

Inst 2001 - 01230

RECORDED  
SCOTT'S BLUFF COUNTY, NE  
01 MAR 8 PM 1 25

Dean A. Beatty

REGISTER OF DEEDS  
Sited in the Northwest Quarter of the Northwest Quarter of Section 31, Township 23 North, Range 54 West, Scotts Bluff County, Nebraska

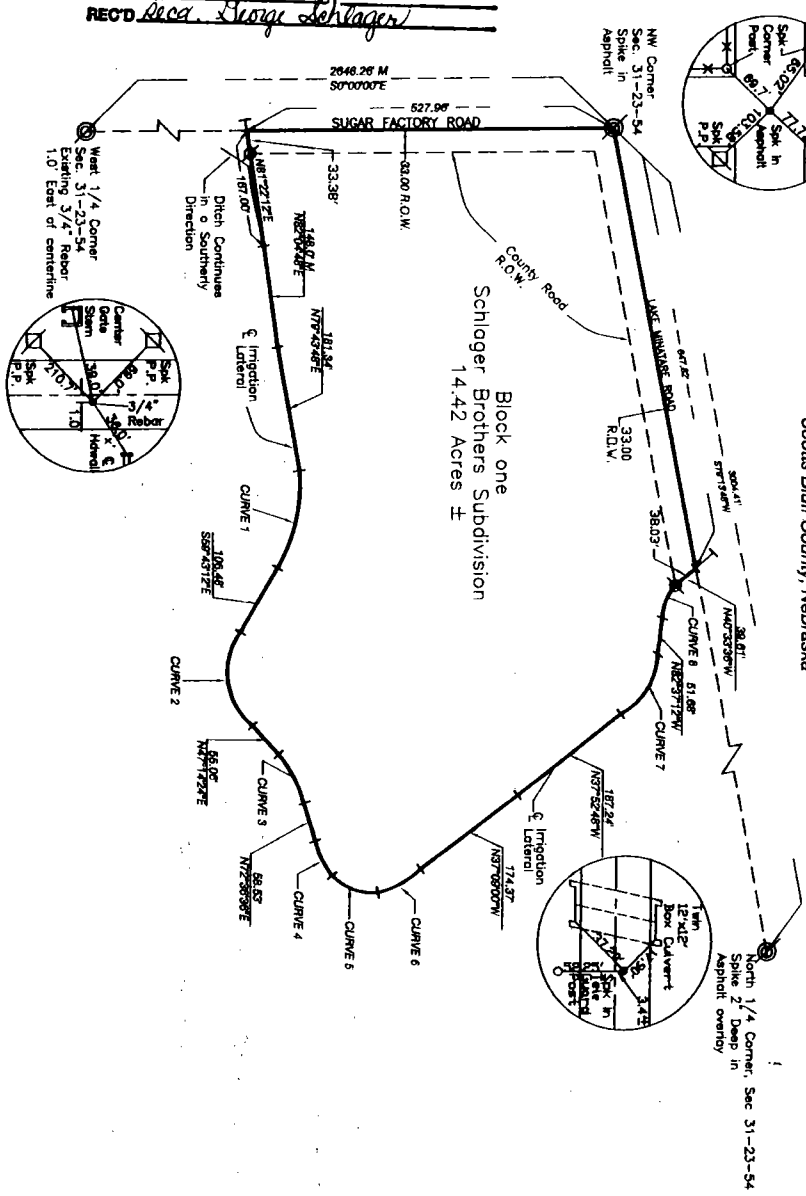
# FINAL PLAT

## Block One

### Schlager Brothers Subdivision,

NUM INDEX  
COMPUTER  
PICTURED  
IMAGED

NUM PAGES 4  
DOO TAX PD CHG RET  
FEES 21.00 PD X CHG RET  
TOTAL  
CK NUM 062100 BY  
REC'D *Dean George Schlager*

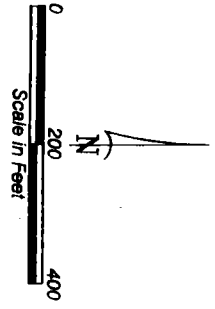


**CURVE DATA**

CURVE	R	A	CB	CL	Non-tangent
CURVE 1	236.12	146.20	N 77°09'00\"	144.45	Non-tangent
CURVE 2	78.18	173.24	N 82°34'00\"	124.17	Non-tangent
CURVE 3	174.88	25.27	N 82°22'22\"	77.46	Non-tangent
CURVE 4	131.46	82.70	N 87°39'27\"	104.51	Non-tangent
CURVE 5	151.14	49.21	N 87°34'00\"	104.51	Non-tangent
CURVE 6	150.67	71.02	N 87°39'27\"	104.51	Non-tangent
CURVE 7	80.17	104.51	N 87°39'27\"	104.51	Non-tangent
CURVE 8	80.17	48.42	N 87°39'27\"	104.51	Non-tangent

### LEGEND

- ⊙ = Set 5/8\" x 30\" rebar
- ⊙ = Existing Corners, As Noted
- C.B. = Chord Bearing
- C.L. = Chord Length



**SURVEYOR'S CERTIFICATE**

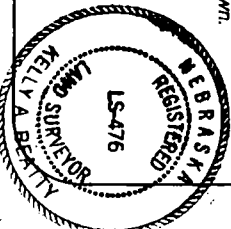
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Block One, Schlager Brothers Subdivision sited in the Northwest Quarter of the Northwest Quarter of Section 31, Township 23 North, Range 54 West of the 8th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of Section 31, thence southerly on the west line of section 31, on an assumed bearing of S00°00'00\"E, a distance of 527.96 feet, thence bearing N81°22'12\"E, a distance of 167.00 feet, to the point of intersection with the centerline of an existing irrigation lateral, thence bearing N82°04'48\"E on said centerline, a distance of 148.00 feet, thence bearing N78°43'48\"E, on said centerline, a distance of 181.34 feet, to the point of curvature of a tangent curve to the right, said curve having a central angle of 40°33'00\" a radius of 235.62 feet, chord length of 144.35 feet and chord bearing of N77°38'38\"W, thence southeasterly on arc of said curve, and centerline of lateral, a distance of 146.70 feet, to the point of tangency, thence bearing S58°43'12\"E, on said centerline, a distance of 106.48 feet, to the point of curvature of a non-tangent curve to the left, said curve having a central angle of 73°02'24\", a radius of 76.18 feet, a chord length of 134.11 feet, and a chord bearing of N82°23'46\"E, thence northeasterly on arc of said curve, and said centerline, a distance of 148.40 feet, thence bearing N47°14'24\"E on said centerline, a distance of 55.06 feet, to the point of curvature of non-tangent curve to the right, said curve having a central angle of 25°22'12\", a radius of 174.88 feet, a chord length of 77.46 feet, and a chord bearing N62°22'23\"E, thence northeasterly on arc of said curve, and said centerline, a distance of 78.11 feet, thence bearing N72°36'36\"E, on said centerline, a distance of 58.53 feet, to the point of curvature of a non-tangent curve to the left, said curve having a central angle of 52°08'36\", a radius of 130.46 feet, a chord length of 55.84 feet, and a chord bearing of N63°29'27\"E, thence northeasterly on arc of said curve, and said centerline, a distance of 56.37 feet, to the point of curvature of a tangent curve to the left, said curve having a central angle of 45°21'30\", a radius of 82.14 feet, a chord length of 70.83 feet, and a chord bearing of N20°26'30\"E, thence northeasterly on arc of said curve, and said centerline, a distance of 82.14 feet, to the point of curvature of a non-tangent curve to the left, said curve having a central angle of 08°13'48\", a radius of 130.67 feet, a chord length of 70.15 feet, and a chord bearing of N28°53'08\"W, thence northeasterly on arc of said curve, and said centerline, a distance of 71.02 feet, thence bearing N37°09'00\"W, on said centerline, a distance of 174.37 feet, thence bearing N37°52'48\"W, on said centerline, a distance of 187.24 feet, to the point of curvature of a non-tangent curve to the left, said curve having a central angle of 44°44'24\", a radius of 98.53 feet, a chord length of 99.77 feet, and a chord bearing of N57°52'55\"W, thence northeasterly on said arc, and said centerline, a distance of 104.61 feet, thence bearing N82°37'12\"W, on said centerline, a distance of 51.68 feet, to the point of curvature of a non-tangent curve to the right, said curve having a central angle of 42°03'36\", a radius of 80.74 feet, a chord length of 49.42 feet, and chord bearing of N88°40'01\"W, thence northeasterly on arc of said curve, and said centerline, a distance of 50.23 feet, thence bearing N40°33'36\"W, on said centerline, a distance of 39.61 feet, to the point of intersection with the north line of section 31, thence bearing S78°13'48\"W, on the north line of section 31, a distance of 647.82 feet, to the point of beginning, containing an area of 1.442 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 15 DAY OF February 2000.

FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.  
Kelly A. Beatty, Nebraska Registered Land Surveyor, L.S. 476



BLOCK 1  
SCHLAGER BROTHERS SUBDIVISION  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 2 OF 4

OWNER'S STATEMENT

We, the undersigned, being the owners a tract of land situated in the Northwest Quarter of the Northwest Quarter of Section 31, Township 23 North, Range 54 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 Block One, Schlager Brothers Subdivision, situated in the Northwest Quarter of the Northwest Quarter of Section 31, Township 23 North, Range 54 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 Road right of way, shown on the plat to the use and benefit of the public.

Dated this 18 day of Dec., 2000.

George Schlager Jr.  
George Schlager Jr.

Helen M. Schlager  
Helen M. Schlager

Edward Schlager  
Edward Schlager

Dorothy Schlager  
Dorothy Schlager

Albert Schlager  
Albert Schlager

Helen Schlager  
Helen Schlager

Reuben Schlager  
Reuben Schlager, a Single Person

ACKNOWLEDGEMENT

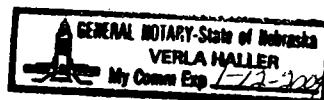
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came George Schlager and Helen M. Schlager, husband and wife, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 18 DAY OF December, 2000

Verla Haller  
Notary Public

My Commission Expires 1-12-2004



Inst. 2001 - 01230

BLOCK 1  
SCHLAGER BROTHERS SUBDIVISION  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 3 OF 4

ACKNOWLEDGEMENT

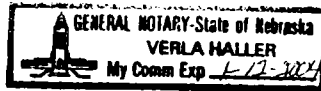
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Edward Schlager and Dorothy Schlager, husband and wife, to me known to be the identical persons whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 18 DAY OF December, 2000

*Verla Haller*  
Notary Public

My Commission Expires 1-12-2004



ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Albert Schlager and Helen Schlager, husband and wife, to me known to be the identical persons whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 18 DAY OF December, 2000

*Verla Haller*  
Notary Public

My Commission Expires 1-12-2004



BLOCK 1  
SCHLAGER BROTHERS SUBDIVISION  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 4 OF 4

ACKNOWLEDGEMENT

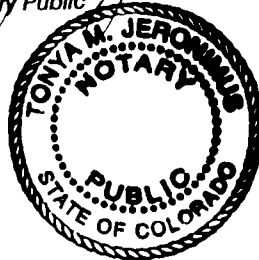
TMT  
Colorado  
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )  
JEFFERSON

Before me, a Notary Public, qualified and acting in said County, personally came Reuben Schlager, 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 his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 18 DAY OF December, 2001.

*Tonya M. Jeronimus*  
Notary Public

My Commission Expires 06/04/2001



My Commission Expires 06042001

APPROVAL AND ACCEPTANCE

The foregoing plat of Block One, Schlager Brothers Subdivision, a subdivision in the Northwest Quarter of the Northwest Quarter of Section 31, Township 23 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 5th day of March, 2001, Conditioned upon the fact Scotts Bluff County will not provide street or alley maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974, a copy of which is attached and made a part of this approval.

*Mark H. ...*  
Chairman of the board

ATTEST: *Cara ...*  
County Clerk

