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 RECD Rich Wallace

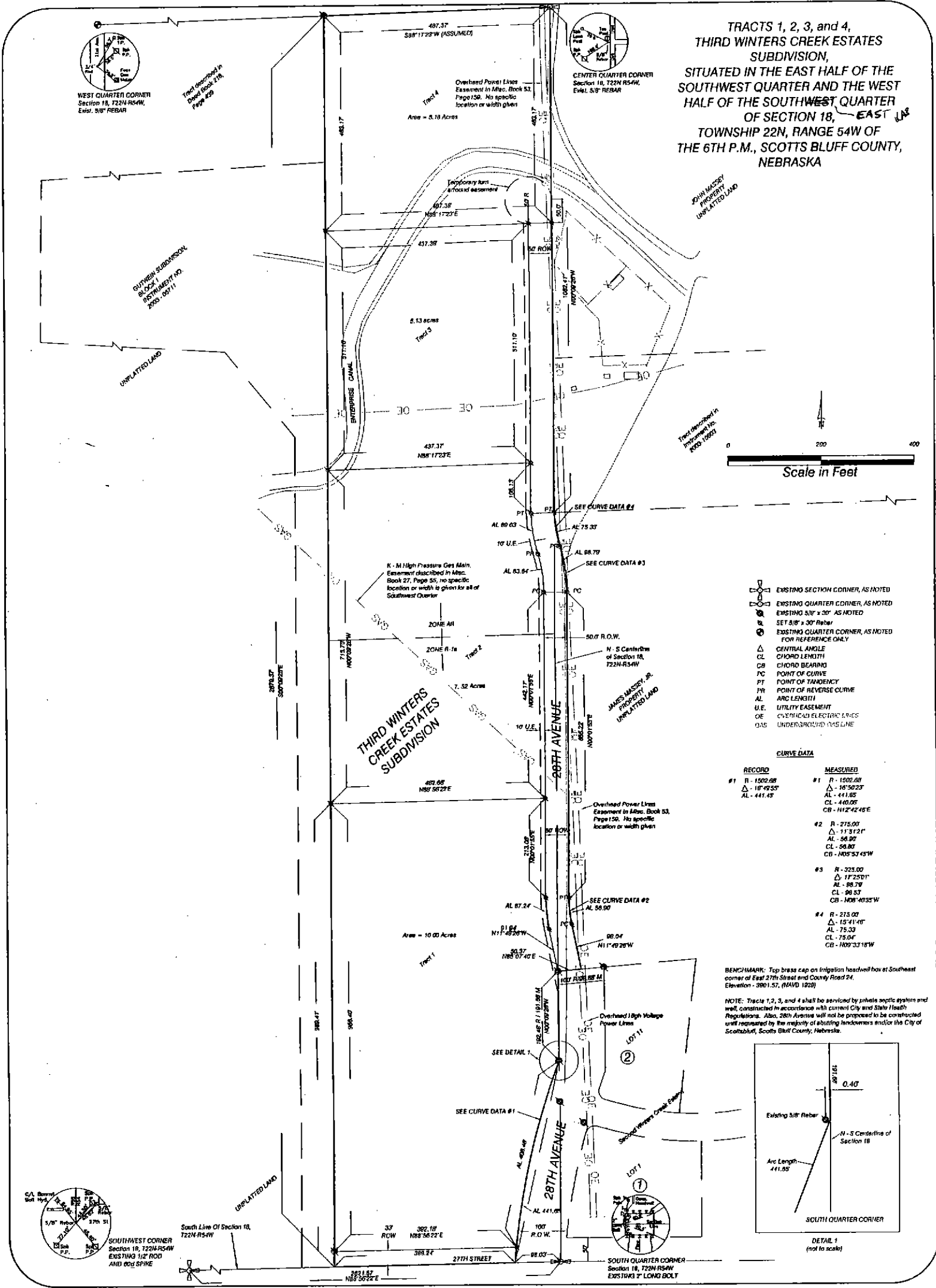
NUM. INDEX B-3  
 COMPUTER E  
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RECORDED  
 SCOTTS BLUFF COUNTY, NE

Date 10-21-04 Time 4:06 PM  
 Inst. ZU04 - 7839  
Jean A. Bauer

14A.

REGISTER OF DEEDS



TRACTS 1, 2, 3, and 4,  
 THIRD WINTERS CREEK ESTATES  
 SUBDIVISION,  
 SITUATED IN THE EAST HALF OF THE  
 SOUTHWEST QUARTER AND THE WEST  
 HALF OF THE SOUTHWEST QUARTER  
 OF SECTION 18, EAST 1/2  
 TOWNSHIP 22N, RANGE 54W OF  
 THE 6TH P.M., SCOTTS BLUFF COUNTY,  
 NEBRASKA

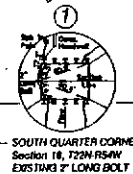
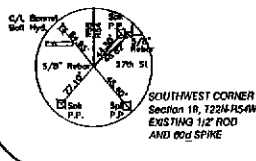
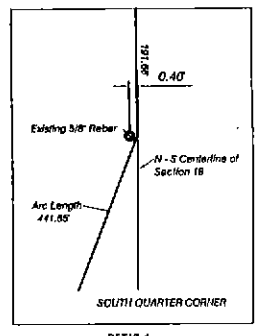
- ⊕ EXISTING SECTION CORNER, AS NOTED
- ⊕ EXISTING QUARTER CORNER, AS NOTED
- ⊕ EXISTING 3/8" x 30" AS NOTED
- ⊕ SET 3/8" x 30" Rebar
- ⊕ EXISTING QUARTER CORNER, AS NOTED FOR REFERENCE ONLY
- △ CENTRAL ANGLE
- CL CHORD LENGTH
- CB CHORD BEARING
- PC POINT OF CURVE
- PT POINT OF TANGENCY
- PR POINT OF REVERSE CURVE
- AL ARC LENGTH
- U.E. UTILITY EASEMENT
- OE OVERHEAD ELECTRIC LINES
- UBS UNDERGROUND GAS LINE

CURVE DATA

RECORD	MEASURED
#1 R - 1502.68 Δ - 15°49'55" AL - 441.45	#1 R - 1502.68 Δ - 15°50'23" AL - 441.85 CL - 440.05 CB - 112°42'45"E
#2 R - 275.00 Δ - 113°12' AL - 58.80 CL - 58.80 CB - 105°53'45"W	#2 R - 275.00 Δ - 113°12' AL - 58.80 CL - 58.80 CB - 105°53'45"W
#3 R - 325.00 Δ - 117°25'01" AL - 88.78 CL - 98.57 CB - 108°40'55"W	#3 R - 325.00 Δ - 117°25'01" AL - 88.78 CL - 98.57 CB - 108°40'55"W
#4 R - 275.00 Δ - 15°41'46" AL - 75.33 CL - 75.04 CB - 109°53'18"W	#4 R - 275.00 Δ - 15°41'46" AL - 75.33 CL - 75.04 CB - 109°53'18"W

BENCHMARK: Top brass cap on irrigation headwell box at Southeast corner of East 27th Street and County Road 24. Elevation - 3901.57, (NAVD 1928)

NOTE: Tracts 1, 2, 3, and 4 shall be serviced by private septic system and well, constructed in accordance with current City and State Health Regulations. Also, 28th Avenue will not be proposed to be constructed until required by the majority of abutting landowners and/or the City of Scottsbluff, Scotts Bluff County, Nebraska.



TRACTS 1, 2, 3 and 4  
 THIRD WINTERS CREEK ESTATES  
 SUBDIVISION, SCOTTS BLUFF COUNTY,  
 NEBRASKA  
 SHEET 2 of 4

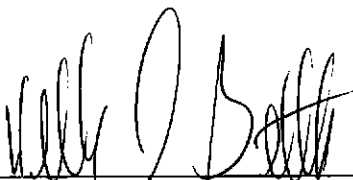
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Tracts 1, 2, 3, and 4, THIRD WINTERS CREEK ESTATES SUBDIVISION, situated in the east half of the Southwest Quarter, and the west half of the Southeast Quarter of Section 18, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of the Southwest Quarter of Section 18, thence westerly on the north line of the Southwest Quarter of Section 18, on an assumed bearing of  $S88^{\circ}17'23''W$ , a distance of 487.37 feet, as measured to the Northeast corner of a Tract of Land as described in Deed Book 216, page 439, and said corner being monumented by a 5/8" rebar, thence bearing  $S00^{\circ}09'26''E$ , on a line being parallel with the east line of the Southwest Quarter of Section 18, and on the east line of said referenced Tract of Land recorded in Deed Book 216, page 439, and on the east line of Block One, Gutwein Subdivision, as platted, a distance of 2679.37 feet, as measured to the point of intersection with the south line of the Southwest Quarter of Section 18, thence bearing  $N88^{\circ}56'22''E$ , on the south line of the Southwest Quarter of Section 18, a distance of 389.24 feet, to a point being 98.03 feet west of the Southeast corner of the Southwest Quarter of Section 18, said point being the Southwest corner of the west right of way line of 28th Avenue, as platted in Second Winters Creek Estates Subdivision, and said point being the point of curvature of a non-tangent curve to the right, said curve having the central angle of  $16^{\circ}50'23''$ , a radius of 1502.68 feet, a chord bearing of  $N12^{\circ}42'46''E$ , and a chord length of 440.06 feet, thence northeasterly on arc of said curve, and the west right of way line of 28th Street, a distance of 441.65 feet, to the point of intersection with the east line of the Southwest Quarter of Section 18, thence bearing  $N00^{\circ}09'26''W$ , on the east line of the Southwest Quarter of Section 18, and on the west right of way line of 28th Avenue, as platted, a distance of 191.66 feet as measured, to the Northwest corner of the right of way line of 28th Street, as platted, and said corner being monumented by a 5/8" rebar, thence bearing  $N85^{\circ}07'40''E$ , on the north right of way line of 28th Avenue, as platted, and said line also being on the westerly extension of the north line of Block 2, Second Winters Creek Estates Subdivision, a distance of 50.41 feet, thence bearing  $N11^{\circ}49'26''W$ , a distance of 98.04 feet, to the point of curvature of a curve to the right, said curve having a central angle of  $11^{\circ}51'21''$ , a radius of 275.00 feet, a chord bearing of  $N05^{\circ}53'45''W$ , a chord length of 56.80 feet, thence northeasterly on the arc of said curve, a distance of 56.90 feet, to the point of tangency, thence bearing  $N00^{\circ}01'55''E$ , a distance of 655.28 feet, to the point of curvature of a curve to the left, said curve having a central angle of  $17^{\circ}25'01''$ , a radius of 325.00 feet, a chord bearing of  $N08^{\circ}40'35''W$ , and a chord length of 98.53 feet, thence northwesterly on the arc of said curve, a distance of 98.79 feet, to the point of reverse curve to the right, said curve having a central angle of  $15^{\circ}41'46''$ , a radius of 275 feet, a chord bearing of  $N09^{\circ}33'18''W$ , and a chord length of 75.04 feet, thence northwesterly on the arc of said curve, a distance of 75.33 feet, to the point of tangency, and said corner being on the east line of the Southwest Quarter of Section 18, and said corner also being the Southwest corner of a Tract of Land as described in Instrument No. 2003-10603, Scotts Bluff County Register of Deeds Office, thence bearing  $N00^{\circ}09'26''W$ , on the east line of said referenced Tract of Land in Instrument No 2003-10603, and the east line of the Southwest Quarter of Section 18, a distance of 1082.41 feet, to the point of beginning, containing an area of 29.97 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That each lot and block has its own number and 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 22<sup>nd</sup> day of September, 20 04.  
 FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.



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



TRACTS 1, 2, 3, AND 4,  
THIRD WINTERS CREEK ESTATES  
SUBDIVISION, SCOTTS BLUFF COUNTY,  
NEBRASKA  
SHEET 3 of 4

OWNER'S STATEMENT

We, the undersigned being the owners of land as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as Tracts 1, 2, 3, and 4, Third Winters Creek Estates Subdivision situated in the east half of the Southwest Quarter and the west half of the Southeast Quarter of Section 18, Township 22 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 street right of way shown on the plat to the use and benefit of the public.

Dated this 24<sup>th</sup> day of September, 2004.

Owner, part of east half of Southwest Quarter of Section 18:

Prairie Winds Land Company, a General Partnership:

by: John D. Massey  
John D. Massey, Partner

by: James D. Massey, Jr.  
James D. Massey, Jr., Partner

Owner, part of west half of Southeast Quarter of Section 18:

by: James D. Massey, Jr.  
James D. Massey, Jr., a single person

ACKNOWLEDGMENT

STATE OF NEBRASKA)  
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came John D. Massey, partner of Prairie Winds Land Company, a General Partnership, 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 NOTARIAL SEAL this 24<sup>th</sup> day of Sept, 2004.



Geraldine Ehler  
Notary Public

My Commission Expires: 5/1/08

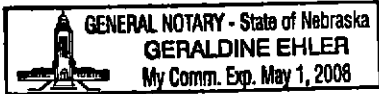
TRACTS 1, 2, 3, AND 4,  
THIRD WINTERS CREEK ESTATES  
SUBDIVISION, SCOTTS BLUFF COUNTY,  
NEBRASKA  
SHEET 4 of 4

ACKNOWLEDGMENT

STATE OF NEBRASKA)  
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came James D. Massey, Jr., Partner of Prairie Winds Land Company, a General Partnership, 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 NOTARIAL SEAL this 24<sup>th</sup> day of Sept, 2004.



Geraldine Ehler  
Notary Public

My Commission Expires: 5/1/08

ACKNOWLEDGMENT

STATE OF NEBRASKA)  
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came James D. Massey, Jr., 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 NOTARIAL SEAL this 24<sup>th</sup> day of Sept, 2004.



Geraldine Ehler  
Notary Public

My Commission Expires: 5/1/08

APPROVAL AND ACCEPTANCE

The foregoing plat of Tracts 1, 2, 3, and 4, THIRD WINTERS CREEK ESTATES SUBDIVISION, situated in the east half of the Southwest Quarter, and the west half of the Southeast Quarter of Section 18, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 18<sup>th</sup> day of October, 2004.

Diana Librock  
Mayor

Attest: Bonnie Otte  
City Clerk

