

2015-40

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-5-15 Time 12:22 pm

INST. 2015 40
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES <u>2</u>					
DOC TAX _____	PD _____	CHG _____	RET _____	NUM INDEX	
FEES <u>16.00</u>	PD _____	CHG <input checked="" type="checkbox"/>	RET _____	COMPUTER <u>CD</u>	
TOTAL <u>16.00</u>				PICTURED _____	
REC'D <u>Paul Reed Constr. Co.</u>				IMAGED _____	
RET <u>For Office Use</u>					

THIS PAGE INCLUDED FOR INDEXING PURPOSES

INST. 2015 40

FINAL PLAT

LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTIONS:

TRACT 1: A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE, ON THE EAST LINE OF SAID SOUTHWEST QUARTER, N88°51'10"E FOR A DISTANCE OF 1864.11 FEET; THENCE, N88°51'10"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE QUARTER, N88°51'10"E FOR A DISTANCE OF 1317.47 FEET; THENCE, ALONG SAID WEST LINE, S62°23'23"W TO THE EAST HALF OF SAID SOUTHWEST QUARTER, BEING A DISTANCE OF 1357.85 FEET; THENCE, ON THE SOUTH LINE OF SAID SECTION, S89°55'51"E FOR A DISTANCE OF 1914.84 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 48.95 ACRES, MORE OR LESS, OF WHICH 1.08 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

OWNER'S STATEMENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPLE MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, A SUBDIVISION OF A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS AND ALSO DEDICATE THE EASEMENTS AND RIGHT-OF-WAY TO THE BENEFIT OF THE PUBLIC AS SHOWN ON THE ACCOMPANYING PLAT.

Susan K. Martin
 SUSAN K. MARTIN, CO-TRUSTEE
 SUSAN KAY MARTIN TRUST UNDER AGREEMENT
 DATED APRIL 2, 2008, INCLUDING ANY
 AMENDMENTS MADE THERETO

Judson C. Martin
 JUDSON C. MARTIN, CO-TRUSTEE
 SUSAN KAY MARTIN TRUST UNDER AGREEMENT
 DATED APRIL 2, 2008, INCLUDING ANY
 AMENDMENTS MADE THERETO

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
 COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME SUSAN K. MARTIN AND JUDSON C. MARTIN, AS CO-TRUSTEES, OF THE SUSAN KAY MARTIN TRUST UNDER AGREEMENT DATED APRIL 2, 2008, INCLUDING ANY AMENDMENTS MADE THERETO, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT AND DEDICATION" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS 30 DAY OF October, 2014.

MY COMMISSION EXPIRES: 10/11/2018

Barbara J. Miller
 BARBARA J. MILLER
 My Comm. Exp. Oct. 11, 2014

APPROVAL AND ACCEPTANCE:

THE FOREGOING PLAT OF LOTS 1-9, BLOCK 1 AND LOTS 1-3, BLOCK 2, PREMIER ESTATES, IS HEREBY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTS BLUFF, NEBRASKA, BY RESOLUTION DATED THIS 16 DAY OF October, 2014.

Randy Geringer
 RANDY GERINGER, MAYOR
 My Commission Expires October 11, 2018

ATTEST: *Crystal A. Dickson*
 CRYSTAL DICKSON, CITY CLERK

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
 COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RANDY GERINGER, MAYOR OF THE CITY OF SCOTTS BLUFF, NEBRASKA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "APPROVAL AND ACCEPTANCE" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS 30 DAY OF October, 2014.

MY COMMISSION EXPIRES: 5-25-15 NOTARY PUBLIC

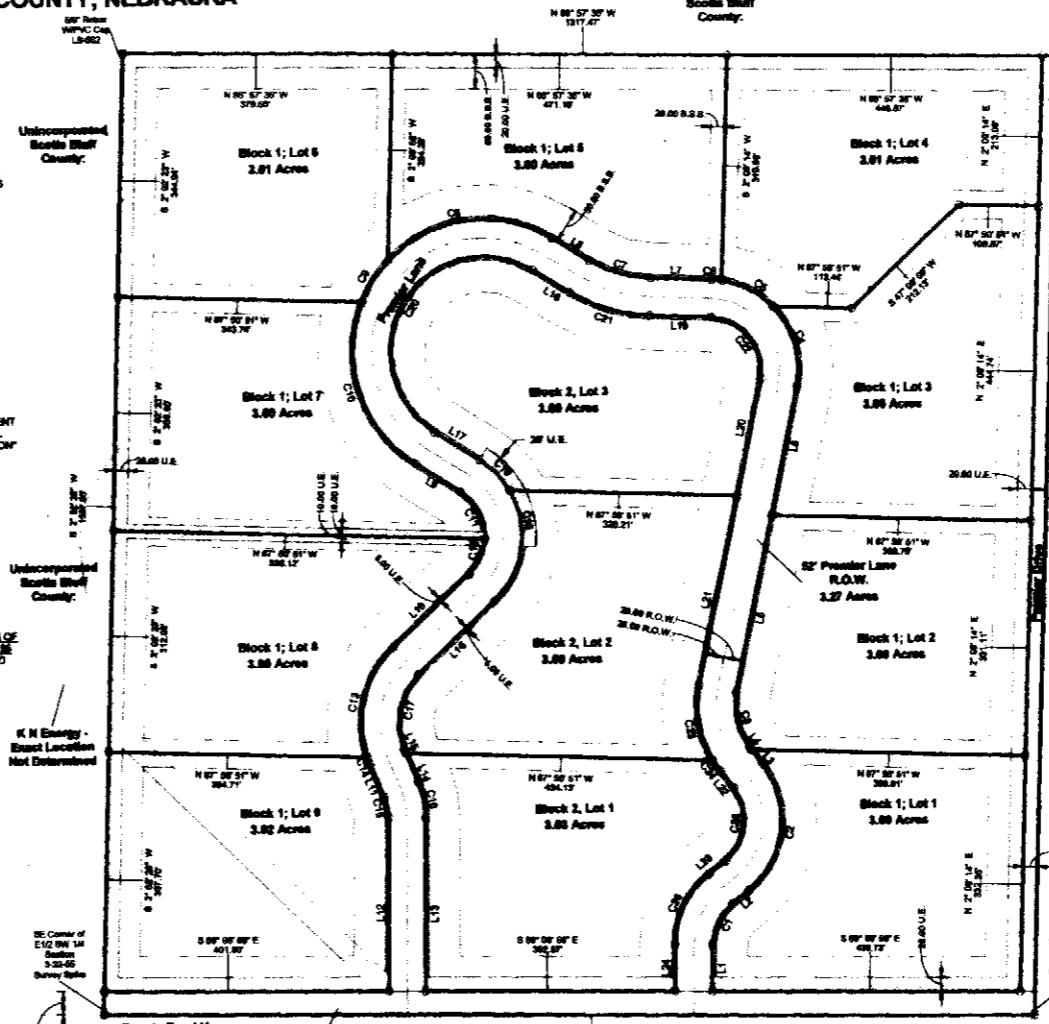
Scott M. Bosse
 SCOTT M. BOSSE
 My Comm. Exp. May 25, 2015

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 063, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACTS OF LAND DESCRIBED IN THE "LEGAL DESCRIPTIONS" 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 MEASUREMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARIES ARE DESIGNATED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL THIS 28 DAY OF October, 2014.

SCOTT M. BOSSE
 NEBRASKA REGISTERED LAND SURVEYOR NUMBER 063



Line Table

Mark	N/S	Bearing	EM	Chord Distance
L1	N	0° 53' 02"	E	87.00
L2	N	52° 09' 08"	E	30.00
L3	N	37° 50' 51"	W	25.90
L4	N	37° 50' 51"	W	4.14
L5	N	12° 09' 08"	E	255.67
L6	N	12° 09' 08"	E	184.83
L7	N	87° 50' 51"	W	88.00
L8	N	57° 50' 51"	W	80.00
L9	S	57° 50' 51"	E	75.00
L10	S	47° 09' 08"	W	150.00
L11	S	22° 50' 51"	E	50.66
L12	S	0° 53' 02"	W	244.48
L13	N	0° 53' 02"	E	244.48
L14	N	22° 50' 51"	W	43.86
L15	N	22° 50' 51"	W	6.14
L16	N	47° 09' 08"	W	150.00
L17	N	57° 50' 51"	W	75.00
L18	S	57° 50' 51"	E	80.00
L19	S	87° 50' 51"	E	88.00
L20	S	12° 09' 08"	W	167.66
L21	S	12° 09' 08"	W	272.85
L22	S	37° 50' 51"	E	38.00
L23	S	52° 09' 08"	W	30.00
L24	S	0° 53' 02"	W	87.00

Curve Table

Mark	Radius	Arc Length	Chord Distance	N/S	Bearing	EM	Delta
C1	74.00	88.22	84.03	N	26° 31' 06"	E	51° 16' 07"
C2	128.00	187.82	178.19	N	7° 09' 08"	E	90° 00' 00"
C3	84.00	82.03	78.45	N	12° 50' 51"	W	50° 00' 00"
C4	128.00	123.30	118.44	N	15° 52' 54"	W	89° 04' 00"
C5	128.00	82.82	81.17	N	82° 42' 19"	W	37° 34' 43"
C6	128.00	13.89	13.89	N	84° 40' 01"	W	6° 21' 10"
C7	174.00	91.11	80.07	N	72° 50' 51"	W	38° 09' 00"
C8	188.00	254.51	235.11	S	82° 57' 08"	W	78° 24' 00"
C9	188.00	88.17	87.79	S	33° 15' 08"	W	21° 02' 02"
C10	188.00	281.85	249.80	S	17° 32' 52"	E	80° 36' 58"
C11	74.00	78.39	75.63	S	27° 08' 54"	E	61° 27' 55"
C12	74.00	58.28	54.89	S	25° 23' 08"	W	43° 32' 05"
C13	148.00	168.12	158.98	S	14° 08' 54"	E	65° 58' 30"
C14	148.00	18.28	16.25	S	20° 50' 08"	E	4° 01' 39"
C15	74.00	30.85	30.43	S	10° 58' 54"	E	23° 43' 53"
C16	128.00	52.19	51.82	N	10° 58' 54"	W	23° 43' 53"
C17	84.00	114.84	107.83	N	12° 09' 08"	E	79° 09' 00"
C18	128.00	188.88	157.15	N	8° 34' 15"	E	77° 09' 47"
C19	128.00	61.22	60.62	N	43° 55' 45"	W	27° 50' 13"
C20	134.00	420.87	288.00	N	32° 09' 08"	E	180° 00' 00"
C21	238.00	188.33	118.99	S	72° 50' 51"	E	39° 00' 00"
C22	74.00	128.15	113.37	S	37° 50' 51"	E	100° 00' 00"
C23	148.00	188.88	107.37	S	9° 25' 21"	E	45° 00' 01"
C24	148.00	17.45	17.44	S	34° 25' 21"	E	6° 59' 59"
C25	74.00	118.34	104.85	S	7° 09' 08"	W	89° 09' 00"
C26	138.00	112.75	108.02	S	28° 31' 08"	W	51° 16' 07"



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 Omaha, NE 68184
 Phone: (402) 426-2213
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 www.paulreedconstruction.com

Accuser Surveying
 38001 CR 17
 Mitchell, NE 68507
 Phone: (402) 631-8787
 www.scottssurveying.com

Project Address:
 County of Scotts Bluff
 Township: 22N Range: 55W
 Section: 3 Quarter: SW
 1/4 Quarter: SE

Latitude: 41° 54' 58"N
 Longitude: 103° 41' 08"W
 General Elevation: 3880 Feet

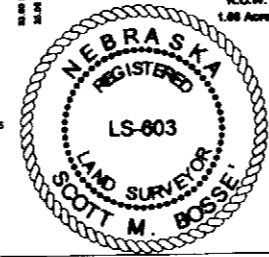
Lot	Surveying	Area
1	Professional Plat	1888.014
2	Professional Plat	1888.014
3	Final Plat	1888.014

Adam L. Reed
 LOTS 1-9, BLOCK 1 AND
 LOTS 1-3, BLOCK 2,
 PREMIER ESTATES

FINAL PLAT

Project number: XXXX-2014
 Date: 10/28/2014
 Drawn by: SJC
 Checked by: SJC

1.0
 Scale: As Indicated



- Lot 1, Fairway Four
- Lot 2 Fairway Four
- Lot 3 Fairway Four
- Lot 4, Fairway Four
- Lot 1, Fairway Five
- Lot 2, Fairway Five

- Lot 2, Block 4, Fairway Estates
- Lot 1, Block 4, Fairway Estates 6.43 Acres
- Lot 1, Block 8, Fairway Estates