



2013-4367

RECORDED
SCOTT'S BLUFF COUNTY, NE

NUM PAGES 3
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 TOTAL 22.00
 REC'D McSchaff
 RET _____

Date 8-8-13 Time 4:00 p.
INST. 2013 4367
Jean A. Bauer

REGISTER OF DEEDS

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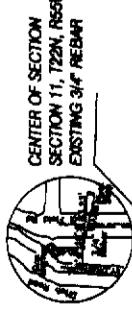
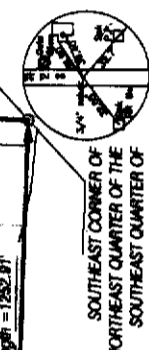
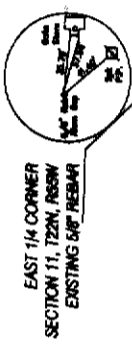
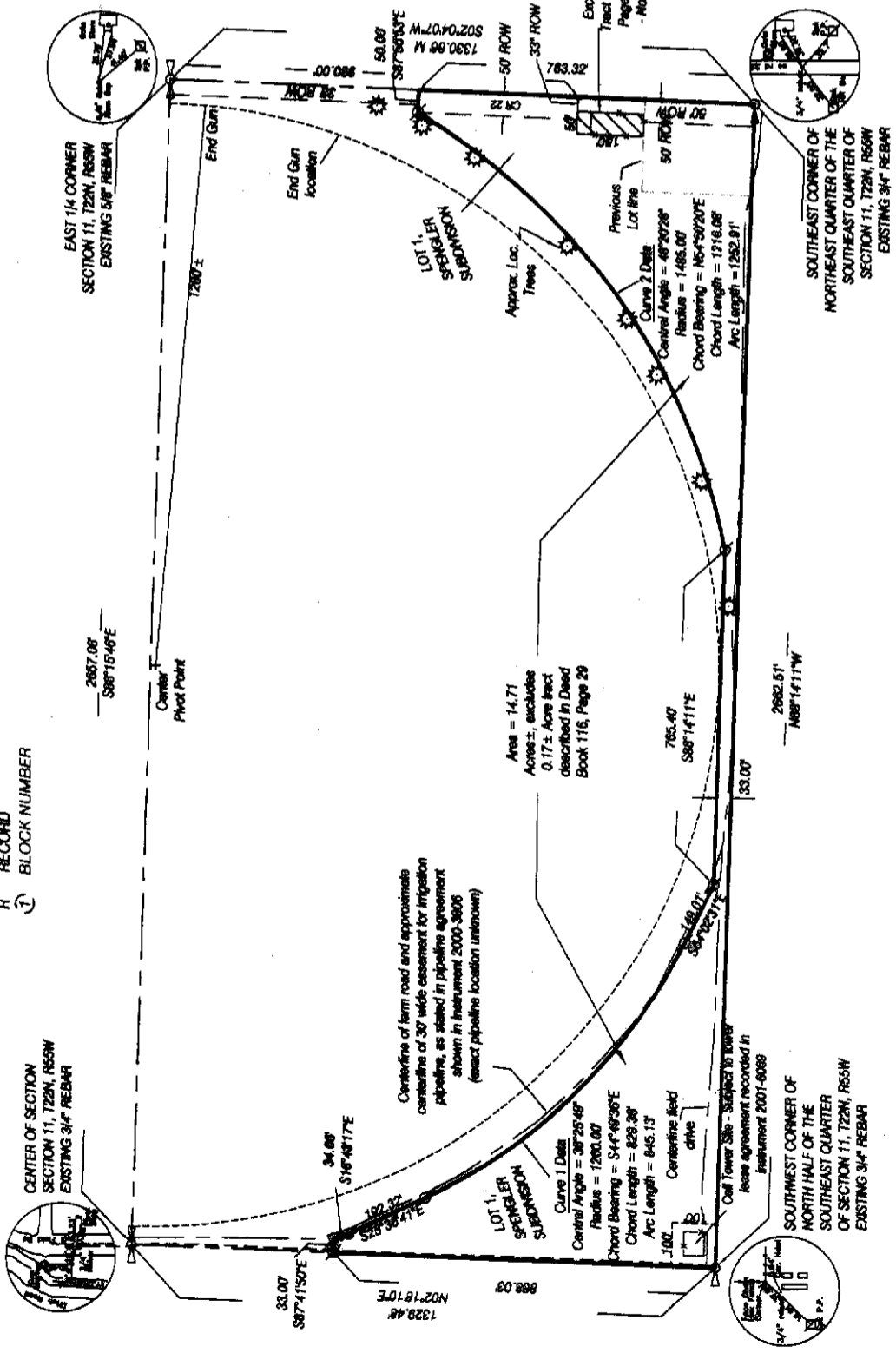
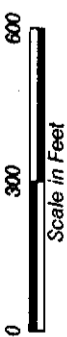
FINAL PLAT

LOT 1, SPENGLER SUBDIVISION

A REPLAT OF LOT 1, HESSLER SUBDIVISION AND UNPLATTED LAND
 SITUATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11,
 TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
 SCOTT'S BLUFF COUNTY, NEBRASKA

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

- LEGEND**
- EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - SET 5/8" X 24" REBAR W/CAP
 - RIGHT OF WAY
 - EXCEPTED OUT TRACT OF LAND DESCRIBED IN DEED BK 116, PG 29 (OWNER: KANSAS-NEBRASKA NATURAL GAS CO., INC. 0.17 AC.)
 - MEASURED
 - RECORD
 - BLOCK NUMBER



SURVEYOR'S CERTIFICATE

LOT 1,
SPENGLER SUBDIVISION
SCOTTS BLUFF COUNTY, NE
SHEET 2 OF 3

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOT 1, SPENGLER SUBDIVISION, A REPLAT OF LOT 1, HESSLER SUBDIVISION, AND UNPLATTED LAND, SITUATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, more particularly described as follows,

Beginning at the Southeast Corner of the North Half of the Southeast Quarter of Section 11, thence westerly on the south line of the North Half of the Southeast Quarter of Section 11, on an assumed bearing of $N88^{\circ}14'11''W$, a distance of 2662.51 feet, to the Southwest Corner of the North Half of the Southeast Quarter of Section 11, thence bearing $N02^{\circ}18'10''E$ on the west line of said North Half of the Southeast Quarter of Section 11, a distance of 888.03 feet, thence bearing $S87^{\circ}41'50''E$, a distance of 33.00 feet, thence bearing $S16^{\circ}43'17''E$, a distance of 34.66 feet, thence bearing $S25^{\circ}36'41''E$, a distance of 192.32 feet, to the point of intersection of a tangent curve to the left, said curve having a central angle of $38^{\circ}25'49''$, a radius of 1260.00 feet, a chord length of 829.38 feet, and a chord bearing of $S44^{\circ}49'36''E$, thence southeasterly on the arc of said curve, a distance of 845.13 feet, thence bearing $S64^{\circ}02'31''E$, a distance of 149.01 feet, to a point being 33.00 feet north of the south line of the North Half of the Southeast Quarter of Section 11, thence bearing $S88^{\circ}14'11''E$ on a line 33.00 feet north of and parallel with the south line of the North Half of the Southeast Quarter of Section 11, a distance of 765.40 feet, to the point of intersection of a non-tangent curve to the left, said curve having a central angle of $48^{\circ}20'28''$, a radius of 1485.00 feet, and chord length of 1216.08 feet, and a chord bearing of $N54^{\circ}50'20''E$, thence northeasterly on the arc of said curve, a distance of 1252.91 feet, to a point being 50.00 feet west of the east line of Section 11, thence bearing $S87^{\circ}55'53''E$, a distance of 50.00 feet to the point of intersection with the east line of said North Half of the Southeast Quarter of Section 11, thence bearing $S02^{\circ}04'07''W$ on the east line of said Northeast Quarter of the Southeast Quarter of Section 11, a distance of 763.32 feet, to the Point of Beginning, containing an area of 14.88 acres, more or less,

EXCEPT for the following tract of land, as described and recorded in Deed Book 116, Page 29, as follows:

A tract of land situated in the Southeast Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., more particularly described as follows:

Beginning at a point 930 feet south and 33 feet west of the Northeast corner of said Southeast Quarter of Section 11, thence west at a 90° angle to the east line of said Section 11, a distance of 50 feet, thence angle left 90° , a distance of 150 feet, thence angle left 90° , a distance of 50 feet, thence angle left 90° and parallel to the East line of said Section 11, a distance of 150 feet to the Point of Beginning, and containing 0.17 acres, more or less,

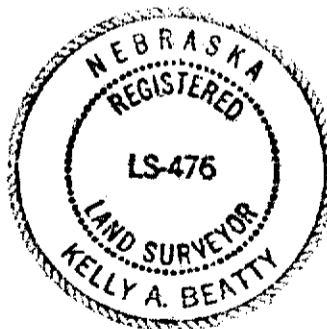
Thus total net acres being 14.71 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 300 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 26th DAY OF June, 2013.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



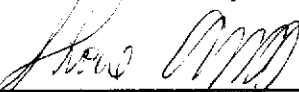
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476

OWNER'S STATEMENT

We, the undersigned, being the owners of Lot 1, Hessler Subdivision and Unplatted Lands situated in the North Half of the Southeast Quarter of Section 11, Township 22 North, Range 55 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 LOT 1, SPENGLER SUBDIVISION, A REPLAT OF LOT 1, HESSLER SUBDIVISION, AND UNPLATTED LAND, SITUATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 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 county road right of way for the use and benefit of the public, and easements as shown on final plat.
Dated this 27th day of June, 2013.

Owner:
HVS, LLP
a Nebraska Limited Liability Partnership



By: Shane Aulick, Partner

LOT 1,
SPENGLER SUBDIVISION
SCOTTS BLUFF COUNTY, NE
SHEET 3 OF 3

ACKNOWLEDGEMENT

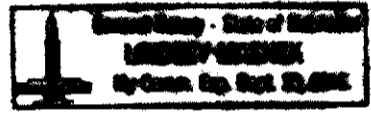
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Shane Aulick, Partner of HVS, LLP, a Nebraska Limited Liability Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of the HVS, LLP.

WITNESS MY HAND AND SEAL THIS 27 DAY OF June, 2013.

[Signature]
Notary Public

My Commission Expires Sept 30, 2014



APPROVAL

The foregoing plat of Lot 1, Spengler Subdivision, A Replat of Lot 1, Hessler Subdivision, and unplatted land, situated in the North Half of the Southeast Quarter of Section 11, Township 22 North, Range 85 West of the 6th P.M., Scotts Bluff County, Nebraska, and containing an area greater than 10 acres in size, and thus exempt from State subdivision regulations has been reviewed and approved by the Director of Development Services of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71, approved March 5, 1988, and if applicable, Article 1 of Chapter 20 or Ordinance No. 2680 of the City of Scottsbluff, Nebraska, as amended by Ordinance No. 2812 of the City of Scottsbluff, Nebraska.

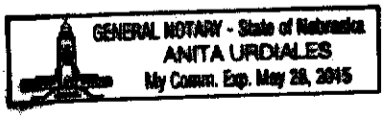
[Signature]
Rick Kuckkahn, City Manager
City of Scottsbluff, Nebraska

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Rick Kuckkahn, City Manager for the City of Scottsbluff, Nebraska, to me known to be the identical person whose signature is affixed to the foregoing "Approval Statement" and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the City of Scottsbluff, Nebraska.

WITNESS MY HAND AND NOTARIAL SEAL this 6th day of August, 2013.



[Signature]
Notary Public

My Commission Expires: 5-28-15