

2017-3448

RECORDED
SCOTTS BLUFF COUNTY, NE

COMPUTER CH
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Date 7-3-17 Time 11:21am

INST. 2017 3448

Jean A. Bauer

REGISTER OF DEEDS

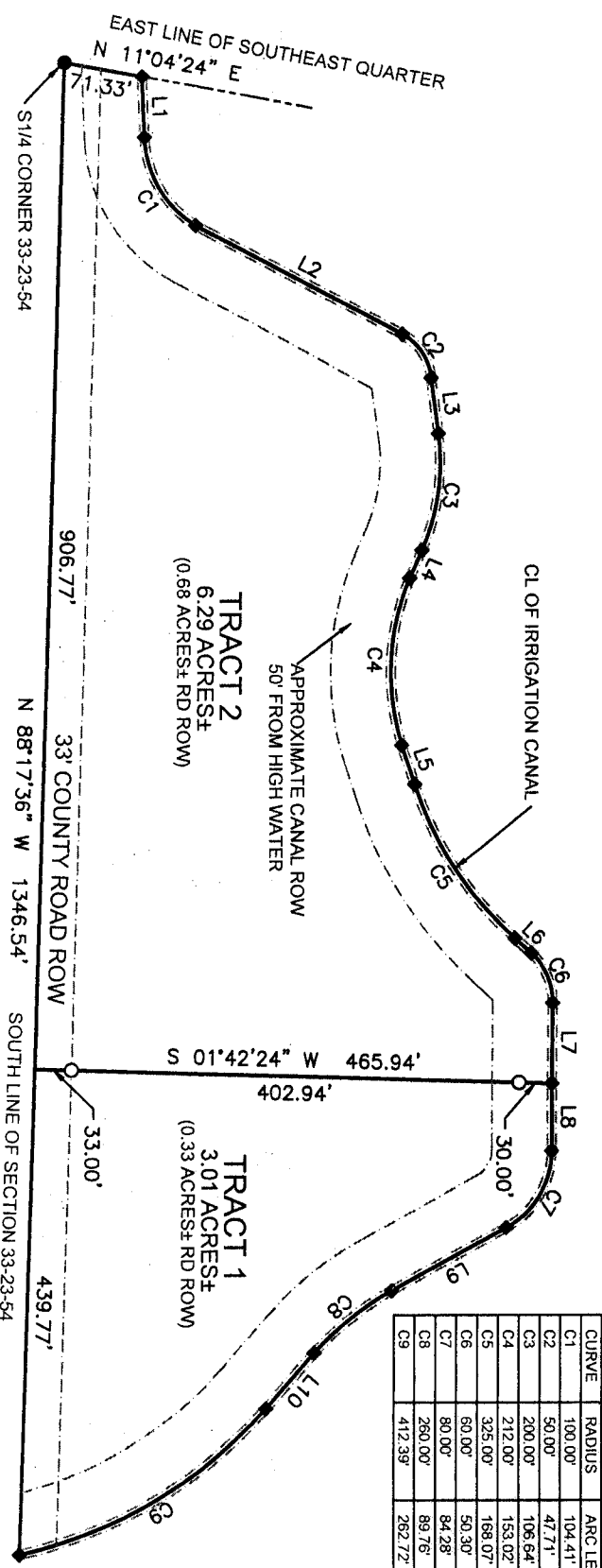
NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 22.00 PD _____ CHG RET _____
TOTAL 22.00
REC'D _____
RET Bldg & Zoning

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT

TRACTS 1, AND 2, PRICKETT SUBDIVISION

IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



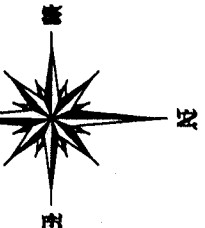
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	104.41'	99.73'	N 58°03'03" E	59°49'23"
C2	50.00'	47.71'	45.92'	N 55°28'34" E	54°40'26"
C3	200.00'	106.64'	105.38'	S 81°54'42" E	30°33'01"
C4	212.00'	153.02'	149.72'	S 87°18'49" E	41°21'16"
C5	325.00'	168.07'	166.21'	N 57°11'37" E	29°37'50"
C6	60.00'	50.30'	48.84'	N 65°23'42" E	48°01'59"
C7	80.00'	84.28'	80.44'	S 59°24'28" E	60°21'41"
C8	260.00'	89.76'	89.31'	S 39°07'02" E	19°46'49"
C9	412.39'	262.72'	258.30'	S 30°45'24" E	36°30'04"

LINE	BEARING	DISTANCE
L1	N 87°57'45" E	54.42'
L2	N 28°08'21" E	203.24'
L3	N 82°48'48" E	49.97'
L4	S 66°38'11" E	27.74'
L5	N 72°00'32" E	37.24'
L6	N 42°22'42" E	19.98'
L7	S 89°35'19" E	71.58'
L8	S 89°35'19" E	60.57'
L9	S 29°13'37" E	117.80'
L10	S 49°00'26" E	66.14'

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 54 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 33; THENCE, ON THE WEST LINE OF SAID SOUTHEAST QUARTER, N11°04'24"E FOR A DISTANCE OF 71.33 FEET; THENCE, ALONG THE CENTERLINE OF AN EXISTING CANAL LATERAL, N87°57'45"E FOR A DISTANCE OF 54.42 FEET; THENCE, ALONG A 100.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 59°49'23", CHORD BEING N58°03'03"E FOR A DISTANCE OF 99.73 FEET; FOR AN ARC DISTANCE OF 104.41 FEET; THENCE, N28°08'21"E FOR A DISTANCE OF 203.24 FEET; THENCE, ALONG A 50.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 54°40'26", CHORD BEING N55°28'34"E FOR A DISTANCE OF 45.92 FEET; FOR AN ARC DISTANCE OF 47.71 FEET; THENCE, N82°48'48"E FOR A DISTANCE OF 49.97 FEET; THENCE, ALONG A 200.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 30°33'01", CHORD BEING S81°54'42"E FOR A DISTANCE OF 106.64 FEET; THENCE, ALONG A 212.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 41°21'16", CHORD BEING S87°18'49"E FOR A DISTANCE OF 149.72 FEET; THENCE, ALONG A 325.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 29°37'50", CHORD BEING N57°11'37"E FOR A DISTANCE OF 166.21 FEET; THENCE, ALONG A 60.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 48°01'59", CHORD BEING N66°23'42"E FOR A DISTANCE OF 48.84 FEET; FOR AN ARC DISTANCE OF 50.30 FEET; THENCE, S89°35'19"E FOR A DISTANCE OF 71.58 FEET; THENCE, S89°35'19"E FOR A DISTANCE OF 60.57 FEET; THENCE, ALONG A 80.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 60°21'41", CHORD BEING S59°24'28"E FOR A DISTANCE OF 80.44 FEET; FOR AN ARC DISTANCE OF 89.31 FEET; THENCE, S39°07'02"E FOR A DISTANCE OF 89.31 FEET; THENCE, S49°00'26"E FOR A DISTANCE OF 66.14 FEET; THENCE, ALONG A 412.39 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 36°30'04", CHORD BEING S30°45'24"E FOR A DISTANCE OF 258.30 FEET; TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION, BEING AN ARC DISTANCE OF 262.72 FEET; THENCE, DEPARTING FROM SAID CENTERLINE, ALONG SAID SOUTH LINE, N88°17'36"W FOR A DISTANCE OF 1346.54 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 9.30 ACRES, MORE OR LESS, OF WHICH 1.01 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.



SCALE 1"=160'

LEGEND

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

CORNER TIES:

- S4 CORNER 33-23-54
- FOUND 3/4" REBAR
- S18.77 SPIKE FENCE CORNER
- SSE 21.72' TO TELE RISER
- NE 70.92' TO SPIKE POWER POLE
- N 44.50' TO SPIKE FENCE CORNER
- NW 53.92' TO SPIKE FENCE POST

FINAL PLAT

TRACTS 1, AND 2, PRICKETT SUBDIVISION

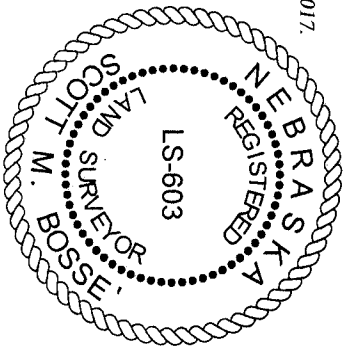
IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

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 160 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 14th day of June, 2017.

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 33, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, 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: TRACTS 1, AND 2, PRICKETT SUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, TRACTS 1, AND 2, PRICKETT SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

JACK K. PRICKETT

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JACK K. PRICKETT, 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 14 DAY OF June, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



APPROVAL AND ACCEPTANCE:

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

THIS 13 DAY OF June, 2017.

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

THIS 19 DAY OF June, 2017.

CHAIRMAN

[Signature]

ATTEST: COUNTY CLERK

[Signature: Vera Dulaney]

