

2016-1575

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 3-31-16 Time 2:14pm

INST. 2016 1575
Jean A. Bauer

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 22.00 PD _____ CHG RET _____
TOTAL 22.00
REC'D William Makin
RET Scotts Bluff Cty Bldg
Zoning

COMPUTER CP C
PICTURED CP
IMAGED _____

REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT

TRACT 1, PLEASANT ACRES SUBDIVISION

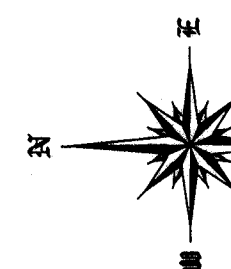
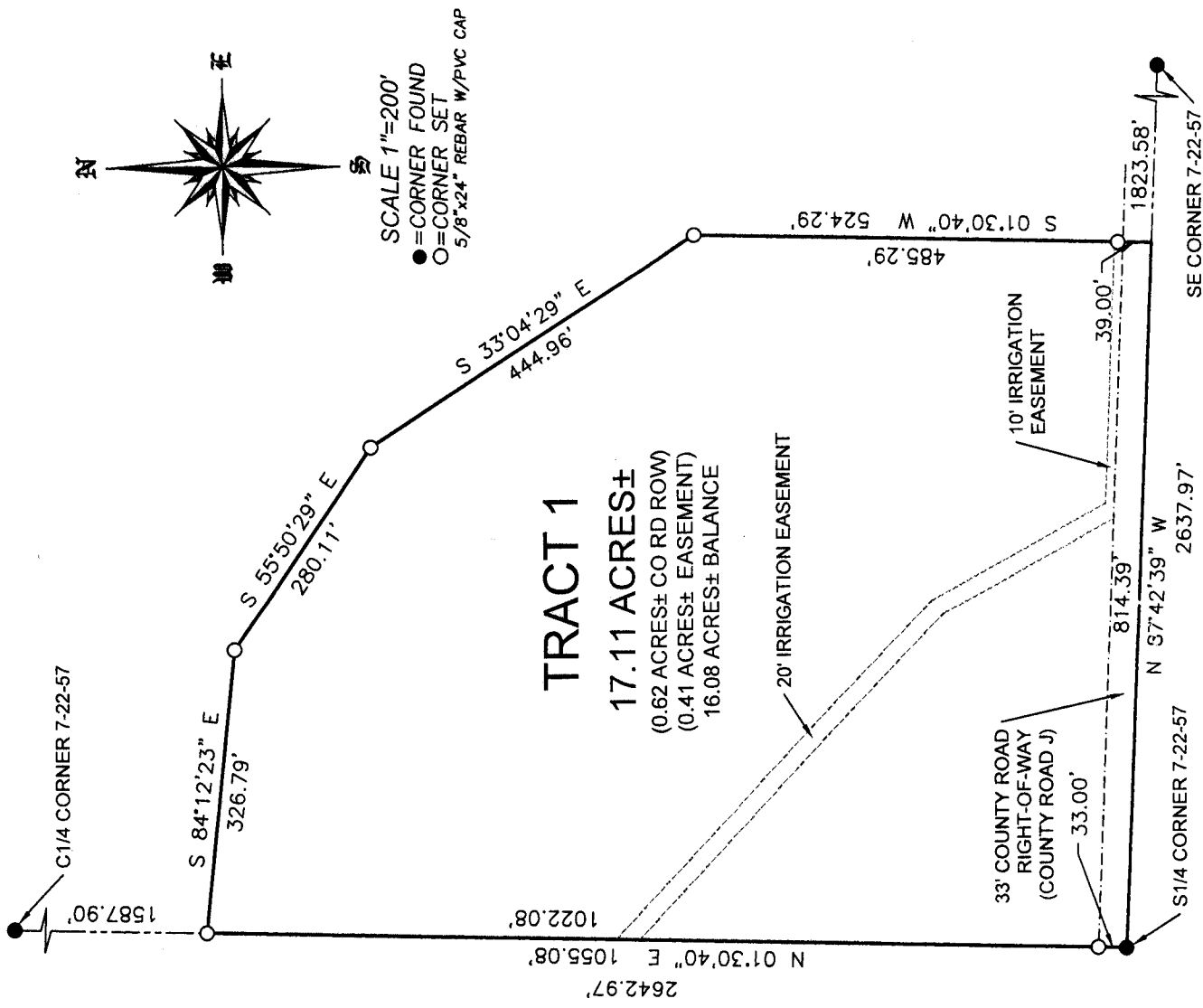
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 NORTH,
RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE, ON THE WEST LINE OF SAID QUARTER SECTION, N01°30'40"E FOR A DISTANCE OF 1055.08 FEET; THENCE, S84°12'23"E FOR A DISTANCE OF 326.79 FEET; THENCE, S55°50'29"E FOR A DISTANCE OF 280.11 FEET; THENCE, S33°04'29"E FOR A DISTANCE OF 444.96 FEET; THENCE, PARALLEL WITH SAID WEST LINE, S01°30'40"W TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION, BEING A DISTANCE OF 524.29 FEET; THENCE, ON SAID SOUTH LINE, N87°42'39"W FOR A DISTANCE OF 814.39 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 17.11 ACRES, MORE OR LESS, OF WHICH 0.62 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

CORNER TIES:

- SE CORNER 7-22-57
FOUND 5/8" REBAR
NNW 64.31' TO SPIKE POWER POLE
WSW 118.55' TO ROAD SIGN
- S 1/2 CORNER 7-22-57
FOUND 5/8" REBAR
S 1.5' TO ROAD CL
N 28.27' TO T-POST
NE 40.29' TO WOOD POST
S 34.36' TO FENCE CORNER
- C 1/4 CORNER 7-22-57
FOUND 5/8" REBAR & PVC CAP
NO TIES AVAILABLE



SCALE 1"=200'
● = CORNER FOUND
○ = CORNER SET
5/8"x24" REBAR W/PVC CAP

Scale 1"=200'
Date: FEBRUARY 2, 2016
Dwn By: SMB
REVISIONS:

ACCUSTAR SURVEYING
MITCHELL, NE 69357
30601 COUNTY ROAD 17
PHONE: (308) 623-0197
CELL: (308) 631-0737

PROJECT:
TRACT 1 PLEASANT ACRES SUB.
ADVANCAP PROPERTIES LLC
MORRILL, NEBRASKA

SHEET
1 OF 2

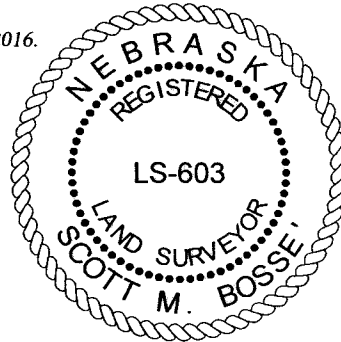
FINAL PLAT
TRACT 1, PLEASANT ACRES SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 NORTH,
RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, 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 2nd day of FEBRUARY, 2016.

[Signature]
Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



OWNER'S STATEMENT:

WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 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 SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS:
TRACT 1, PLEASANT ACRES SUBDIVISION, PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 22 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

THE FOREGOING, TRACT 1, PLEASANT ACRES SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

[Signature]
JASON BRICKER
MEMBER, ADVANCAP PROPERTIES LLC

[Signature]
BELYNDA BRICKER
MEMBER, ADVANCAP PROPERTIES LLC

ACKNOWLEDGMENT:

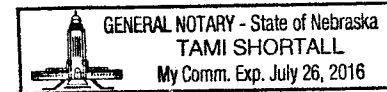
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JASON BRICKER AND BELYNDA BRICKER, MEMBERS OF ADVANCAP PROPERTIES L.L.C., 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 8th DAY OF Feb., 2016.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA,

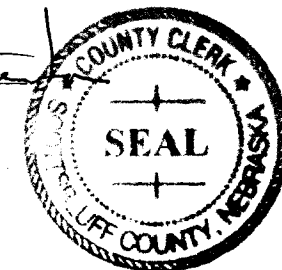
THIS 8th DAY OF March, 2016.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA,

THIS 21st DAY OF March, 2016.

[Signature]
CHAIRMAN

ATTEST: [Signature]
COUNTY CLERK



Scale	1"=200'
Date	FEBRUARY 2, 2016
Drawn By	SMB
REVISION	

ACCUSTAR SURVEYING
30801 COUNTY ROAD 17
MITCHELL, NE 69357
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SHEET
2 OF 2