	NUM. INDEX B - F	RECORDED
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PEER	IMAGED.	Date 10-21-04 Time 4:06 PM
CK NUM	A	Inst. 2004 - 7839
1000	14A.	Inst. 2004 - 7839 Jean a. Bauer
KICK WALLACE		
		REGISTER OF DEEDS
1197	497.37 598*17*25*W (ASSUMED)	TRACTS 1, 2, 3, and 4, THIRD WINTERS CREEK ESTATES
		SUBDIVISION, SITUATED IN THE EAST HALF OF THE
WEST GUARTER CORNER AND SECULAR SECULA	Overhead Powel Lines Section 18, 122N R5-W. Easement in Mac. Book 53. Easement in Mac. Book 53.	SOUTHWEST QUARTER AND THE WEST
Section 18, 1224-NS-W. Estal. Star REBAR	Page 150. No specific local or width glass 50 to 11 to 12 to	HALF OF THE SOUTHWEST QUARTER OF SECTION 18, FAST US
		TOWNSHIP 22N, RANGE 54W OF
		THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA
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	497.37 1898 177.37E	100 100 100
		Scale in Feet
	PT SEE CURVE DATA 94	
7.7 <sup>2</sup>	AL 60 GS	
	TO U.E. THE LEAST TO U.E. THE SEE CURVE CATA 83	
1	Easement described in Mass.  Book 27, Page 55, no specific location or width is gheat load and	C⇒© = EXISTANO SECTION CORNER, AS NOTED
<u>.</u>	Sauthwest Overlor	□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□□
	20NE AR	SET 5(6" x 30" Rebar  EXISTING QUARTER CORNER, AS NOTED FOR REFERENCE ONLY
	2CME R-1a OF Section 18, 1722M-R-9W	△ CENTRAL ANGLE CL. CHOND LENGTH GB CHOND BEARING
P. Mar.		PC POINT OF GURVE PT POINT OF FUNDENCY PR POINT OF REVERSE CURVE
, j <sup>a</sup> j	WHITE SES THE SECOND SESSION OF S	AL ARC LENGTI U.E. UTLITY EASEMENT OE CYEMICAD ELECTRIC LIPES
	THIRD WINTERS IN THE WAR WAS THE WAY T	GAS UNDERGROUND (VS LHE
	Transition.	CURVE DATA  RECORD MEASURED
ļ.	497.08 NSS 5622F	#1 R - 1502.68
	Overhead Power Lines to Eagement in Ideas to Physics I have good to Physics No. No. powerlie.	CL - 440,8F CB - HIZ4245E
	boston or width given	42 R-275.00 △-173121 AL-36.00
		CL - 50.80 CB - MOS 53 45 W #3
		<u> </u>
·	AL ST. 20 AL SO, DO	CB - MOB*4035W #4 R - 275.00 △- 15'41'46"
	Aree = 10 00 Acres N17-4976*W 90.04 N17-4976*W	Al - 75.03 CL - 75.04 CB - M09-33.16*W
1.1	MASS OF ATE	BENCHMARK: Top bress cap on Irrigation headwell how at Southeast
	Tierrich as M	corner of East 27th Street and County Road 24, Elevation - 3901.57, (NAVD 1929)
	Signature Limit	NOTE: Tracte 1,2, 3, and 4 shall be serviced by pihele septic system and well, constructed in accordance with current City and State Health Regulations. Also, 28th Avenus will not be proposed to be constructed until requested by the majority of soluting bandowman end/or the City of
.   7		Scottsburf, Scotts Blarif County, Nebreske.
	SEE DETAIL 1 2	199
[.'		3 0.40
	SEE CURVE DATA #1	Existing 5/6* Rebur
	SBTH AVENUE	N - 5 Centerline of Section 18
	HAW G	Arc Length
oge Article vac		
5/0" Report 2770 51 South Line Of Section 18,	N.mo !!	SOUTH QUARTER CORNER
SOUTHWEST CORNER  Disk sold: P.P. P.P. Section 18, 7234-R54W	ROW NOW SOLD E	DETAIL ! (not to scale)
EXISTING 122 ROOL AND GOG SPIKE	389.25 27TH STREET 98.03 SOUTH QUARTER OX SOCIOL 14, 1724/154 EXISTING T LONDON 5	инея
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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°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°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°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°50'23", a radius of 1502.68 feet, a chord bearing of N12°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°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°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°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°51'21", a radius of 275.00 feet, a chord bearing of N05°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°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°25'01", a radius of 325.00 feet, a chord bearing of N08°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°41'46", a radius of 275 feet, a chord bearing of N09°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°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 day of September 1. FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.

1 IIIV / / Datti

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

, 20<u>04</u>

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 24th day of September , 20 04 .
Owner, part of east half of Southwest Quarter of Section 18:
Prairie Winds Land Company, a General Partnership:
by: John D. Massey, Partier by: James D. Massey, Jr., Partner
Owner, part of west half of Southeast Quarter of Section 18:
James D. Massey, Jr., a single person

## <u>ACKNOWLEDGMENT</u>

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 day of Syst 2004.

A	GENERAL NOTARY - State of Nebrasita
1 8	geraldine ehler
	My Comm. Big. May 1, 2000

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 22 day of Supt, 2004.

GENERAL NOTARY - State of Nebraska
GERALDINE EHLER
My Comm. Exp. May 1, 2008

My Comm. Exp. May 1, 2008

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 34 day of Sept , 2004.

GENERAL NOTARY - State of Nebraska
GERALDINE EHLER
My Comm. Eq. May 1, 2008

Notary Public

My Commission Expires: 5/1/0 \$

## 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  $(8^{\frac{1}{2}})^{\frac{1}{2}}$  day of  $(8^{\frac{1}{2}})^{\frac{1}{2}}$ .

Mayor Subsock

Allest: Dorne Otte

City Clerk