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Inst. 2000 - 00145

RECORDED
SCOTTS BLUFF COUNTY, NE
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Jean A. Bauer
REGISTER OF DEEDS

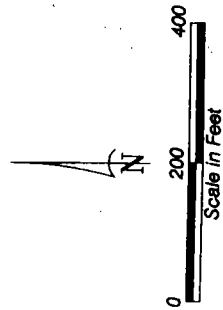
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FEES 16.00 PD CHG RET
TOTAL 16.00
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TRACT 3 RIDGELINE ESTATES ADDITION

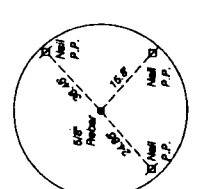
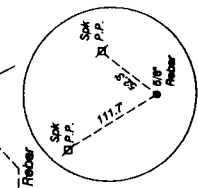
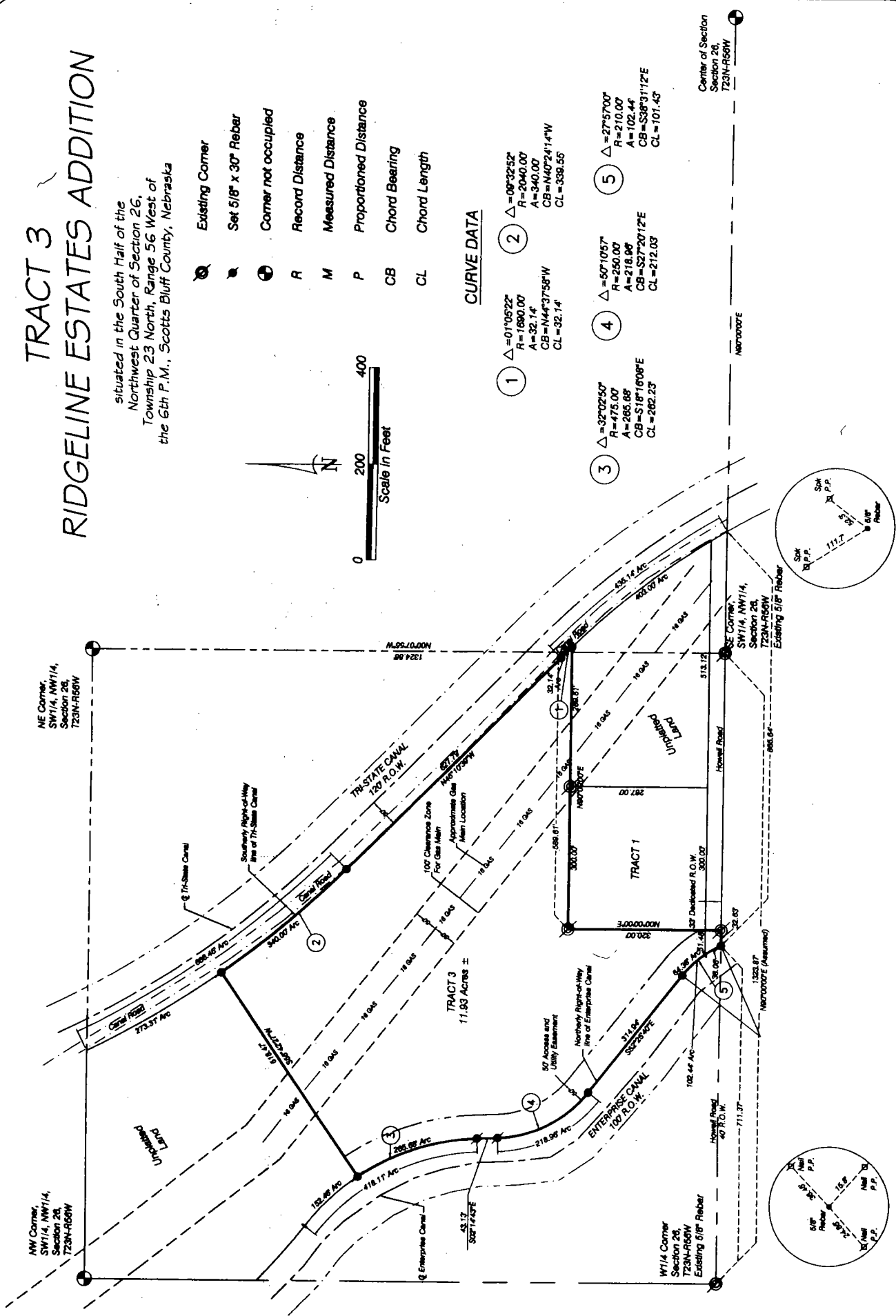
situated in the South Half of the
Northwest Quarter of Section 26,
Township 23 North, Range 56 West of
the 6th P.M., Scotts Bluff County, Nebraska

- Existing Corner
- Set 5/8" x 30" Rebar
- Corner not occupied
- R Record Distance
- M Measured Distance
- P Proportioned Distance
- CB Chord Bearing
- CL Chord Length



CURVE DATA

- 1 $\Delta = 01^{\circ}05'22''$
R = 1890.00
A = 32.14'
CB = N44^{\circ}37'56"W
CL = 32.14'
- 2 $\Delta = 09^{\circ}32'52''$
R = 2040.00
A = 340.00'
CB = N40^{\circ}24'14"W
CL = 339.55'
- 3 $\Delta = 32^{\circ}02'50''$
R = 475.00'
A = 265.89'
CB = S18^{\circ}16'08"E
CL = 262.23'
- 4 $\Delta = 50^{\circ}10'57''$
R = 250.00'
A = 218.99'
CB = S27^{\circ}20'12"E
CL = 212.03'
- 5 $\Delta = 27^{\circ}57'00''$
R = 210.00'
A = 102.44'
CB = S38^{\circ}31'12"E
CL = 101.43'



TRACT 3
RIDGELINE ESTATES ADDITION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned being the owners of a tract of land situated in the South Half of the Northwest Quarter of Section 26, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as TRACT 3, RIDGELINE ESTATES ADDITION, Situated in the South Half of the Northwest Quarter of Section 26, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the access and utility easement shown on the plat to the use and benefit of the public.

DATED THIS 16TH DAY OF AUGUST, 1999.

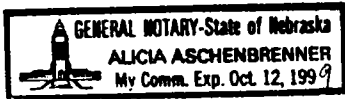
Larry Uttecht
BY: Larry Uttecht, a Single Person

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Larry Uttecht, a Single Person, to me known to be the identical person whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 16th DAY OF Aug, 1999.



Alicia Aschenbrenner
Notary Public

My Commission Expires: Oct 12, 1999

APPROVAL AND ACCEPTANCE

The foregoing plat of TRACT 3, RIDGELINE ESTATES ADDITION, Situated in the South Half of the Northwest Quarter of Section 26, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of the City of Mitchell, Scotts Bluff County, Nebraska, by resolution

dated this 14 day of January, 2000



Carol J. Johnston
Mayor

Attest: Sharon K. Miller
City Clerk

last 2000 - 00145

TRACT 3
RIDGELINE ESTATES ADDITION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a Plat of Tract 3, Ridgeline Estates Addition, situated in the South Half of the Northwest Quarter of Section 26, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of Section 26, thence easterly on the South line of the Northwest Quarter of section 26, on an assumed bearing of $N90^{\circ}00'00''E$, a distance of 711.37 feet, to the point of intersection with the northerly Right of Way line of the Enterprise Canal, said Right of Way line being 50.00 feet northerly of the centerline of the Enterprise Canal, said point also being the Point of Beginning, thence continuing on last described course and on the South line of the Northwest Quarter of Section 26, bearing $N90^{\circ}00'00''E$, a distance of 32.63 feet, thence bearing $N00^{\circ}00'00''E$ on the west line of Tract 1, Ridgeline Estates Addition, a distance of 320.00 feet to the Northwest Corner of said Tract 1, thence bearing $N90^{\circ}00'00''E$ on the north line of said Tract 1, and easterly extension of thereof, a distance of 589.61 feet to the point of intersection with the southerly Right of Way line of the Tri-State Canal, said Right of Way line being 60.00 feet southerly of the centerline of the Tri-State Canal, said point also being on an arc of a non-tangent curve to the left, said curve having a central angle of $01^{\circ}05'22''$, a radius of 1690.00 feet, a chord length of 32.14 feet, and a chord bearing of $N44^{\circ}37'58''W$, thence northwesterly on arc of said curve, and on the southerly Right of Way line of the Tri-State Canal a distance of 32.14 feet, to the point of tangency, thence bearing $N45^{\circ}10'39''W$, on said southerly Right of Way line of the Tri-State Canal, a distance of 627.79 feet, to the point of curvature of a curve to the right, said curve having a central angle of $09^{\circ}32'52''$, a radius of 2040.00 feet, a chord length of 339.55 feet, and a chord bearing of $N40^{\circ}24'14''W$, thence northwesterly on arc of said curve, and on the southerly Right of Way line of the Tri-State Canal, a distance of 340.00 feet, thence a bearing of $S55^{\circ}42'27''W$, a distance of 518.47 feet, to the point of intersection with the northerly Right of Way line of the Enterprise Canal, said Right of Way line being 50.00 feet northerly of the centerline of the Enterprise Canal, and said point being on an arc of a non-tangent curve to the right, said curve having a central angle of $32^{\circ}02'50''$, a radius of 475.00 feet, a chord length of 262.23 feet, and a chord bearing of $S18^{\circ}16'08''E$, thence southeasterly on arc of said curve, and on the northerly Right of Way line of the Enterprise Canal, a distance of 265.68 feet, to the point of tangency, thence bearing $S02^{\circ}14'43''E$, on the northerly Right of Way line of the Enterprise Canal, a distance of 43.13 feet, to the point of curvature of a curve to the left, said curve having a central angle of $50^{\circ}10'57''$, a radius of 250.00 feet, a chord length of 212.03 feet, and a chord bearing of $S27^{\circ}20'12''E$, thence southeasterly on arc of said curve, and on the northerly Right of Way line of the Enterprise Canal, a distance of 218.96 feet, to the point of tangency, thence bearing $S52^{\circ}25'40''E$, on said northerly Right of Way line of the Enterprise Canal, a distance of 314.94 feet, to the point of curvature of a curve to the right, said curve having a central angle of $27^{\circ}57'00''$, a radius of 210.00 feet, a chord length of 101.43 feet, and a chord bearing of $S38^{\circ}31'12''E$, thence southeasterly on arc of said curve, and on the northerly Right of Way line of the Enterprise Canal, a distance of 102.44 feet, to the Point of Beginning, containing an area of 11.90 Acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals and that each lot and block bears its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being shown for orientation purposes only.

WITNESS MY HAND AND SEAL this 16th day of August, 1999.
FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.


Kelly A. Beatty, Nebraska Registered Land Surveyor, L.S. 476

