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RECORDED  
SCOTTS BLUFF COUNTY, NE

NUM PAGES 4  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
Fees 21.50 PD \_\_\_\_\_ CHG  RET \_\_\_\_\_  
TOTAL 21.50  
REC'D \_\_\_\_\_  
RET Scb Cty Bldg; zoning

Date 4-10-12 Time 2:22pm

Jean A. Bauer

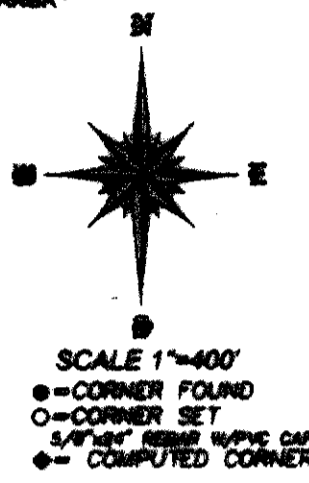
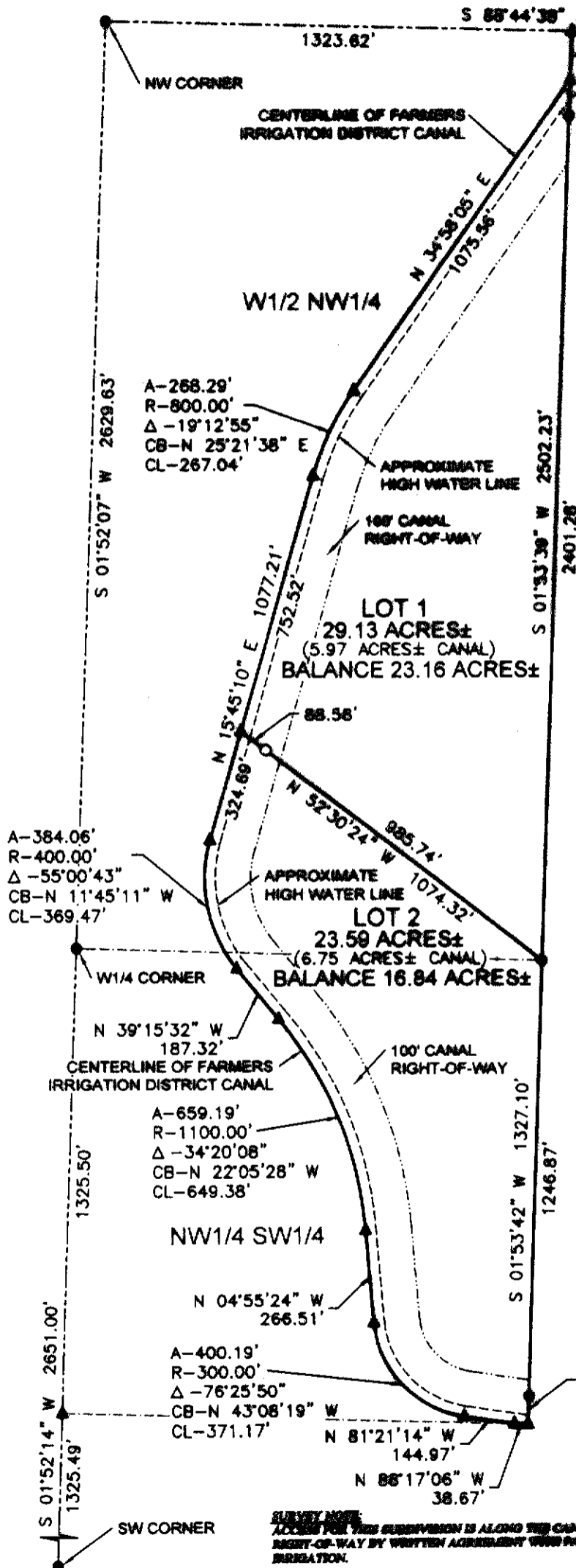
REGISTER OF DEEDS

3 mit

**THIS PAGE INCLUDED FOR INDEXING PURPOSES**

# LOTS 1 & 2, SCHNEIDER SUBDIVISION

A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, LYING EAST OF THE FARMER'S IRRIGATION DISTRICT CANAL.



**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, LYING EAST OF THE FARMER'S IRRIGATION DISTRICT CANAL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE, OF THE EAST LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, S84°52'42"W TO THE SOUTHEAST CORNER OF SAID QUARTER, BEING A DISTANCE OF 1327.10 FEET; THENCE, ON THE SOUTH LINE OF SAID QUARTER, N81°17'05"W TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE FARMER'S IRRIGATION DISTRICT CANAL, BEING A DISTANCE OF 38.67 FEET; THENCE, ALONG SAID CENTERLINE, N81°21'14"W FOR A DISTANCE OF 144.97 FEET; THENCE, ALONG A 300.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 76°25'50", CHORD BEING N43°08'19"W FOR 371.17 FEET, FOR AN ARC DISTANCE OF 400.19 FEET; THENCE, N04°55'24"W FOR A DISTANCE OF 266.51 FEET; THENCE, ALONG A 1100.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 34°20'08", CHORD BEING N22°05'28"W FOR 649.38 FEET, FOR AN ARC DISTANCE OF 659.19 FEET; THENCE, N39°15'32"W FOR A DISTANCE OF 187.32 FEET; THENCE, ALONG A 400.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 59°00'40", CHORD BEING N11°45'11"W FOR 369.47 FEET, FOR AN ARC DISTANCE OF 384.06 FEET; THENCE, N15°45'10"E FOR A DISTANCE OF 1077.21 FEET; THENCE, ALONG A 800.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 19°12'55", CHORD BEING N25°21'38"E FOR 267.04 FEET, FOR AN ARC DISTANCE OF 268.29 FEET; THENCE, N4°55'05"E TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER, BEING A DISTANCE OF 1075.56 FEET; THENCE, ON SAID EAST LINE, S01°33'30"W FOR A DISTANCE OF 2502.23 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 53.73 ACRES, MORE OR LESS, OF WHICH 12.72 ACRES ARE CONTAINED IN CANAL RIGHT-OF-WAY.

**CORNER TIES:**

- N1/4 CORNER 15-23-56**  
FOUND 1" REBAR  
S 8.8' TO CL ROAD  
W 4.8' TO FENCE LINE SOUTH  
S 38.3' TO FENCE CORNER
- W1/4 CORNER 15-23-56**  
FOUND 1" REBAR  
W 23.7' TO CL HIGHWAY  
W 71.8' TO X ROW MARKER  
NW 85.0' TO SPEAR FENCE POST
- NW CORNER 15-23-56**  
FOUND 1" REBAR  
W 4.7' TO CL HIGHWAY  
NE 115.7' TO GATE POST  
NW 85.6' TO GATE POST
- SW CORNER 15-23-56**  
FOUND SPIKE IN HIGHWAY CL  
E 49.34' TO NDRR BM  
NW 50.8' TO X ROW MARKER  
SW 56.5' TO POWER POLE

# LOTS 1 & 2, SCHNEIDER SUBDIVISION

A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, LYING EAST OF THE FARMER'S IRRIGATION DISTRICT CANAL.

### SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 683, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 22<sup>nd</sup> day of FEBRUARY, 2012.

  
\_\_\_\_\_  
Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 683



### OWNER'S STATEMENT:

WE BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "SURVEYOR'S CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: LOTS 1 & 2, SCHNEIDER SUBDIVISION, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, LYING EAST OF THE FARMER'S IRRIGATION DISTRICT CANAL.

THE FOREGOING, LOTS 1 & 2, SCHNEIDER SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

  
\_\_\_\_\_  
JAMES T. SCHNEIDER

  
\_\_\_\_\_  
FAWN A. SCHNEIDER

### ACKNOWLEDGMENT:

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JAMES T. SCHNEIDER AND FAWN A. SCHNEIDER, 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 NOTORIAL SEAL THIS 9 DAY OF April, 2012.



  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-19-2015

SHEET  
2 OF 3

PROJECT:  
FINAL PLAT  
SCHNEIDER SUBDIVISION  
MITCHELL, NEBRASKA

**ACCUSTAR SURVEYING**  
30801 COUNTY ROAD 17  
PHONE: (308) 623-0187  
MITCHELL, NE 68307  
CELL: (308) 631-0737

Date: FEBRUARY 22, 2012  
By: SB  
Title:

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THE FOREGOING, LOTS 1 & 2, SCHNEIDER SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

Timothy B. Schneider  
TIMOTHY B. SCHNEIDER

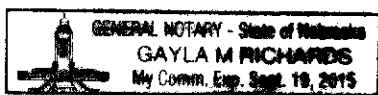
Kari L. Schneider  
KARI L. SCHNEIDER

### ACKNOWLEDGMENT:

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME TIMOTHY B. SCHNEIDER AND KARI L. SCHNEIDER, 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 NOVERSAL SEAL THIS 9<sup>TH</sup> DAY OF April, 2012.



Gayla M. Richards  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-19-2015

### APPROVAL AND ACCEPTANCE

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

[Signature]  
CHAIRMAN

ATTEST: [Signature]  
COUNTY CLERK

