



2016-3794

INST. 2016 3794

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 7-11-16 Time 8:15 am

NUM PAGES 3
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 FEES 22.00 PD _____ CHG RET _____
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Jean A. Bauer

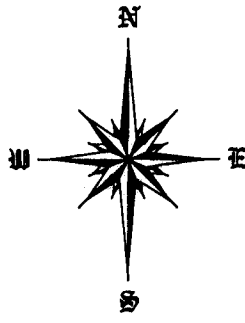
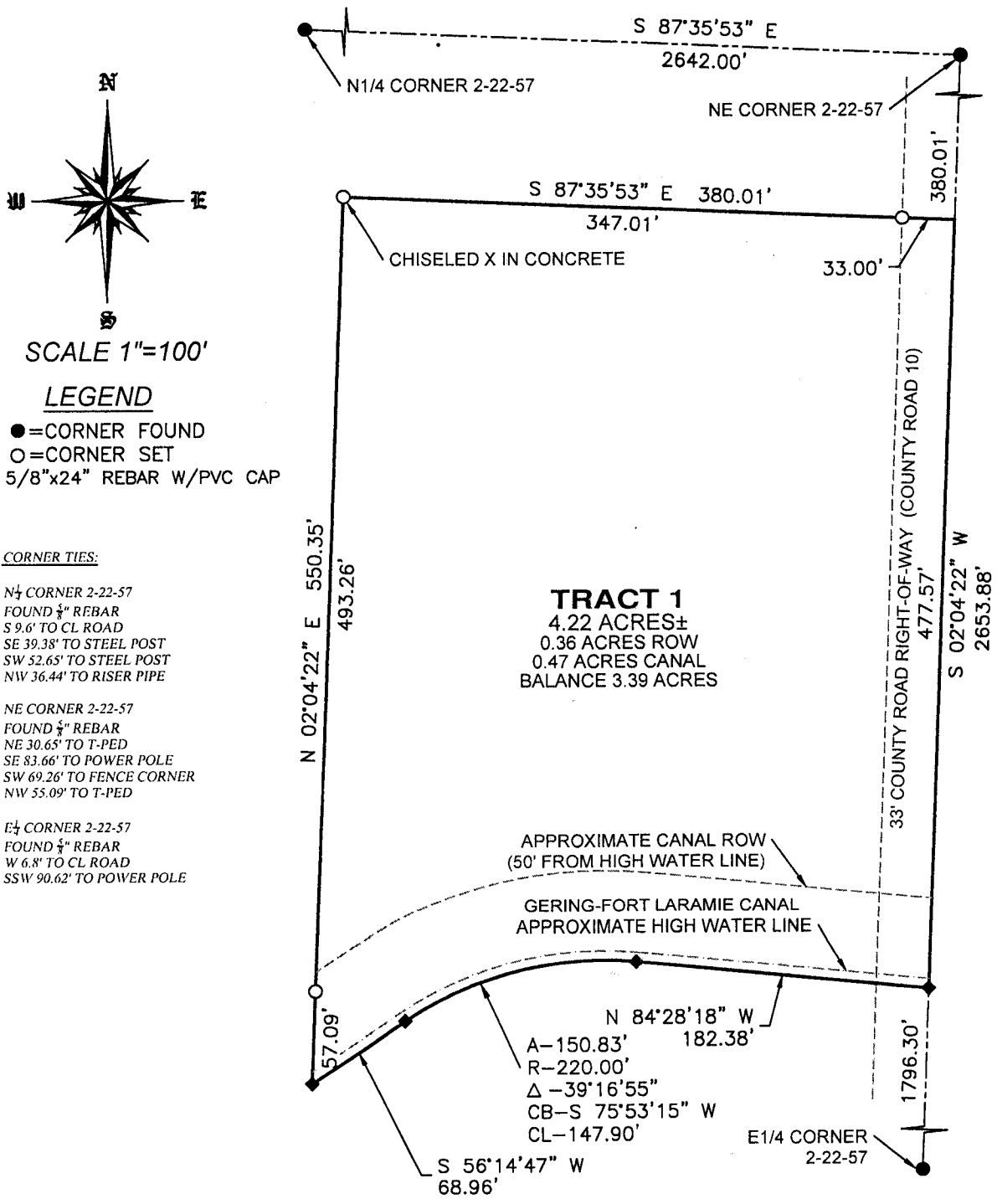
REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT

TRACT 1, RICE-BROUSSARD SUBDIVISION,

A SUBDIVISION OF A PART OF GOVERNMENT LOT 1 OF SECTION 2,
TOWNSHIP 22 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY,
NEBRASKA.



SCALE 1"=100'

LEGEND

- =CORNER FOUND
- =CORNER SET
- 5/8"x24" REBAR W/PVC CAP

CORNER TIES:

N¼ CORNER 2-22-57
FOUND ¼" REBAR
S 9.6' TO CL ROAD
SE 39.38' TO STEEL POST
SW 52.65' TO STEEL POST
NW 36.44' TO RISER PIPE

NE CORNER 2-22-57
FOUND ¼" REBAR
NE 30.65' TO T-PED
SE 83.66' TO POWER POLE
SW 69.26' TO FENCE CORNER
NW 55.09' TO T-PED

E¼ CORNER 2-22-57
FOUND ¼" REBAR
W 6.8' TO CL ROAD
SSW 90.62' TO POWER POLE

TRACT 1
4.22 ACRES±
0.36 ACRES ROW
0.47 ACRES CANAL
BALANCE 3.39 ACRES

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1 OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE, ALONG THE EAST LINE OF SAID SECTION, S02°04'22"W FOR A DISTANCE OF 380.01 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE, S02°04'22"W TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE GERING-FORT LARAMIE IRRIGATION DISTRICT CANAL, BEING A DISTANCE OF 477.57 FEET; THENCE, ALONG THE CANAL CENTERLINE, N84°28'18"W FOR A DISTANCE OF 182.38 FEET; THENCE, ALONG A 220.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 39°16'55", CHORD S75°53'15"W FOR 147.90 FEET, FOR AN ARC DISTANCE OF 150.83 FEET; THENCE, S56°14'47"W FOR A DISTANCE OF 68.96 FEET; THENCE, PARALLEL AND 380 FEET DISTANT TO SAID EAST LINE, N02°04'22"E FOR A DISTANCE OF 550.35 FEET; THENCE, PARALLEL AND 380 FEET DISTANT TO THE NORTH LINE OF SAID SECTION, S87°35'53"E FOR A DISTANCE OF 380.01 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 4.22 ACRES, MORE OR LESS, OF WHICH 0.36 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

<p>SHEET 1 OF 2</p>	<p>PROJECT: RICE-BROUSSARD SUB JOSEPH BROUSSARD MINATARE, NEBRASKA</p>	<p>ACCUSTAR SURVEYING 30601 COUNTY ROAD 17 PHONE: (308) 623-0197</p>	<p>MITCHELL, NE 69357 CELL: (308) 631-0737</p>
		<p>Scale 1"=100' Date: JUNE 22, 2016 Drawn By: SMG REVISIONS:</p>	

FINAL PLAT
TRACT 1, RICE-BROUSSARD SUBDIVISION,
A SUBDIVISION OF A PART OF GOVERNMENT LOT 1 OF SECTION 2,
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 100 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 22ND day of JUNE, 2016.



Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

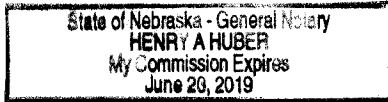
OWNER'S STATEMENT:

I THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF GOVERNMENT LOT 1 OF SECTION 2, 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, RICE-BROUSSARD SUBDIVISION, A SUBDIVISION OF A PART OF GOVERNMENT LOT 1 OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 57 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, TRACT 1, RICE-BROUSSARD SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.



JOSEPH ALAN BROUSSARD

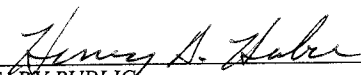


ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JOSEPH ALAN BROUSSARD, 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 THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 1ST DAY OF July, 2016.




NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-20-2019

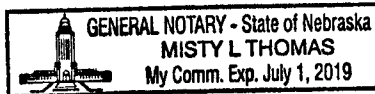
APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED AND ACCEPTED BY THE ZONING ADMINISTRATOR OF SCOTTS BLUFF COUNTY, NEBRASKA,

THIS 7th DAY OF July, 2016.



WILLIAM C. MABIN
SCOTTS BLUFF COUNTY ZONING ADMINISTRATOR





Misty L. Thomas - 7-1-2019