



2017-2106

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 4-24-17 Time 1:00 pm

INST. 2017 2106

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 22.00 PD _____ CHG RET _____
 TOTAL 22.00
 REC'D Scotts Bluff CtV Bldg & Zoning
 RET for office use

COMPUTER CP
 PICTURED C
 IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

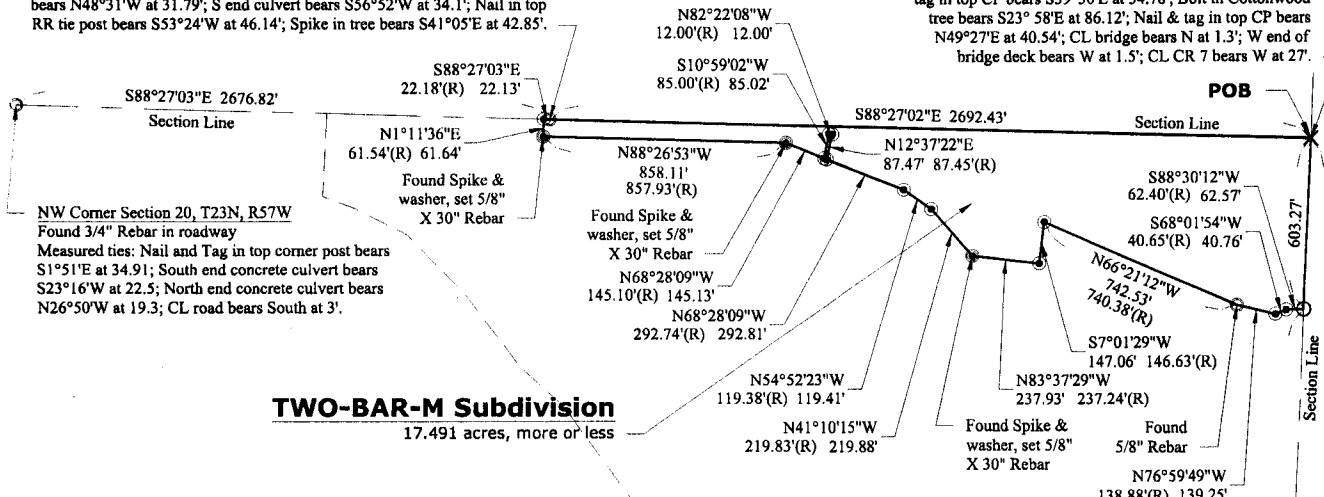
Plat of
TWO-BAR-M SUBDIVISION

Part of that part of the North Half of the North Half (N1/2N1/2) of Section 20, Township
23 North, Range 57 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.

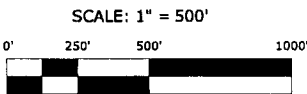
NE Corner Section 20, T23N, R57W
Found "X" in bridge deck.
Measured ties: Nail & tag in PP bears N63°47'W at 68.60'; Nail & tag in top fence post bears S55°48'W at 51.81'; Nail & tag in top CP bears S39°50'E at 34.78'; Bolt in Cottonwood tree bears S23° 58'E at 86.12'; Nail & tag in top CP bears N49°27'E at 40.54'; CL bridge bears N at 1.3'; W end of bridge deck bears W at 1.5'; CL CR 7 bears W at 27'.

N1/4 Corner Section 20, T23N, R57W
Found 5/8" Rebar.

Measured ties: "X" nails in PP bear N0°54'E at 28.07'; Near corner headwall bears N48°31'W at 31.79'; S end culvert bears S56°52'W at 34.1'; Nail in top RR tie post bears S53°24'W at 46.14'; Spike in tree bears S41°05'E at 42.85'.



TWO-BAR-M Subdivision
17.491 acres, more or less



DATUM CONVERSIONS:
Nebraska State Plane NAD 83
Combined Scale factor: 0.999498526527
Mean Convergence: -2°37'17"

Note:
See 1987 Survey by Duane E. Stott, LS 342. 5/8" Rebar, as reported by Duane Stott in his 1987 survey, were not found at most corners. Only three were found in the scope of this survey. Where Rebar should have been found, a spike & washer with flagging was found at some locations. Where indicated, the found spike and washer was replaced with a 5/8" X 30" Rebar with PVC cap.

LEGAL DESCRIPTION:

Part of the North Half of the North Half (N1/2N1/2) of Section 20, Township 23 North, Range 57 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the Northeast Corner of said Section 20, said point being the POINT OF BEGINNING of this description; thence on the east line of said Section S2°37'32"W (basis of bearing) a distance of 603.27 feet to the northerly line of a tract of land described in Instrument Number 2003-09102 as recorded in the Scotts Bluff County Deed Records; thence on said northerly line the following courses:

- S88°30'12"W a distance of 62.57 feet;
- S68°01'54"W a distance of 40.67 feet;
- N76°59'49"W a distance of 139.25 feet;
- N66°21'12"W a distance of 742.53 feet;
- S7°01'29"W a distance of 147.06 feet;
- N83°37'29"W a distance of 237.93 feet;
- N41°10'15"W a distance of 219.88 feet;
- N54°52'23"W a distance of 119.41 feet;
- N68°28'09"W a distance of 292.81 feet;
- N12°37'22"E a distance of 87.47 feet;
- N82°22'08"W a distance of 12.00 feet;
- S10°59'02"W a distance of 85.02 feet;
- N68°28'09"W a distance of 145.13 feet;
- N88°26'53"W a distance of 858.11 feet;
- N1°11'36"E a distance of 61.64 feet to a point on the north line of said Section; thence on said north line S88°27'03"E a distance of 22.13 feet to the North Quarter Corner of said Section; thence continuing on said north line S88°27'02"E a distance of 2692.43 feet to the point of beginning, containing 17.491 acres, more or less.

LEGEND:

- ⊙ Set 5/8" x 30" Rebar with PVC Cap
- Found Monument as Indicated
- Calculated Point
- × Found "X" in Concrete
- ⊗ Set "X" in Concrete
- (R) Recorded Distance
- (P) Platted Distance

Job No.: 2017-10 Drawn by: DAB / Checked by: NAB Client Name: TWO-BAR-M, Inc.

Date: March 2017 Sheet No.: 1 of 2

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602

Plat of
TWO-BAR-M Subdivision
Part of the N1/2 of the N1/2 of Section 20,
T23N, R57W, 6th P. M., Scotts Bluff County, Nebraska.

Plat of
TWO-BAR-M SUBDIVISION
Part of that part of the North Half of the North Half (N1/2N1/2) of
Section 20, Township 23 North, Range 57 West of the 6th Principal
Meridian, Scotts Bluff County, Nebraska.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between March 14, 2017, and March 21, 2017, the tract described above and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 500 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements; that the area is as shown; and that the monuments were found or set as indicated.



WITNESS MY HAND AND SEAL this 24th day of March, 2017.
Donald A. Brush
Nebraska Registered Land Surveyor Number 511

OWNER'S STATEMENT:

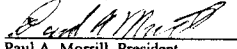
TWO-BAR-M, being the owner of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:

TWO-BAR-M SUBDIVISION, Part of that part of the North Half of the North Half (N1/2N1/2) of Section 20,
Township 23 North, Range 57 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.

The foregoing plat is made with my free consent and in accordance with the desires of the undersigned owner.

Dated this 21 day of March, 2017.

TWO-BAR-M, Inc.

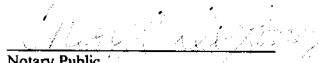

Paul A. Morrill, President

Acknowledgement:

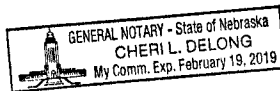
State of Nebraska)
) ss.
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Paul A. Morrill, President of TWO-BAR-M, INC., know to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 21 day of March, 2017.


Notary Public


My commission Expires: 2-19-19



APPROVAL AND ACCEPTANCE:

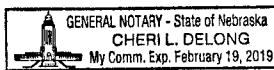
The accompanying plat was approved and accepted by the Zoning Administrator of Scotts Bluff County, Nebraska, as prescribed in Section 3.3 of the Scotts Bluff County Subdivision Regulations.

This 24th day of April, 2017.


Director; William C. Mabin


Notary Public

My commission Expires: 2-19-19



Job No.: 2017-10 Drawn by: DAB / Checked by: NAB Client Name: 2 Bar M, Inc.

Date: March 2017 Sheet No.: 2 of 2

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602
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TWO-BAR-M Subdivision
Part of the N1/2 of the N1/2 of Section 20,
T23N, R57W, 6th P. M., Scotts Bluff County, Nebraska.