2012-1065					

NUM PAGES 4 DOCUTAX PD CHG BET FILES **21.50** PD CHG RET TOTAL **21.50** 

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**Inst.** 2012 1965

RECORDED SCOTTS BLUFF COUNTY, NE

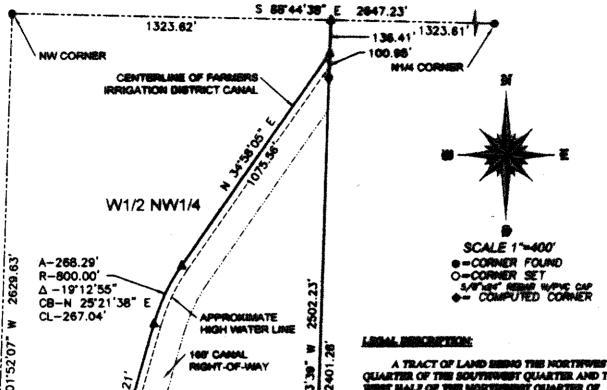
Date <u>4-10-12</u> Time <u>2:22pm</u> Jean a. Bauer

REGISTER OF DEEDS

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.



LOT 1 29.13 ACRES± 5.97 ACRES± CANAL

88.58

APPROXIMATE

HIGH WATER LINE

LOT 2

BÂLANCE 16.84 ACRES±

100' CANAL

RIGHT-OF-WAY

01.53.42

N 15 ALONG THE CANAL AMERICANT THE PANAER

23.59 ACRES± (6.75 ACRES± CAN

N 81'21'14"

MISS FOR THUS SURVISION S RY-OS-WAY BY WRITTEN AGE VSATION.

144.97

N 8817'06" W

38 67

BALANCE 23.16 ACRES±

A TRACT OF LAND SEEMS THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, POWERED 23 NORTH, LANGE 56 WEST OF THE 6TH PRESCRAL MERSHAM, SCOTTS BLUFF COUNTY, NESRASKA, LYING EAST OF THE FARMERS BRIGG TON PETERS CANAL AND BEING NORF FREIGATION DISTRICT CANAL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DOWNING AT THE SOUTHEAST CORNER OF THE west malf of the northwest quarter of said section; thence, of the bast line of northwest SECTION; THENCE, OF THE BAST LINE OF NORTHY QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, SUPSINGEW TO THE SOUTHBAST OF SAID OF SAID QUARTER, MEMOR A BUSTANCE OF 1327.16 PRET; THENCE, ON THE SOUTH LINE OF SAID QUARTER, NEPT FORTW TO A POSIT OF INTERSECT WITH THE CENTRELING OF OF THE RABBER BENGATION BESTELLT CANAL, REDGE A BUSTANCE 32.67 PRET; THENCE, ALONG SAID CENTRALES, NEPT 2174-WICH A BUSTANCE OF 144.97 PRET; THE S A DESTANCE OF ALONG A 309.00 PERT RADRUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 76"25"50", CHORD BEENG N43"00"19"W POR 371.17 PERT, FOR AN ARC BEING N49\*09\*19"W POR 371.17 PEET, FOR AN ARC
DESTANCE OF 400.19 PEET; THENCE, N04\*35'24"W FOR A
DESTANCE OF 266.51 PEET; THENCE, ALONG A 1100.00
PEET RADIUS CURVE TO THE LEFT; SUPPORTING A
CENTRAL ANGLE OF 34\*28'05", CHORD BEING
N22\*05'20"W FOR 649.38 PEET; FOR AN ARC DISTANCE
OF 659.19 PEET; THENCE, N09\*15'32"W FOR A DESTANCE
OF 187.32 PEET; THENCE, ALONG A 400.00 PEET RADIUS
CURVE TO THE REGIST, SUPPORTING A CENTRAL
ANGLE OF 55\*08'40", CHORD BEENG N11\*45'11"W FOR
369.47 PEET, FOR AN ARC DISTANCE OF 394.66 PEET;
THENCE N16\*46'10"E FOR A DESTANCE OF 1877.21 PEET; THENCE, NI 5°45'10"E FOR A DESTANCE OF 1077.21 PRET; THENCE, ALONG A 800.00 FRET RADRUS CURVE TO THE REGIST, SUPPORTING A CENTRAL ANGLE OF 19°12'55", REGRET, SUPPORTENG A CENTRAL ANGLE OF 1971755", CHORD BEING N25721"30"E FOR 267-84 FEET, FOR AN ARC DISTANCE OF 268-29 FEET; THENCE, N34"59"05"E TO A POINT OF INTERSECTION WITH THE BAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER, BEING A DISTANCE OF 1075-56 PERT; THENCE, ON SAID BAST LINE, 801"51"30"W POR A DISTANCE OF 2502-23 PRET TO THE POINT OF REGERERING, CONTAINING AN ADMACHMENT OF A CONTAINING AN AREA OF 52.72 ACRES, MORE OR LESS, OF WHICH 12.72 ACRES ARE CONTAINED IN CANAL RIGHT-OF-WAY.

M. CORNER 15-13-56 POUND §" REBAR S &# TO CL ROAD W &# TO PENCE LINE S 38,35" TO PENCE COR W DOUTH

NW COMMER 15-23-56 POUND THERAR W HAT TO CL MICH NE 115.9 TO GATE POST

THE COMMENT 15-25-50 POLIND † RIBLAR W 28.P TO CL BROWWAY W 71.8P TO X BOW MARKER NW 88.8P TO SPEKE PUNCE POST

SW CORMER 15-23-56 POLINES EPEES IN RESERVAY CL E 49.54 TO NEIGH BM NW 59.86 TO X BOW MARKER SW 56.85 TO POWER POLE

### SHEET 1 OF 3

5

A-384.06 R-400.00 △ -55'00'43"

CB-N 11'45'11" CL-369,47

325.50

8

W1/4 CORNER

N 39'15'32" W

IRRIGATION DISTRICT CANAL

CENTERLINE OF FARMERS

-659.19R-1100.00' ∆ -34°20′08″

CL-649.38

A-400.19' R-300.00'

CL-371.17

SW CORNER

△ -76'25'50"

.CB-N 43'08'19"

CB-N 22'05'28" W

NW1/4 SW1/4

N 04'55'24" W

266.51

PROJECT: FINAL PLAT SCHNEIDER SUEDMAK MITCHELL, HEBRASKA

## ACCUSTAR SURVEYING

36801 COUNTY ROAD 17 PHONE: (308) 623-0197

80.23

MITCHELL, NE 60357 CELL: (366) 631-0737

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-	F*=458'
Color	PERMIT 32, 3612
	<u> </u>
-	D.

# 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 DESTRICT CANAL.

#### SURVEYOR'S CERTIFICATE

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 665, DO HE SBY 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 DERECT 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 ON A STANDARD 12012

Scott M. Boss NEBRASKA RECESTERED LAND STORVEYOR MEMBER OF

C....



#### OWNER'S STATEMENT:

WE BEING THE UNDERSIGNED, BRING THE OWNER OF THAT PART OF THE MORTHWEST GEARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE MORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 MORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE POREGOING "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 THE 6TH P.M., SCOTTS BLUFF COUNTY, WEST AND THE FAST OF THE FAST NEBRASKA, LYING EAST OF THE FARMER'S IRRIGATION DISTRICT CANAL.

THE FOREGOING, LOTS 1 & 2. SCHMEIDER SUSERVISION, IS MADE WITH THE PREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

JAMES T. SCHWEIDER

Jann aschneider

### ACKNOWLEDGMENT:

STATE OF NEBRASKA COUNTY OF SCOTTS BLUFF)

SMALLY CAME JAMES T. SCHOOLSHER AND BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID OSLIVITY, PERSONALLY CAME MAKES T. SCHOOLINGE AND PAWN A. SCHNEEDER, HUSBAND AND WERE, TO ME KNOWN TO BE THE BEHAVIOLAL PERSONS WHOSE SKINATURES ARE APPRIED TO THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THESE VOLUNTARY ACT AND DEED

WITNESS MY NOTORIAL SEAL THES 9 BAY OF ADVIL , 2012.

LAM RICHARDS B. Dec. 115, 2015

Layla in Richards

MY COMMISSION EXPERS: 9-19-2015

SHEET

2 OF 3

FINAL PLAT SCHWEIDER SUBBRASKA MYCHOLL MESRASKA ACCUSTAR SURVEYING

30001 COUNTY ROAD 17 PHONE: (306) 823-0107

METCHELL NE 60367 CRL: (308) 631-0737

Challes HERMANNY NO. STORY S- N 100

# 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 BRIGATION DISTRICT CANAL.

### OUNTERS STATEMENT.

WE BEING THE UNDERSIGNED, DEENG THE OWNER OF THAT PART OF THE HORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSEP 23 NORTH, RANGE 36 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE PORTGOING "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, NEEDE AS A 1 VISUS EAST OF THE EAD MUDDING TOR HOSTIFIC CAUNAL NEBRASKA, LYING BAST OF THE FARMER'S IBRIGATION DISTRICT CANAL.

THE POREGOING, LOTS   & 2. SCHNEIDER	SUBDIVISION, IS MADE WITH T	HE FREE CONSENT AND BY ACCORDAN	KE WITH THE
Linda Bahred	Dani .	L. Schnida	
TRACTIN' E CONTINUE	LANLE		
			<b>#</b>
ACKNOSSASSASSAS			
STATE OF NEEDASKA	•		
COUNTY OF SOSTIS BLUFY)			
BEFORE ME, A NOTARY PUBLIC, QUALIFI KARI L. SCHNEIDER, HUSBAND AND WIPI TO THE FOREGOING "OWNERS STATEME AND DEED.	E, TO ME KNOWN TO BE THE LOS	MTICAL PERSONS WHOSE SIGNATURE	S ARE AFFIXED
WITNESS MY MORERAL SEAL THE 9	PH BAY OF April 20	12.	
GENERAL NOTARY - State of Mahmatia GAYLA M PICHAPPOS My Comm. Exp. Sagt. 19, 2015	Lange	le M. Richards	······································
MY COMMISSION EXPERS: 9-19-			
APPROVAL AND ACCEPTANCE:			
THE ACCOMPANYING PLAT WAS APPRE	PVED BY THE PLANEISTS CENERA	ENGUN OF SCOTTS BLANT COUNTY, NE	erasea,
TRUSDAY OF,	2012.		
THE ACCOMPANYING PLAT WAS APPRE	PVED BY 1889 COUNTY CHARGE	BENERAL OF SCOTTS BLUFF COUNTY, X	STEPLASKA,
THES BAY OF	, <b>2013</b> .		
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CHARMAN			
14. D			
ATTEST: ULL ALLERE	7		,
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	The state of the s		
	West State - Day		

SHEET 3 OF 3

PROJECT FINAL PLAT SCHOOLDER SHOOMER MITCHELL, MEDRHOKA

**ACCUSTAR SURVEYING** 3660 CGLMTY ROAD 17 PHONE: (366) 623-6197

MITCHELL NE 69367 CELL: (300) 631-0737

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