

REISIG COUNTRY ESTATES SUBDIVISION

SHEET NO. 1 OF 4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 NORTH,
RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

N 89° 48' 27" E, 5415.40'



FOUND 1 1/4" PIPE
NW COR., SEC. 17
T 23 N, R 57 W

2707.70'

2707.70'

FOUND 1 1/4" PIPE
NE COR., SEC. 17
T 23 N, R 57 W

RECORDED
SCOTTS BLUFF COUNTY, NE

'01 JUL 3 AM 8 28

John A. Bauer

REGISTER OF DEEDS

TRUE POINT OF BEGINNING

100' DIA. TEMPORARY
CUL-DE-SAC

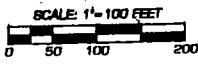
LOT 3
AREA=5.313 ACRES

Δ=52° 48' 20"
L=169.29'
R=175.00'

Δ=52° 48' 20"
L=206.10'
R=225.00'

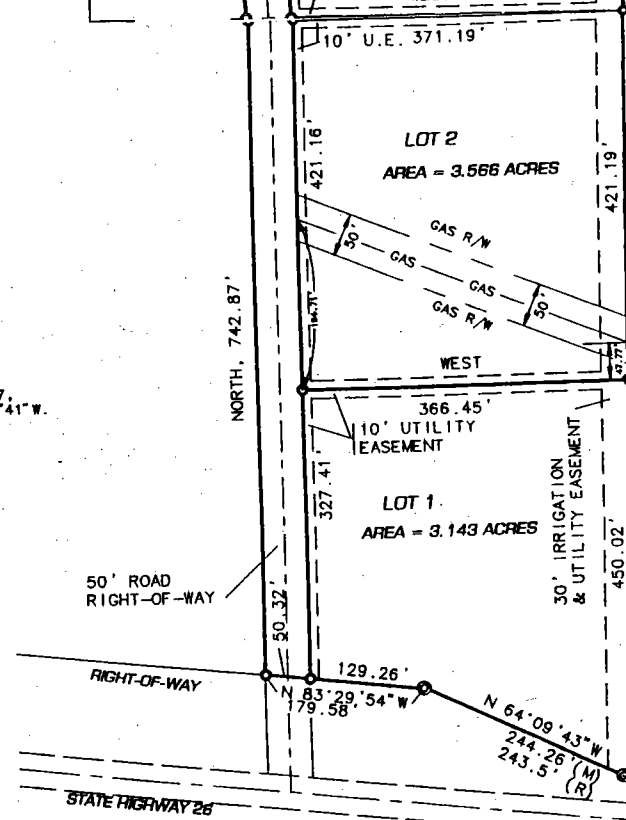
30' EASEMENT

S 00° 38' 41" W, 2707.12 (TO CENTER OF SECTION)



DATE: 04/12/2001

NOTES:
BEARINGS BASED ON EAST LINE OF
THE NORTHWEST QUARTER OF SEC. 17,
T 23 N, R 57 W, BEARING S 00° 38' 41" W.
● SET 3/4" REBAR-36" LONG
○ FOUND STATE R/W MARKER



FOUND 5/8" REBAR
CENTER OF SECTION 17,
T 23 N, R 57 W

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 13.00 PD CHG _____ RET 2.00
TOTAL _____
CK NUM ck 14.00 BY _____
REC'D Stephene Reisig

NUM. INDEX _____
COMPUTER _____
PICTURED _____
IMAGED _____

*Rev
more 2*

REISIG COUNTRY ESTATES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 NORTH,
RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF
COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF
SAID SECTION 17; THENCE S 00°39'41" W, ALONG THE EAST LINE OF
SAID NORTHWEST QUARTER, A DISTANCE OF 501.78 FEET TO THE
TRUE POINT OF BEGINNING; THENCE CONTINUING S 00°39'41" W,
ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF
1949.84 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20;
THENCE N 83°37'13" W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF
13.20 FEET; THENCE N 84°09'43" W, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE
OF 244.28 FEET; THENCE N 83°29'54" W, ALONG SAID NORTH RIGHT-OF-WAY,
A DISTANCE OF 179.58 FEET; THENCE NORTH, A DISTANCE OF 742.87 FEET;
THENCE ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 178.00 FEET,
A DELTA ANGLE OF 82°48'20", AND AN ARC LENGTH OF 181.29 FEET; THENCE
N 37°11'40" E, A DISTANCE OF 178.00 FEET; THENCE NORTH, A DISTANCE OF
182.23 FEET TO A POINT ON THE SOUTH EASEMENT LINE OF THE FARMER'S
IRRIGATION DITCH, SAID POINT ALSO BEING 78.00' FROM THE CENTER LINE
OF SAID DITCH; THENCE ON A CURVE TO THE LEFT, WHOSE RADIUS IS 438.83 FEET,
DELTA ANGLE OF 08°08'52", AND ARC LENGTH OF 62.40 FEET, ALONG THE SOUTH
EASEMENT OF SAID DITCH; THENCE N 60°34'19" E, ALONG SAID SOUTH EASEMENT
LINE, A DISTANCE OF 383.72 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINING 12.964 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 BLOCK HAS ITS OWN NUMBER, THAT THE BOUNDARY
OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE WITH THE DASHED LINES BEING FOR ORIENTATION PURPOSES ONLY,
THAT ALL CORNERS FOUND OR SET ARE MARKED AS SHOWN.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF April, 2001.

David M. Maute L.S. NO. 501
DAVID M. MAUTE, NEBRASKA REGISTERED LAND SURVEYOR, L.S. # 501



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 NORTH,
RANGE 57 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 REISIG COUNTRY
ESTATES SUBDIVISION.

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED
OWNER, I HEREBY DEDICATE THE EASEMENTS AND STREETS AS SHOWN ON THIS PLAT TO THE USE AND BENEFIT TO THE
PUBLIC.

DATED THIS 30th DAY OF April, 2001.

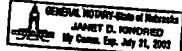
Russell C. Reiso Gaylene L. Reiso
RUSSELL C. REISO GAYLENE L. REISO

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RUSSELL C. REISO AND
GAYLENE L. REISO TO ME KNOWN AND WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING OWNERS STATEMENT
AND ACKNOWLEDGED THE EXECUTION THEREOF.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF April, 2001.



Janet D. Kowndred
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 2003.

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF REISIG COUNTRY ESTATES SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY
THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, 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 PART OF THIS APPROVAL.

BY RESOLUTION DULY PASSED THIS 7th DAY OF May, 2001.

Clayton A. ... State ...
COUNTY CLERK CHAIRPERSON

