



2005-8443

FROM TRACTS 3
 DOC TAX 18.50 PD CHG RET
 FEES 18.50 PD CHG RET
 TOTAL REC'D Thay Ruiz 18.50
 RET

NAME INDEX
 COMPUTER
 PICTURES
 MAILED

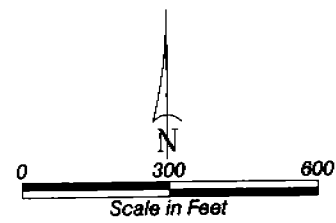
192

FINAL PLAT

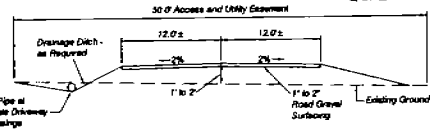
TRACTS 1 THROUGH 6

RANCHO ADOBE SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER CORNER, AS NOTED
 - EXISTING 5/8" REBAR
 - SET 5/8" x 24" REBAR
 - PROPERTY CORNER, UNABLE TO SET
 - EXISTING RIGHT OF WAY MARKER
 - B.S.B. BUILDING SETBACK
 - M MEASURED
 - R RECORD
 - ROW RIGHT OF WAY
 - U.E. UTILITY EASEMENT
 - DRAINAGE FLOW
- BENCHMARK: ELEVATION 4053.0 AT THE SOUTHWEST CORNER OF SECTION 26, AS SHOWN ON QUADRANGLE MAP.



SECTION A-A
TYPICAL CROSS-SECTION OF ROADWAY IMPROVEMENT

BUILDING SETBACK REQUIREMENTS

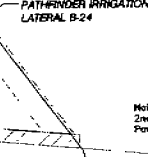
- Front Yard - Minimum of 50 feet from Access Easement Right of Way Line
- Side Yard - Minimum of 50 feet from Property Line
- Rear yard - Minimum of 50 feet from Property Line or Easement Line, whichever is greater

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	R = 90.02 FT	L = 112.32 FT	Δ = 67°01'08"	CH = N77°25'00"E	CL = 108.02 FT
C2	R = 71.85 FT	L = 170.72 FT	Δ = 136°07'28"	CH = N37°23'40"E	CL = 132.31 FT
C3	R = 398.02 FT	L = 142.06 FT	Δ = 20°38'28"	CH = N38°33'12"W	CL = 141.31 FT
C4	R = 81.48 FT	L = 93.75 FT	Δ = 65°55'34"	CH = N04°42'50"E	CL = 88.86 FT
C5	R = 79.20 FT	L = 100.33 FT	Δ = 79°06'28"	CH = N06°30'44"E	CL = 100.85 FT
C6	R = 81.48 FT	L = 3.39 FT	Δ = 02°22'51"	CH = N85°52'02"E	CL = 3.39 FT

NOTE: ALL DIMENSIONS SHOWN IN THE TABLE BELOW ARE FOR THE ACCESS EASEMENT TO SOUTH KNOLL

NO.	BEARING	DISTANCE
L1	N40°26'02"E	43.87
L2	N37°38'24"E	14.87
L3	N88°47'22"E	35.89
L4	N84°10'51"E	103.34
L5	N43°47'28"E	49.42
L6	N89°07'20"W	30.82
L7	N7°43'27"W	50.82
L8	N32°39'00"W	49.87
L9	N47°52'10"W	178.08
L10	N48°37'28"W	138.29
L11	N42°03'28"E	84.87
L12	N39°32'00"W	48.98
L13	N45°25'00"W	123.77
L14	N43°58'14"W	27.93

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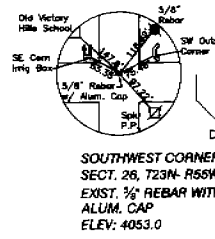
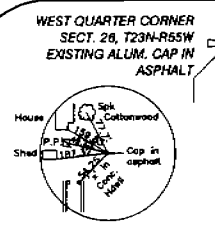
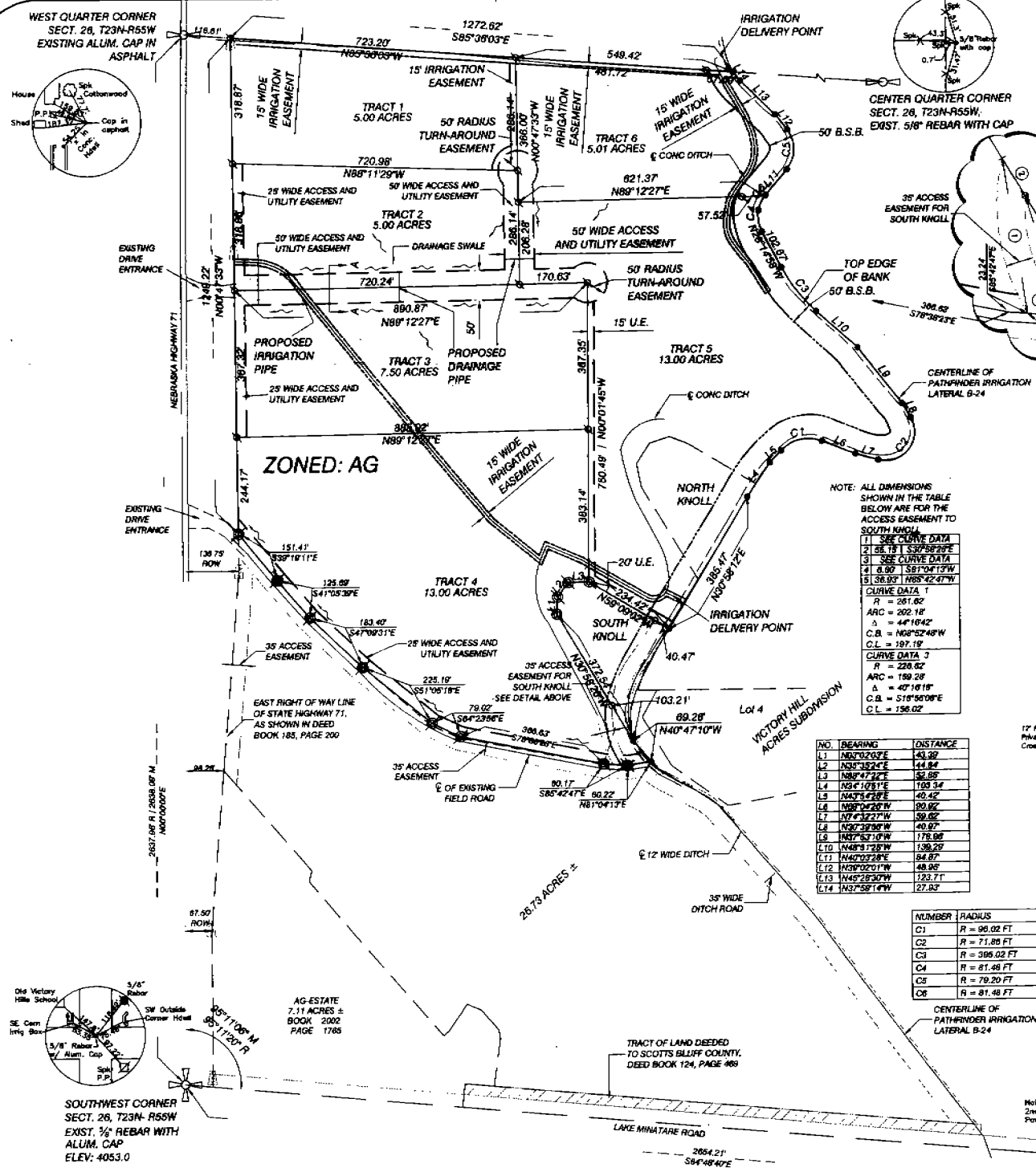
CENTERLINE OF PATHFINDER IRRIGATION LATERAL B-24

SOUTH QUARTER CORNER SECT. 26, T23N-R55W, EXIST. ALUM. CAP IN ASPHALT

- NOTE 1: All Lots shall have individual well and septic systems constructed and installed in accordance with Scotts Bluff County and State of Nebraska Rules and Regulations.
- NOTE 2: On tracts 4, 5, and 6, all building improvements shall be located a minimum distance of 50 feet from the top edge of irrigation canal bank, as required by Pathfinder Irrigation District, in letter dated 02/15/08
- NOTE 3: Cut-de-sec shall be graded with surface gravel for full 60' radius

Date 11-18-05 Time 10:36am
 Inst. 2005 - 8443
 by Jan A. Bauer
 REGISTER OF DEEDS

RECORDED
 SCOTTS BLUFF COUNTY, NE



AG-ESTATE
7.11 ACRES ±
BOOK 2002
PAGE 1705

TRACT OF LAND DEEDED TO SCOTTS BLUFF COUNTY, DEED BOOK 124, PAGE 469

LAKE MINATARE ROAD

ZONED: AG

TRACTS 1 THROUGH 6,
RANCHO ADOBE, SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

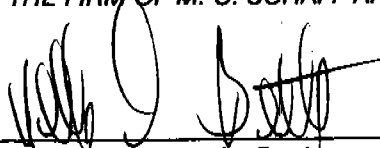
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Tracts 1 through 6, Rancho Adobe Subdivision, situated in the Southwest Quarter of Section 26, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

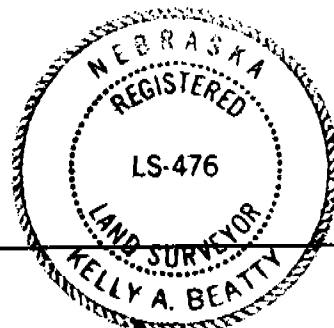
Commencing at the Southwest Corner of Section 26, thence northerly on the west line of Section 26, on an assumed bearing of $N00^{\circ}00'00''E$, a distance of 2638.09 feet, to the West Quarter corner of Section 26, thence bearing $S85^{\circ}36'03''E$, on the north line of the Southwest Quarter of Section 26, a distance of 118.61 feet, to the point of intersection with the easterly right of way line of State Highway 71, as described in Deed Book 185, Page 200, and said point also being the Point of Beginning, thence continuing easterly on said north line, bearing $S85^{\circ}36'03''E$, a distance of 1272.62 feet to the point of intersection with the centerline of Pathfinder Irrigation Lateral B-24, thence bearing $S37^{\circ}59'14''E$, on said centerline, a distance of 27.93 feet, thence bearing $S45^{\circ}28'30''E$, on said centerline, a distance of 123.71 feet, thence bearing $S39^{\circ}02'01''E$, on said centerline, a distance of 48.96 feet, to the point of curvature of a tangent curve to the right, said curve having the central angle of $79^{\circ}05'29''$, a radius of 79.20 feet, a chord bearing of $S00^{\circ}30'44''W$, and a chord length of 100.85 feet, thence southerly on the arc of said curve, and said centerline, a distance of 109.33 feet, thence bearing $S40^{\circ}03'28''W$, on said centerline, a distance of 84.87 feet, to the point of curvature with a tangent curve to the left, said curve having the central angle of $68^{\circ}18'26''$, a radius of 81.48 feet, a chord bearing of $S05^{\circ}54'15''W$, and a chord length of 91.48 feet, thence southerly on the arc of said curve, and on said centerline, a distance of 97.13 feet, thence bearing $S28^{\circ}14'58''E$, on said centerline, a distance of 102.67 feet, to the point of curvature of a tangent curve to the left, said curve having the central angle of $20^{\circ}36'28''$, a radius of 395.02 feet, a chord bearing of $S38^{\circ}33'12''E$, and a chord length of 141.31 feet, thence southeasterly on the arc of said curve, and said centerline, a distance of 142.08 feet, thence bearing $S48^{\circ}51'25''E$, on said centerline, a distance of 139.29 feet, thence bearing $S37^{\circ}53'10''E$, on said centerline, a distance of 178.96 feet, thence bearing $S30^{\circ}39'56''E$, on said centerline, a distance of 40.97 feet, to the point of curvature of a tangent curve to the right, said curve having a central angle of $136^{\circ}07'29''$, a radius of 71.86 feet, a chord bearing of $S37^{\circ}23'49''W$, and a chord length of 133.31 feet, thence continuing on the arc of said curve, and said centerline, a distance of 170.72 feet, thence bearing $N74^{\circ}32'27''W$, on said centerline, a distance of 59.62 feet, thence bearing $N69^{\circ}04'26''W$, on said centerline, a distance of 90.92 feet, to the point of curvature of a tangent curve to the left, said curve having a central angle of $67^{\circ}01'09''$, a radius of 96.02 feet, a chord bearing of $S77^{\circ}25'00''W$, and a chord length of 106.02 feet, thence southwesterly on the arc of said curve, and said centerline, a distance of 112.32 feet, thence bearing $S43^{\circ}54'25''W$, on said centerline, a distance of 40.42 feet, thence bearing $S34^{\circ}10'51''W$, on said centerline, a distance of 103.34 feet, thence bearing $S31^{\circ}00'37''W$, on said centerline, a distance of 385.35 feet, thence bearing $N59^{\circ}09'02''W$, a distance of 234.42 feet, thence bearing $S88^{\circ}45'20''W$, a distance of 52.85 feet, thence bearing $S35^{\circ}38'20''W$, a distance of 44.84 feet, thence bearing $S03^{\circ}36'28''W$, a distance of 43.39 feet, thence bearing $S30^{\circ}57'34''E$, a distance of 372.54 feet, thence bearing $S40^{\circ}47'10''E$, a distance of 69.28 feet, to the point of intersection with the north line of a Tract of land as described in Instrument 2004-3292, thence bearing $S81^{\circ}04'13''W$, on said north line, a distance of 60.22 feet, thence bearing $N85^{\circ}42'47''W$, on said north line, a distance of 60.17 feet, thence bearing $N78^{\circ}38'23''W$, on said north line, a distance of 366.63 feet, thence bearing $N64^{\circ}23'56''W$, on said north line, a distance of 79.02 feet, thence bearing $N51^{\circ}05'18''W$, on said north line, a distance of 225.19 feet, thence bearing $N47^{\circ}09'31''W$, on said north line, a distance of 183.40 feet, thence bearing $N41^{\circ}05'39''W$, on said north line, a distance of 125.69 feet, thence bearing $N39^{\circ}19'11''W$, on said north line, a distance of 151.41 feet, to the point of intersection with the Right of Way of State Highway 71 as described in Deed Book 185, Page 200, thence northerly on the east right of way line of State Highway 71 Right of Way, bearing $N00^{\circ}47'33''W$, a distance of 1249.21 feet, to the Point of Beginning, containing an area of 48.51 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 400 feet to the inch. That the boundary of the plat is shown with a heavy solid line with dashed lines for orientation purposes only. That all dimensions are in feet and decimals. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 12th day of October, 2005.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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



TRACTS 1 THROUGH 6,
RANCHO ADOBE, SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

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 THROUGH 6, RANCHO ADOBE SUBDIVISION, situated in the Southwest Quarter of Section 26, Township 23 North, Range 55 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 easements shown on the plat for the use and benefit of the owners of Tracts within the Subdivision, and Public Utilities thereof.

Dated this 20th day of October, 2005.

Arturo Ruiz
Arturo Ruiz, Husband

Mary Ruiz
Mary Ruiz, Wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Arturo Ruiz and Mary Ruiz, Husband and Wife, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 20th DAY OF October, 2005.



Maria Elena Pedroza
Notary Public

My Commission Expires: 5-11-2009

APPROVAL AND ACCEPTANCE

The foregoing plat of TRACTS 1 THROUGH 6, RANCHO ADOBE SUBDIVISION, situated in the Southwest Quarter of Section 26, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 7th day of November, 2005. 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, pertaining to said minimum standards.

Shirley Hartman
Chairman of the Board

ATTEST:

Ken Dillmore
County Clerk

