



2010-5077

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SCOTTS BLUFF COUNTY, NE

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TOTAL 17.00
REC'D _____
RET Sec 28 Bldg & Zoning

Date 10-5-10 Time 10:29am
Inst. 2010 5077
Jean A. Bauer

REGISTER OF DEEDS

10A

FINAL PLAT

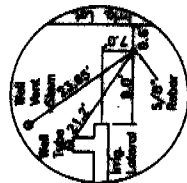
TRACTS 4 AND 5, WINTERS CREEK TRACTS

A REPLAT OF THE EAST 34 FEET OF TRACT 3 AND UNPLATTED LAND

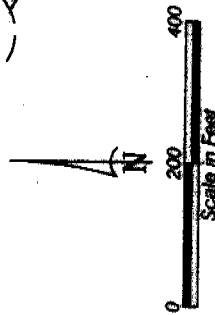
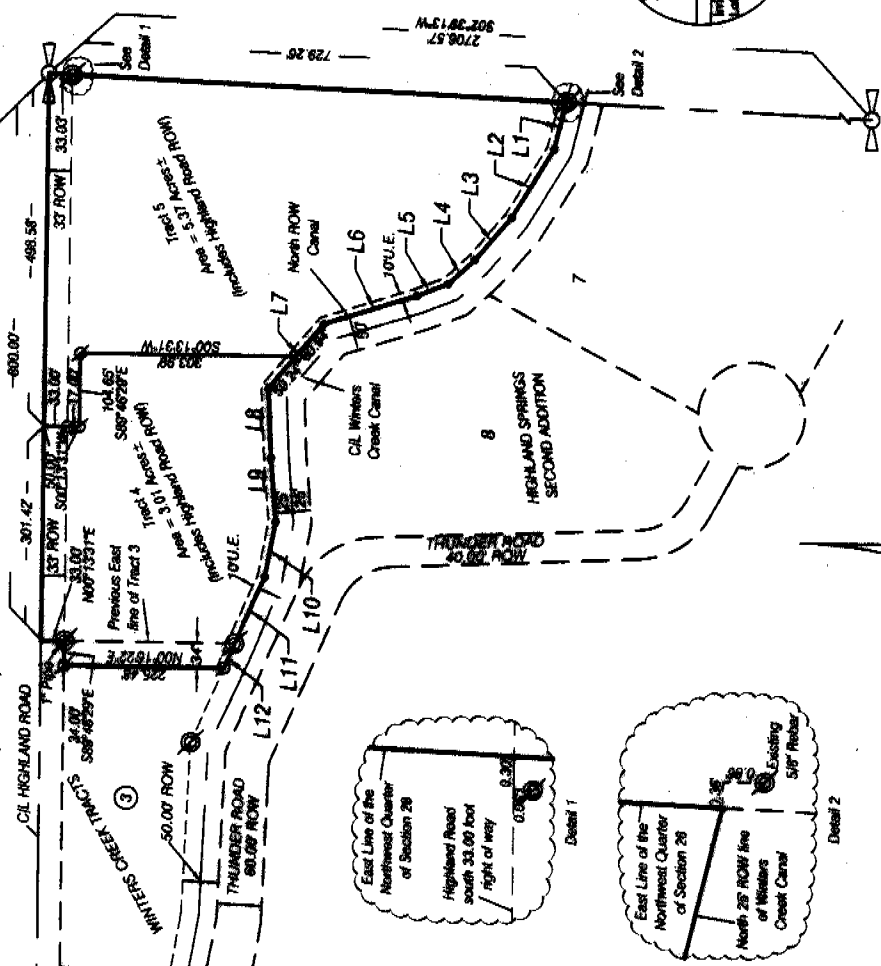
SITUATED IN THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 22 NORTH, RANGE 54 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



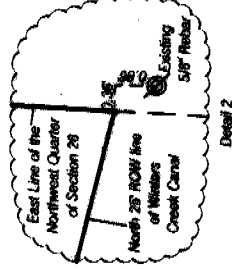
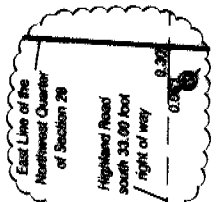
North Quarter Corner
Sect. 28, T22N-R54W
Exist. Cap in Asphalt



Center of Section
Sect. 28, T22N-R54W
Exist. 5/8" Rebar



NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.



Northwest Corner
Sect. 28, T22N-R54W
Exist. 1 1/4" Pipe

Line Table		
Line #	Bearing	Length
L1	N45° 05' 30"W	67.27
L2	N68° 20' 24"W	112.44
L3	N45° 45' 00"W	78.65
L4	N45° 18' 01"W	50.47
L5	N21° 34' 30"W	47.65
L6	N17° 28' 31"W	126.74
L7	N29° 07' 25"W	120.18
L8	S85° 37' 20"W	90.04
L9	S85° 08' 51"W	50.65
L10	N79° 28' 20"W	78.35
L11	N69° 37' 31"W	102.12
L12	N69° 27' 20"W	37.01

- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING 5/8" REBAR
 - SET 5/8" X 24" REBAR W/CAP
 - RIGHT OF WAY
 - RECORD
 - MEASURED
 - POINT FOR REFERENCE ONLY.
 - NO MONUMENT SET
 - U.E. UTILITY EASEMENT

TRACTS 4 AND 5
WINTERS CREEK TRACTS
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 Tracts 4 and 5, Winters Creek Tracts, a Replat of the east 34 feet of Tract 3, Winters Creek Tracts and unplatted land situated in the Northeast Quarter of the Northwest Quarter of Section 28, 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 Northwest Quarter of Section 28, thence southerly on the east line of the Northwest Quarter of Section 28, bearing $S02^{\circ}39'13''W$, a distance of 729.26 feet, to the point of intersection with the north right of way line of the Winters Creek Canal, thence westerly on said right of way line, bearing $N76^{\circ}09'33''W$, a distance of 67.27 feet, thence bearing $N58^{\circ}26'24''W$, on said right of way line, a distance of 112.44 feet, thence bearing $N49^{\circ}45'05''W$, on said right of way line, a distance of 79.63 feet, thence bearing $N43^{\circ}18'01''W$, on said right of way line, a distance of 50.47 feet, thence bearing $N21^{\circ}34'33''W$, on said right of way line, a distance of 47.63 feet, thence bearing $N17^{\circ}28'31''W$, on said right of way line, a distance of 135.74 feet, thence bearing $N50^{\circ}07'25''W$, on said right of way line, a distance of 120.18 feet, thence bearing $S87^{\circ}37'28''W$, on said right of way line, a distance of 99.04 feet, thence bearing $S85^{\circ}08'51''W$, on said right of way line, a distance of 90.65 feet, thence bearing $N79^{\circ}29'25''W$, on said right of way line, a distance of 79.36 feet, thence bearing $N65^{\circ}51'31''W$, on said right of way line, a distance of 102.12 feet, to the point of intersection with the southeast corner of Tract 3, Winters Creek Tracts, as platted, thence continuing westerly on said right of way line, and on the south line of Tract 3, a distance of 37.01 feet, to a point being 34.00 feet west of the east line of Tract 3, Winters Creek Tract, as measured perpendicular to said east line, thence northerly on a line being 34.00 feet west of and parallel with the east line of said Tract 3, bearing $N00^{\circ}16'22''E$, as measured, a distance of 225.48 feet, to the point of intersection north line of said Tract 3, thence bearing $S89^{\circ}46'29''E$, on the north line of said Tract 3, a distance of 34.00 feet, to the point of intersection with the northeast corner of said Tract 3, thence northerly on a line perpendicular to the north line of the Northwest Quarter of Section 28, bearing $N00^{\circ}13'31''E$, a distance of 33.00 feet, to the point of intersection with the north line of the Northwest Quarter of Section 28, thence easterly on the north line of the Northwest Quarter of Section 28, bearing $S89^{\circ}46'29''E$, a distance of 800.00 feet, to the Point of beginning, containing an area of 8.38 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 tract has its own number. 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 28th DAY OF September, 2010.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



TRACTS 4 AND 5
WINTERS CREEK TRACTS
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned, being the owners of the east 34 feet of Tract 3 and unplatted lands situated in the Northeast Quarter of the Northwest Quarter of Section 28, Township 22 North, Range 54 West of the 6th P.M., 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 TRACTS 4 AND 5, WINTERS CREEK TRACTS, A REPLAT OF THE EAST 34 FEET OF TRACT 3 AND UNPLATTED LAND situated in the Northeast Quarter of the Northwest Quarter of Section 28, 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 easements and street right of ways shown on the plat to the use and benefit of the public.

Dated this 30 day of September, 2010.

Owners:

Terry M Schank
Terry M. Schank, Husband

Paula J Schank
Paula J. Schank, Wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Terry M. Schank and Paula J. Schank, 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 30th DAY OF SEPT, 2010.



Larry Salter
Notary Public

My Commission Expires _____

APPROVAL AND ACCEPTANCE

The foregoing plat of TRACTS 4 AND 5, WINTERS CREEK TRACTS, A REPLAT OF THE EAST 34 FEET OF TRACT 3 AND UNPLATTED LAND situated in the Northeast Quarter of the Northwest Quarter of Section 28, Township 22 North, Range 54 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 4th day of October, 2010. 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.

Shirley D. ...
Chairman of the Board

ATTEST:

Ken Salaney
County Clerk

