



2009-3100

Inst. 2009 3100

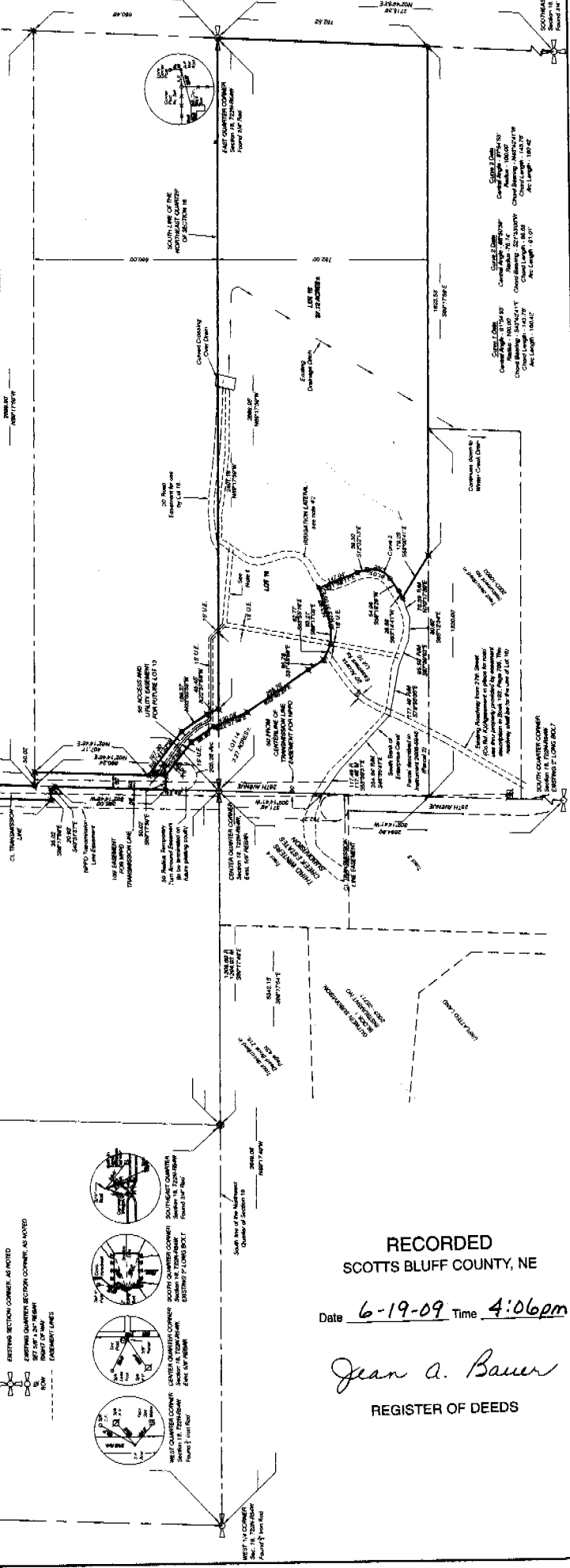
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FINAL PLAT
LOT 16
THE PRAIRIE SUBDIVISION
 ESTABLISHED IN SECTION 18
 TOWNSHIP 22 NORTH, RANGE 54 WEST
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

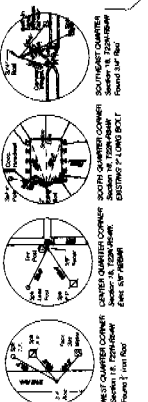
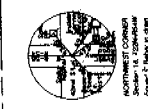


- NOTES:**
1. Irrigation rights and conveyance systems to each plat shall be addressed by document conveyance and restrictions filed with this Subdivision.
 2. The existing irrigation lateral line along the south and east line of Lot 15 has an operation and maintenance easement width of 20 feet from each side of centerline as indicated in Subdivision 2008-17, Page 177.
 3. Items concerning construction and location of building improvements will be addressed in the conveyance and restrictions document, and shall meet all zoning setback requirements.
 4. The lot shall be accessed by a 50 foot wide road from County Road 17 on the north and shall be the responsibility of the owner to provide for the easement within Subdivision as stipulated within the conveyance and restrictions document. The City of Scottsbluff or Scotts Bluff County will not provide maintenance of roads within the subdivision.
 5. The Prairie Subdivision Lot shall be serviced by private water. City and Health Regulations and Public Water and Sewer Systems shall apply.
 6. Lots shown may provide access and utility easements. Existing power lines shall be shown. Maintenance access shall be allowed for servicing these lines.
 7. Lots shall remain natural drainage and create positive drainage away from constructed improvements and structures on the lot in a controlled manner so as not to cause downstream overflow to lower lots.
 8. No improvements may be constructed within 50 feet of either side of centerline of 115 KV transmission line. Owners need to contact NPSD for other restrictions that may apply.
 9. All platbed streets and roads shall also be used for utility installation and use if required by public utilities and increase after completion of road construction.



RECORDED
 SCOTTS BLUFF COUNTY, NE
 Date 6-19-09 Time 4:06pm

Jean A. Bauer
 REGISTER OF DEEDS



LOT 16,
THE PRAIRIE SUBDIVISION
SCOTTS BLUFF, COUNTY,
NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOT 16, THE PRAIRIE SUBDIVISION, situated in Section 18, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the North Quarter corner of Section 18, thence westerly on the north line of Section 18, on an assumed bearing of S89°57'37"W, a distance of 583.52 feet, to the Point of Beginning, thence continuing westerly on the north line of Section 18, bearing S89°57'37"W, a distance of 50.04 feet, thence bearing S02°14'46"W, a distance of 1387.00 feet, thence bearing S89°40'07"E, a distance of 479.99 feet, to the point of curvature of a curve to the right, said curve having a central angle of 91°54'53", a radius of 100.00 feet, a chord bearing of S43°42'41"E, and a chord length of 143.76 feet, thence southeasterly on the arc of said curve, a distance of 160.42 feet, thence bearing S02°14'46"W, a distance of 586.12 feet, thence bearing S89°17'59"E, a distance of 35.02 feet, thence bearing S43°31'37"E, a distance of 20.93 feet, to the point of intersection with the north-south centerline of Section 18, thence bearing S02°14'46"W, on said north-south centerline of Section 18, a distance of 395.00 feet, thence bearing S89°17'59"E, a distance of 50.02 feet, thence bearing S51°41'32"E, a distance of 152.69 feet, thence bearing S33°03'38"E, a distance of 96.50 feet, thence bearing S22°37'58"E, a distance of 130.08 feet, thence bearing S33°46'20"E, a distance of 265.70 feet, thence bearing S31°45'56"E, a distance of 65.78 feet, thence bearing S63°55'16"E, a distance of 62.77 feet, thence bearing S89°17'03"E, a distance of 63.21 feet, thence bearing N73°31'35"E, a distance of 143.90 feet, thence bearing S21°58'11"E, a distance of 147.04 feet, thence bearing S12°32'13"E, a distance of 39.50 feet, to the point of curvature of a curve to the right, said curve having a central angle of 68°50'39", a radius of 75.74 feet, a chord length of 85.63 feet, and a chord bearing of S21°53'06"W, thence southwesterly on the arc of said curve, a distance of 91.01 feet, thence bearing S56°18'26"W, a distance of 54.96 feet, thence bearing S63°14'41"W, a distance of 28.68 feet, to the northeast corner of a tract of land described in Instrument 2006-5946 (Parcel 2), thence southeasterly on the easterly line of said referenced tract of land, bearing S58°00'41"E, a distance of 179.25 feet, to a point being 752.00 feet south of the east-west centerline of Section 18, as measured perpendicular to said centerline, and said point being on the north line of a tract of land as described in Instrument 2003-10603, thence easterly on the north line of said referenced tract of land, and on a line being 752.00 feet south of and parallel with the east-west centerline of Section 18, bearing S89°17'59"E, a distance of 1823.53 feet, to the point of intersection with the east line of Section 18, thence northerly on the east line of Section 18, bearing N02°49'53"E, a distance of 752.52 feet, to the East Quarter corner of Section 18, thence westerly on the north line of the Southeast Quarter of Section 18, bearing N89°17'59"W, a distance of 2401.18 feet, thence bearing N22°37'58"W, a distance of 45.45 feet, thence bearing N33°03'38"W, a distance of 109.27 feet, thence bearing N51°41'32"W, a distance of 197.30 feet, thence bearing N02°14'46"E, a distance of 407.17 feet, to a point being 660.00 feet north of the east-west centerline of Section 18, as measured perpendicular to said centerline, thence bearing N89°17'59"W, on a line 660.00 feet north of and parallel with the east-west centerline of Section 18, a distance of 50.02 feet, to the point of intersection with the north-south centerline of Section 18, thence bearing N02°14'46"E, on the north-south centerline of Section 18, a distance of 680.84 feet, thence bearing N89°40'07"W, a distance of 479.99 feet, to the point of curvature of a curve to the right, said curve having a central angle of 91°54'53", a radius of 100.00 feet, a chord length of 143.76 feet, and a chord bearing of N43°42'41"W, thence northwesterly on the arc of said curve a distance of 160.42 feet, thence bearing N02°14'46"E, a distance of 1233.90 feet, to the Point of Beginning, containing an area of 40.82 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals. 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 5th DAY OF June, 2009.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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



LOT 16,
THE PRAIRIE SUBDIVISION
SCOTTS BLUFF, COUNTY,
NEBRASKA
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land in 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 LOT 16, THE PRAIRIE SUBDIVISION, situated in 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 dedicated the street, utility and access easements for the use and benefit of the public as shown on the final plat.

Dated this 5th day of June, 2009.

Owners:

John D. Massey
John D. Massey, Husband

Megan M. Massey
Megan M. Massey, Wife

ACKNOWLEDGMENT

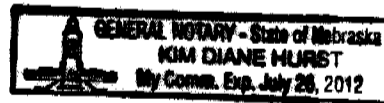
STATE OF NEBRASKA }
 }
COUNTY OF SCOTTS BLUFF }

Before me, a Notary Public, qualified and acting in said County, personally came John D. Massey and Megan M. Massey, husband and wife, to me known to be the identical persons whose signatures are affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 5th DAY OF June, 2009.

Kim Diane Hurst
Notary Public

My Commission Expires July 26, 2012



APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 16, THE PRAIRIE SUBDIVISION, situated in 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 15th day of June, 2009.

Mayor Randy Meininger
Randy Meininger

Attest: Angela A. Dukerson
City Clerk

