



2015-1293

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 3-18-15 Time 10:33 AM

INST. 2015 1293

Jean A. Bauer

REGISTER OF DEEDS

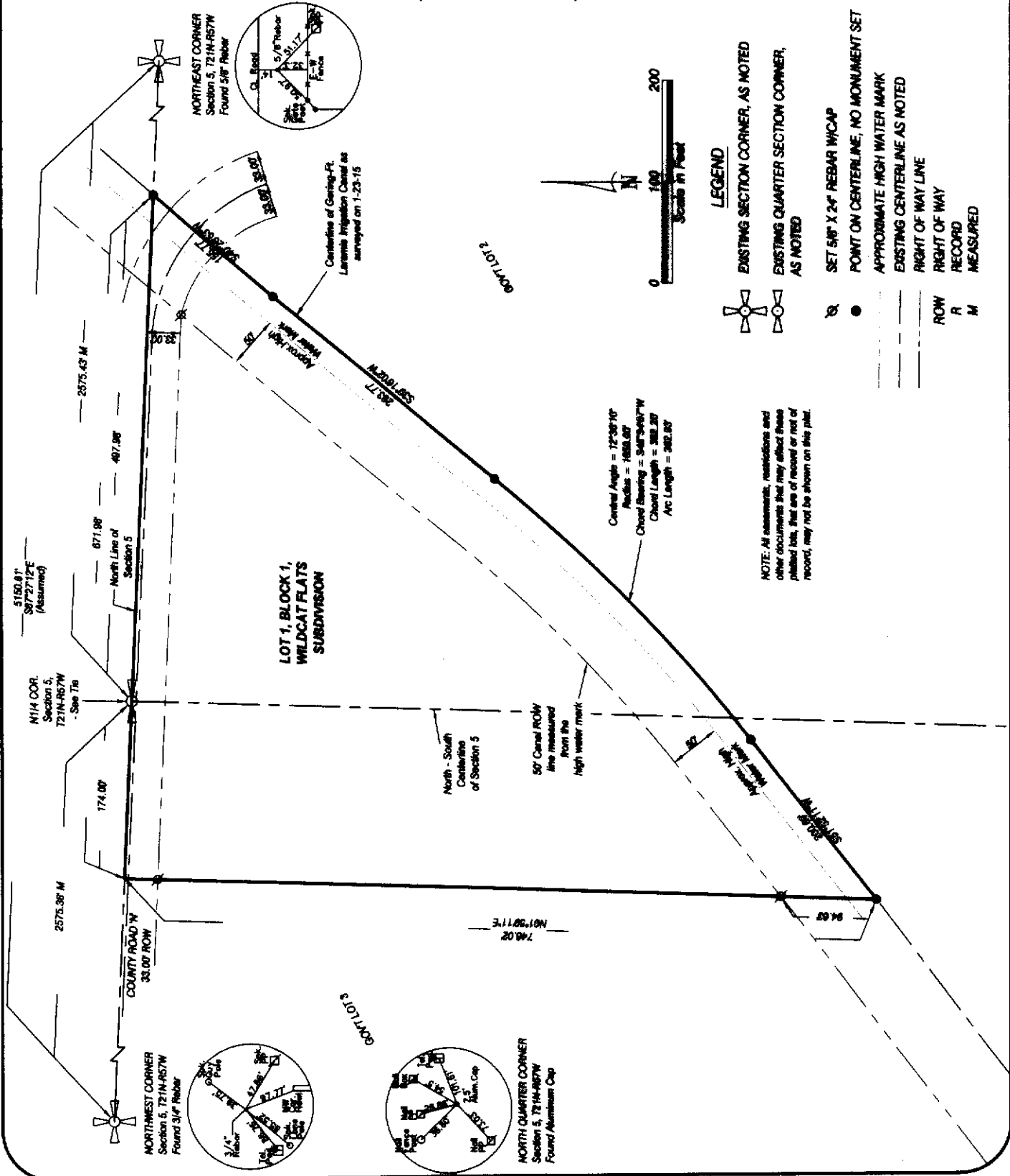
COMPUTER
PICTURED
IMAGED

NUM PAGES 3
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 32.00 PD _____ CHG ✓ RET _____
 TOTAL 32.00
 REC'D JEAN BAUER
 RET SEE ABOVE
FOR OFFICE USE

FINAL PLAT

LOT 1, BLOCK 1, WILDCAT FLATS SUBDIVISION

SITUATED IN PART OF GOVERNMENT LOTS 2 AND 3 OF
SECTION 5, TOWNSHIP 21 NORTH, RANGE 87 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



LOT 1, BLOCK 1,
WILDCAT FLATS SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

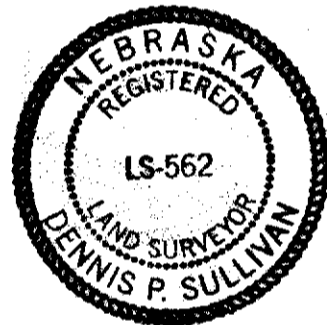
I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOT 1, BLOCK 1, WILDCAT FLATS SUBDIVISION, situated in part of Government Lots 2 and 3 of Section 5, Township 21 North, Range 57 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the North Quarter Corner of Section 5, thence easterly on the north line of Section 5, on an assumed bearing of S87°27'12"E, a distance of 407.98 feet, to the point of intersection with the centerline of the Gering - Fort Laramie Irrigation Canal, as surveyed, thence bearing S40°26'53"W, on said centerline, a distance of 155.77 feet, thence bearing S39°16'02"W, on said centerline, a distance of 283.77 feet, to the point of intersection with a tangent curve to the right, said curve having a central angle of 12°36'10" a radius of 1850.00 feet, a chord bearing of S45°34'07"W and a chord length of 362.20 feet, thence southwesterly on the arc of said curve and said centerline, a distance of 362.93 feet, thence bearing S51°52'11"W, on said centerline, a distance of 200.69 feet, thence bearing N01°59'11"E, a distance of 746.02 feet, to the point of intersection with the north line of Section 5, thence easterly on the north line of Section 5, bearing S87°27'12"E, a distance of 174.00 feet to the Point of Beginning, containing an area of 8.29 Acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 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 19th DAY OF February, 2015.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan
Dennis P. Sullivan Nebraska Registered Land Surveyor, L. S. 562



OWNER'S STATEMENT

We, the undersigned, being the owners of a tract of land situated in part of Government Lots 2 and 3 of Section 5, Township 21 North, Range 57 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, BLOCK 1, WILDCAT FLATS SUBDIVISION, situated in part of Government Lots 2 and 3 of Section 5, Township 21 North, Range 57 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.
Dated this 19th day of February, 2015.

Owners:

Bessie Mae Carnahan
By: Bessie Mae Carnahan, a single person

Patricia Ann Rogers
By: Patricia Ann Rogers, a married person
(Formerly known as Patricia Ann Glaze)

LOT 1, BLOCK 1,
WILDCAT FLATS SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
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 Bessie Mae Carnahan, a single person, 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 her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 19th DAY OF February, 2015.

Dennis R. Sullivan
Notary Public

My Commission Expires 8-26-2018



ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Patricia Ann Rogiers, a married person, (Formerly known as Patricia Ann Glaze) 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 her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 19th DAY OF February, 2015.

Dennis R. Sullivan
Notary Public

My Commission Expires 8-26-2018



APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 1, WILDCAT FLATS SUBDIVISION, situated in part of Government Lots 2 and 3 of Section 5, Township 21 North, Range 57 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 16th day of March, 2015. 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.

Robert J. Anderson
Chairman of the Board

ATTEST:

Chris Glanney
County Clerk

