

19

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Inst 2003 - 04989

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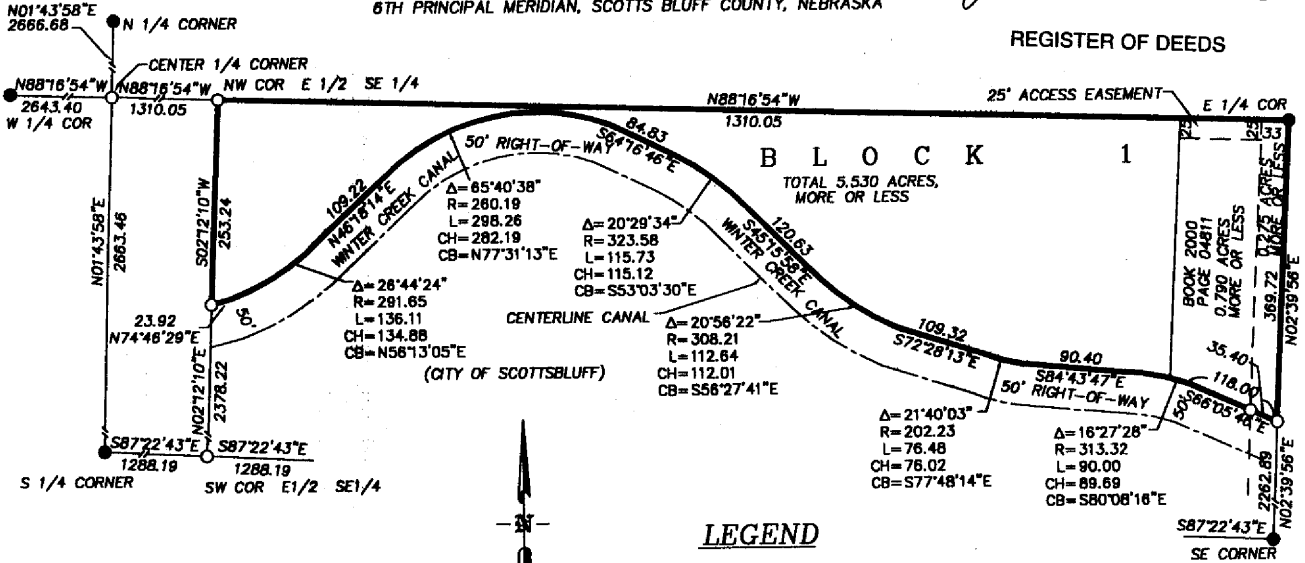
19

SCRIPTER ADDITION

IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE
 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Jean A. Bauer

REGISTER OF DEEDS



LEGEND

- CORNER FOUND
- CORNER SET - 5/8"x24" REBAR

SCALE 1" = 200'

CORNER TIES:

WEST 1/4 COR:
 48.6 NE TO SPIKE IN POWER POLE
 47.4 SE TO CHAIN LINK FENCE COR
 62.5 SW TO SPIKE IN POWER POLE
 67.1 NW TO SPIKE IN POWER POLE

NORTH 1/4 COR:
 40.8 NE TO SW COR NE VERT I-BEAM
 40.4 SE TO NW COR SE VERT I-BEAM
 14.5 S TO NE COR SW VERT I-BEAM
 15.5 N TO SE COR NW VERT I-BEAM

SOUTH 1/4 COR:
 41.8 NW TO SW COR HEADWALL
 33.6 NE TO SPIKE IN POWER POLE
 50.6 NE TO X IN CONC BRIDGE RAIL
 50.8 SE TO X IN CONC BRIDGE RAIL

EAST 1/4 COR:
 2.9 SE TO SPIKE IN COR FENCE POST
 125.1 SE TO SPIKE IN POWER POLE
 6.1 N TO SPIKE IN BRACE POST
 20.0 W TO SPIKE IN TOP FENCE POST

SOUTHEAST COR:
 34.8 NW TO X ON CONC HEADWALL
 48.6 NE TO SPIKE IN POWER POLE
 39.1 SE TO SPIKE IN POWER POLE
 56.0 SW TO SPIKE IN POWER POLE

SURVEYOR'S CERTIFICATE & LEGAL DESCRIPTION

I, ROBERT J. ZUMBAHLEN, HEREBY CERTIFY: THAT I HAVE SURVEYED A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 19, THENCE N88°16'54"W ON THE NORTH LINE OF SAID NE1/4 SE1/4 FOR 1310.05 FEET TO THE NORTHWEST CORNER OF SAID NE1/4 SE1/4; THENCE S02°12'10"W ON THE WEST LINE OF SAID NE1/4 SE1/4 FOR 253.24 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE WINTER CREEK IRRIGATION CANAL; THENCE N74°46'29"E ON SAID NORTH RIGHT-OF-WAY LINE FOR 23.92 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°44'24", A RADIUS OF 291.65 FEET AND A CHORD OF N56°13'05"E, 134.88 FEET; THENCE NORTHEASTERLY ON SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE FOR 109.22 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 65°40'38", A RADIUS OF 260.19 FEET AND A CHORD OF N77°31'13"E, 282.19 FEET; THENCE NORTHEASTERLY ON SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE FOR 298.26 FEET; THENCE S64°16'46"E ON SAID NORTH RIGHT-OF-WAY LINE FOR 84.83 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°29'34", A RADIUS OF 323.58 FEET AND A CHORD OF S53°03'30"E, 115.73 FEET; THENCE SOUTHEASTERLY ON SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE FOR 115.73 FEET; THENCE S45°15'58"E ON SAID NORTH RIGHT-OF-WAY LINE FOR 120.63 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°56'22", A RADIUS OF 308.21 FEET AND A CHORD OF S56°27'41"E, 112.01 FEET; THENCE SOUTHEASTERLY ON SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE FOR 112.64 FEET; THENCE S72°28'13"E ON SAID NORTH RIGHT-OF-WAY LINE FOR 109.32 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 21°40'03", A RADIUS OF 202.23 FEET AND A CHORD OF S77°48'14"E, 76.02 FEET; THENCE SOUTHEASTERLY ON SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE FOR 76.48 FEET; THENCE S84°43'47"E ON SAID NORTH RIGHT-OF-WAY LINE FOR 90.40 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°27'28", A RADIUS OF 313.32 FEET AND A CHORD OF S80°08'16"E, 89.69 FEET; THENCE SOUTHEASTERLY ON SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE FOR 90.00 FEET; THENCE S66°05'46"E ON SAID NORTH RIGHT-OF-WAY LINE FOR 118.00 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4 SE1/4; THENCE N02°39'56"E ON SAID EAST LINE FOR 369.72 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.530 ACRES, MORE OR LESS, OF WHICH 0.275 ACRES, MORE OR LESS, IS COUNTY ROAD RIGHT-OF-WAY.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF THE ABOVE DESCRIPTION DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT; THAT THE BOUNDARY OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE; THAT ALL CORNERS FOUND OR SET ARE MARKED AS SHOWN.

WITNESS MY HAND AND SEAL THIS 12th DAY OF May, 2003

Robert J. Zumbahlen
 ROBERT J. ZUMBAHLEN, NEBRASKA REGISTERED LAND SURVEYOR-331



Inst 2003 - 04989

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS OF A TRACT OF LAND IN THE NE1/4 SE1/4 OF SECTION 19, T22N, R54W, OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA AS DESCRIBED IN THE FOREGOING LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS SCRIPTER ADDITION IN THE NE1/4 SE1/4 OF SECTION 19, T22N, R54W, OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATED THIS 12th DAY OF MAY, 2003.

[Signature]
ROBERT E. SCRIPTER

[Signature]
KIMBERLY G. SCRIPTER

[Signature]
DORIS REIFSCHNEIDER

ACKNOWLEDGEMENT

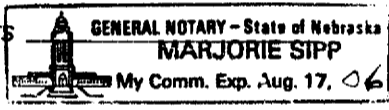
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ROBERT E. AND KIMBERLY G. SCRIPTER, KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES APPEAR IN THE FOREGOING "OWNERS' STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 12th DAY OF MAY, 2003.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES



ACKNOWLEDGEMENT

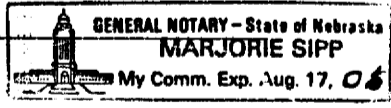
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DORIS REIFSCHNEIDER, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE APPEARS IN THE FOREGOING "OWNERS' STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 12th DAY OF MAY, 2003.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES



APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF SCRIPTER ADDITION IN THE NE1/4 SE1/4 OF SECTION 19, T22N, R54W, OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE BOARD OF COMMISSIONERS, SCOTTS BLUFF COUNTY, NEBRASKA,

DATED THIS 19th DAY OF May, 2003.

CONDITIONED UPON THE FACT SCOTTS BLUFF COUNTY WILL NOT PROVIDE STREET OR ALLEY MAINTENANCE UNTIL MINIMUM DESIGN STANDARDS HAVE BEEN MET AS OURLINED IN A CERTAIN RESOLUTION DATED APRIL 15, 1974,

[Signature]
CHAIRMAN OF THE BOARD

ATTEST: [Signature]
COUNTY CLERK

