



2018-4213

COMPUTER CH
PICTURED
IMAGED

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 9-19-18 Time 10:09 AM
INST. 2018 4213

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES _____
FILED BY _____ PD _____ CHG _____ RET _____
DATE 9-22-18 BY CH FILED
TOWN 22N RANGE 54W
R.P. M.C. Schaff
REMARKS OFFICE USE

FINAL PLAT

LOT 1, BLOCK 1 WESTERN ADDITION

SITUATED IN THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 22 NORTH, RANGE 54 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

NORTHEAST CORNER OF
THE WEST HALF OF THE
SOUTHWEST QUARTER OF
Section 19, T22N-R54W
-Point located by record distances
-No monument found,
corner for reference only

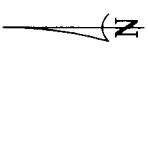
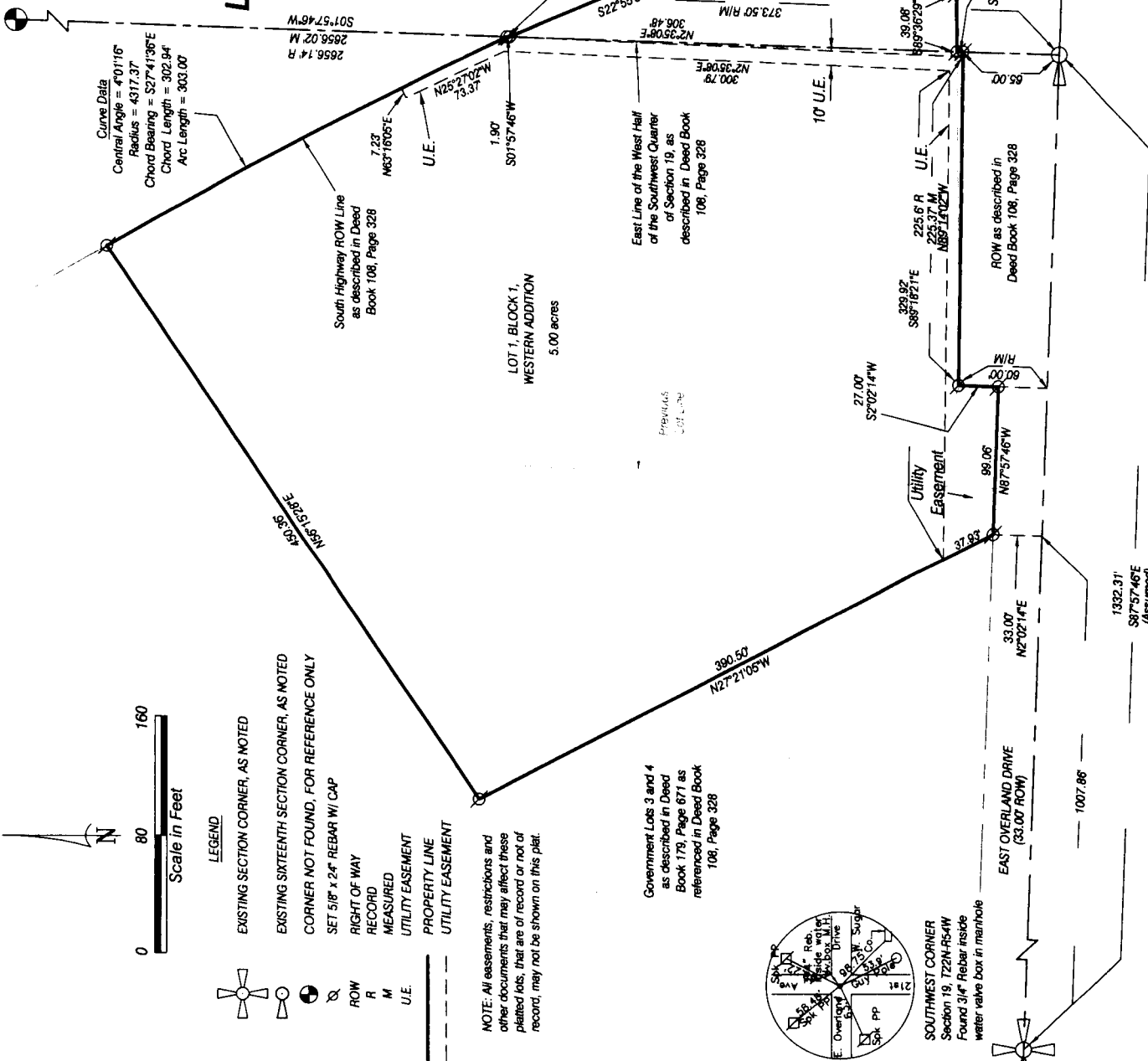
Curve Data
Central Angle = 40°11'16"
Radius = 4317.37
Chord Bearing = S27°41'36"E
Chord Length = 302.94'
Arc Length = 303.00'

South Highway ROW Line
as described in Deed
Book 108, Page 328

LOT 1, BLOCK 1,
WESTERN ADDITION
5.00 acres

East Line of the West Half
of the Southwest Quarter
of Section 19, as
described in Deed Book
108, Page 328

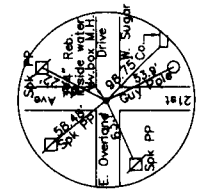
SOUTHEAST CORNER OF
THE WEST HALF OF THE
SOUTHWEST QUARTER OF
Section 19, T22N-R54W
Found "X" in Concrete



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - CORNER NOT FOUND, FOR REFERENCE ONLY
 - SET 5/8" x 24" REBAR W/ CAP
 - RIGHT OF WAY
 - RECORD
 - MEASURED
 - UTILITY EASEMENT
 - PROPERTY LINE
 - UTILITY EASEMENT

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

Government Lots 3 and 4 as described in Deed Book 178, Page 671 as referenced in Deed Book 108, Page 328



SOUTHWEST CORNER
Section 19, T22N-R54W
Found 3/4" Rebar inside
water valve box in northeast

JOB# RW180221-00

LOT 1, BLOCK 1,
WESTERN ADDITION
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

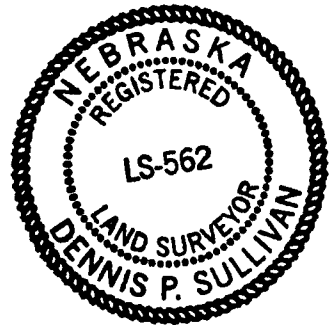
I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of a Tract of land situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of Section 19, thence easterly on the south line of the Southwest Quarter of Section 19, on an assumed bearing of S87°57'46"E, a distance of 1007.86 feet, thence bearing N02°02'14"E, a distance of 33.00 feet, to the point of intersection with the north 33 foot right of way line of East Overland Drive, and the middle of a driveway, said point being the Point of Beginning, thence bearing N27°21'05"W, a distance of 390.50 feet, thence bearing N56°15'28"E, a distance of 450.36 feet, to the point of intersection with the south right of way line of U.S. Highway 26, as described in Deed Book 108, Page 328, and the point of intersection with a non-tangent curve to the right, said curve having a central angle of 4°01'16", a radius of 4317.37 feet, a chord bearing of S27°41'36"E and a chord length of 302.94 feet, thence southeasterly on the arc of said right of way line, a distance of 303.00 feet, to the point of intersection with the east line of the west half of the Southwest Quarter Section 19, and a point being 373.50 feet (Record and Measured) north of the section corner as described in Deed Book 108, Page 328, thence southerly on said quarter section line, bearing S01°57'46"W, a distance of 1.90 feet, to the point of intersection with a tract of land as described in Deed Book 192, Page 85, said line also being the south right of way line of U.S. Highway 26, thence southeasterly on the north line of said tract and said south right of way line, bearing S22°55'32"E, a distance of 164.92 feet, thence southwesterly on the east line of said tract and U.S. Highway 26 right of way, bearing S13°18'40"W, a distance of 154.27 feet, (record and measured), to the point of intersection with the north line of highway right of way as described in Deed Book 108, Page 328, thence bearing S89°36'29"W, a distance of 39.08 feet, to the point of intersection with the east line of the west half of the Southwest Quarter of Section 19, thence southerly on said quarter section line, bearing S01°57'46"W, a distance of 4.13 feet, and the point of intersection with the north right of way line of U.S. Highway 26 Right of Way as described in Deed Book 108, Page 328, thence northwesterly on said right of way line, bearing N89°14'02"W, a distance of 225.37 feet measured (225.6 feet record), thence southerly on said right of way line, bearing S02°02'14"W, a distance of 27.00 feet, to the point of intersection with the north 33 foot right of way line of East Overland Drive, thence bearing N87°57'46"W, a distance of 99.06 feet, to the Point of Beginning, said tract containing an area of 5.00 Acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 80 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF August, 2018.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562



OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 22 North, Range 54 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 such real estate to be platted as LOT 1, BLOCK 1, WESTERN ADDITION to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

We hereby dedicate the easements shown for the use and benefit of the public.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.
Dated this 17 day of September, 2018.

Owner:
A.E. Staley Manufacturing Co / Western Sugar


By: Jerry Darnell, Vice President of Agriculture

LOT 1, BLOCK 1,
WESTERN ADDITION
SCOTTSBLUFF, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Jerry Darnell, Vice President of Agriculture for A. E. Staley Manufacturing Corporation / Western Sugar 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 his voluntary act and deed and the voluntary act and deed of the A. E. Staley Manufacturing Corporation / Western Sugar.

WITNESS MY HAND AND SEAL THIS 17 DAY OF September, 2018.

Vicki E. Weber
Notary Public

My Commission Expires 09-02-22



APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 1, WESTERN ADDITION to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in the Southwest Quarter of the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska,

by resolution duly passed this 17 day of September, 2018.

Randy Meiringer
Randy Meiringer, Mayor

ATTEST:

Kimberley Wright
City Clerk

