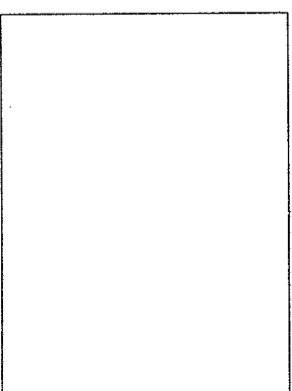


NOTE: ALL BEARINGS ARE REFERENCED TO THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION (LDP)

VICINITY SKETCH



REPOSITORY STAMP



PART OF THE SOUTHEAST QUARTER SECTION 10 TOWNSHIP 22 NORTH, RANGE 55 WEST SCOTTS BLUFF COUNTY, NEBRASKA

FINAL PLAT LOT 2B AND 4B, BLOCK 1, FAIRWAY ESTATES



