

Inst 2003 - 00967

OWNER'S STATEMENT

We, the undersigned being, the owners of the tract of land situated in the West Half of the Northwest Quarter of Section 31, Township 23 North, Range 54 West of the 6th Principal Meridian, 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: LOTS 1 THROUGH 13, 3 PINES ESTATES, situated in the West Half of the Northwest Quarter of Section 31, Township 23 North, Range 54 West of the 6th Principal Meridian, 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 County Road right-of-way, Access and Utility Easements shown on the accompanying plat to the use and benefit of the public.

Dated this 27 day of Jan., 2003.

Deana M. Friedlan
Deana M. Friedlan-President
N & E INC., A Wyoming Corporation

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Deana M. Friedlan-President, N & E INC., a Wyoming Corporation, 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 HAND AND SEAL THIS 27th DAY OF January, 2003.

GENERAL NOTARY - State of Nebraska
CLARA L. F. LEELING
Notary Public, Exp. Oct. 24, 2006
Clara L. F. Leeling

My Commission Expires: 10-28-06

APPROVAL AND ACCEPTANCE

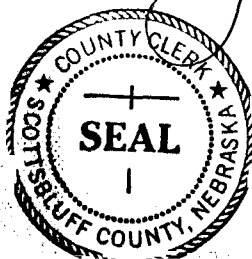
The foregoing plat of LOTS 1 THROUGH 13, 3 PINES ESTATES, situated in the West Half of the Northwest Quarter of Section 31, Township 23 North, Range 54 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution passed

this 3rd day of February, 2003. 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.

Steve Martin
Chairman of the Board

ATTEST:

W. J. Dancy
County Clerk



LEGAL DESCRIPTION:

I, Robert J. Zumbahlen, a Registered Nebraska Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 1 THROUGH 13, 3 PINES ESTATES, situated in a tract of land in the West Half of the Northwest Quarter of Section 31, Township 23 North, Range 54 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, described as follows:

Beginning at a point on the west line of said Northwest Quarter, 527.96 feet south of the northwest corner of said Section, said point being the southwest corner of Schlager Brothers Subdivision; thence North $81^{\circ}22'12''$ East on the south line of said Subdivision, for 167.00 feet to the point of intersection with the center line of an existing irrigation lateral; thence North $82^{\circ}04'48''$ East on said south line and on said center line, for 148.00 feet; thence North $79^{\circ}43'48''$ East on said south line and said center line, for 181.34 feet to a point of a non-tangent curve to the right, said curve having a central angle of $35^{\circ}40'30''$, a radius of 235.62 feet and a chord of South $77^{\circ}38'39''$ East, 144.35 feet; thence Southeasterly on said curve, on said south line and said centerline, for 146.71 feet to a point on a line; thence South $59^{\circ}43'12''$ East on said south line and said center line, for 106.48 feet to a point of a non-tangent curve to the left, said curve having a central angle of $123^{\circ}20'14''$, a radius of 76.18 feet and a chord of North $82^{\circ}23'46''$ East, 134.11 feet; thence Northeasterly on said curve, said south line and said center line, for 163.99 feet to a point on a line; thence North $47^{\circ}14'24''$ East on said south line and said center line, for 55.06 feet to a point on a non-tangent curve to the right, said curve having a central angle of $25^{\circ}35'26''$, a radius of 174.88 feet and chord of North $62^{\circ}22'23''$ East, 77.46 feet; thence Northeasterly on said curve, on said south line and said center line, for 78.11 feet to a point on a line; thence North $72^{\circ}36'36''$ East on said south line and said center line, for 58.53 feet to a point on a non-tangent curve to the left, said curve having a central angle of $24^{\circ}45'36''$, a radius of 130.46 feet and a chord of North $63^{\circ}29'27''$ East, 55.94 feet; thence Northeasterly on said curve, said south line and center line, for 56.38 feet to a point on a non-tangent curve to the left, said curve having a central angle of $50^{\circ}33'24''$, a radius of 82.14 feet and a chord of North $20^{\circ}26'30''$ East, 70.83 feet; thence Northeasterly on said curve, said south line and said center line, for 72.48 feet to a point on a non-tangent curve to the left, said curve having a central angle of $31^{\circ}08'28''$, a radius of 130.67 feet and a chord of North $28^{\circ}53'09''$ West, 70.15 feet; thence Northwesterly on said curve, the east line of said Subdivision and said center line, for 71.02 feet to a point on a line; thence North $37^{\circ}09'00''$ West on said east line and said center line, for 174.37 feet; thence North $37^{\circ}52'48''$ West on said east line and said center line, for 187.24 feet to a point on a non-tangent curve to the left, said curve having a central angle of $60^{\circ}50'04''$, a radius of 98.53 feet and a chord of North $57^{\circ}52'55''$ West, 99.77 feet; thence Northwesterly on said curve, said east line and said center line, for 104.62 feet to a point on a line; thence North $82^{\circ}37'12''$ West on said east line and said center line, for 51.68 feet to a point on a non-tangent curve to the right, said curve having a central angle of $35^{\circ}38'32''$, a radius of 80.74 feet and a chord of North $68^{\circ}40'01''$, 49.42 feet; thence Northwesterly on said curve, said east line and said center line, for 50.23 feet to a point on a line; thence North $40^{\circ}33'36''$ West on said east line and said center line, for 39.92 feet to a point on the north line of said Northwest Quarter at the northeast corner of said Subdivision; thence North $79^{\circ}09'55''$ East on said north line, for 749.35 feet; thence South $10^{\circ}30'00''$ East, for 47.07 feet; thence South $02^{\circ}15'00''$ East, for 212.47 feet; thence South $01^{\circ}28'30''$ West, for 423.05 feet; thence South $10^{\circ}24'00''$ East, for 75.40 feet; thence South $00^{\circ}59'30''$ West, for 170.60 feet; thence South $33^{\circ}19'40''$ West, for 66.25 feet; thence South $00^{\circ}59'50''$ West, for 598.69 feet; thence South $01^{\circ}54'50''$ West, for 469.93 feet; thence South $04^{\circ}46'40''$ West, for 626.92 feet to a point on the south line of said Northwest Quarter; thence South $79^{\circ}34'23''$ West on the south line of said Northwest Quarter, for 861.02 feet to a point 432.10 feet east of the southwest corner of said West Half, said point being the southeast corner of a Tract recorded in Deed Instrument 2001-03281 in the Register of Deeds Office of said County; thence North $14^{\circ}02'27''$ East on the easterly line of said Tract, for 482.80 feet; thence North $41^{\circ}44'19''$ West on the northeasterly line of said Tract, for 82.66 feet; thence North $80^{\circ}06'41''$ West on the northerly line of said Tract, for 206.44 feet; thence North $89^{\circ}59'30''$ West on the northerly line of said Tract, for 283.70 feet to a point on the west line of said Northwest Quarter, 643.75 feet north of the southwest corner of said West Half; thence North on said west line, for 1474.54 feet to the Point of Beginning and containing an area of 62.723 acres, more or less.