

2019-5279

RECORDED  
SCOTTS BLUFF COUNTY, NE

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PICTURED C  
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Date 12/16/19 Time 11:45AM  
**Inst.** 2019 5279  
*Jean A. Bauer*

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FEES 28.00 PD CHG - RET  
TOTAL 28.00  
RTD'D City of Mitchell  
RET OFFICE USE ONLY

REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

BLOCK 4,  
WESTERN SUGAR SUBDIVISION,  
SCOTTS BLUFF COUNTY, NE  
SHEET 2 OF 3

LEGAL DESCRIPTION

I, Gregg M. Schilz, a Nebraska Registered Land Surveyor hereby certify that I, or under my direct supervision, have surveyed and located the corners of BLOCK 4, WESTERN SUGAR SUBDIVISION, situated in the Southeast Quarter of Section 21, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska more particularly described as follows:

Commencing at the East Quarter Corner of Section 21, thence southerly on the east line of the Southeast Quarter of Section 21, on an assumed bearing of S01°49'04"W, a distance of 38.80 feet, thence bearing N87°47'16"W, on a line parallel with the north line of the Southeast Quarter of Section 21, a distance of 33.00 feet, to the point of intersection with the west right of way line of Highway 29 / 19th Avenue, said point also being the Point of Beginning, thence continuing westerly on the last described course, a distance of 112.22 feet, to the point of intersection with a tangent curve to the left, said curve having a central angle of 38°57'33", a radius of 253.49 feet, a chord bearing of S72°43'58"W, and a chord distance of 169.06, thence southwesterly on the arc of said curve, a distance of 172.36 feet to the point of intersection with a tangent curve to the right, said curve having a central angle of 31°35'48", a radius of 1637.18 feet, a chord bearing of S69°03'06"W and a chord length of 891.45 feet, thence westerly on the arc of said curve, a distance of 902.85 feet, thence bearing S85°54'00"W, a distance of 151.86 feet, to the point of intersection with the east line of Block 2, Western Sugar Subdivision, as described in Instrument Number 2007-2879, thence southerly on said east line, bearing S01°38'54"W, a distance of 530.52 feet to the point of intersection with the north line of Block 3, Western Sugar Subdivision as described in Instrument Number 2013-2247, thence southeasterly on said north line, bearing S69°19'21"E, a distance of 223.67 feet, thence bearing S01°26'57"E, on the east line of Block 3, Western Sugar Subdivision, a distance of 121.90 feet, to the point of intersection with the north 50 foot right of way line of the Enterprise Irrigation Canal, as surveyed, thence bearing N81°45'37"E, on said north right of way line, a distance of 110.33 feet, to the point of intersection with a non-tangent curve to the left, said curve having a central angle of 50°50'54", a radius of 300.11 feet, a chord bearing of N56°20'09"E and a chord distance of 257.68 feet, thence northeasterly on the arc of said curve and said north right of way line, a distance of 266.34 feet, thence bearing N42°55'51"E, on said north right of way line, a distance of 563.80 feet, thence bearing N42°09'15"E, on said north right of way line, a distance of 486.32 feet, to the point of intersection with the west right of way line of Highway 29 / 19th Avenue, thence bearing N00°02'07"W, on said west right of way line, a distance of 19.09 feet, thence bearing N40°15'18"E, on said west right of way line, a distance of 34.58 feet, thence bearing N01°49'04"E on said west right of way line, a distance of 129.17 feet, to the Point of Beginning, said tract of land containing an area of 15.46 acres, more or less.

AND said Tract to have access to Highway 29 / 19th Avenue by a 20 foot wide access and utility easement abutting the north line of Block 4, Western Sugar Subdivision, extending from the west right of way line of Highway 29 / 19th Avenue to the east line of Block 2, Western Sugar Subdivision.

That the accompanying plat is a true delineation of said survey drawn to a scale 200 feet to the inch. That all dimensions are in feet and decimals. That each lot and block have its own number. 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 13<sup>th</sup> day of SEPTEMBER, 2019.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

  
Gregg M. Schilz, Nebraska Registered Land Surveyor, L.S. 785



BLOCK 4,  
WESTERN SUGAR SUBDIVISION,  
SCOTTS BLUFF COUNTY, NE  
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned being the owners of a Tract of land, situated in the Southeast Quarter of Section 21, Township 23 North, Range 56 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 BLOCK 4, WESTERN SUGAR SUBDIVISION, situated in the Southeast Quarter of Section 21, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the easements shown on the plat for the benefit and use of Block 4, Western Sugar Subdivision, and the public as shown on the final drawing.

DATED THIS 13<sup>th</sup> DAY OF Sept, 2019.

BY: [Signature]  
Shain P. Shimic, Husband

By: [Signature]  
Jana Lynn Shimic, Wife

ACKNOWLEDGMENT

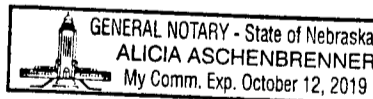
STATE OF NEBRASKA )  
COUNTY OF SCOTTSBLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Shain P. Shimic and Jana Lynn Shimic, Husband and Wife, 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 NOTARIES SEAL THIS 13<sup>th</sup> DAY OF Sept, 2019.

[Signature]  
Notary Public

My Commission Expires: Oct 12, 2019



APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 4, WESTERN SUGAR SUBDIVISION, situated in the Southeast Quarter of Section 21, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of the City of Mitchell, Scotts Bluff County, Nebraska, by resolution dated this 10<sup>th</sup> day of December 2019.

[Signature]  
Mayor

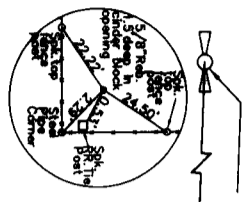
Attest: [Signature]  
City Clerk



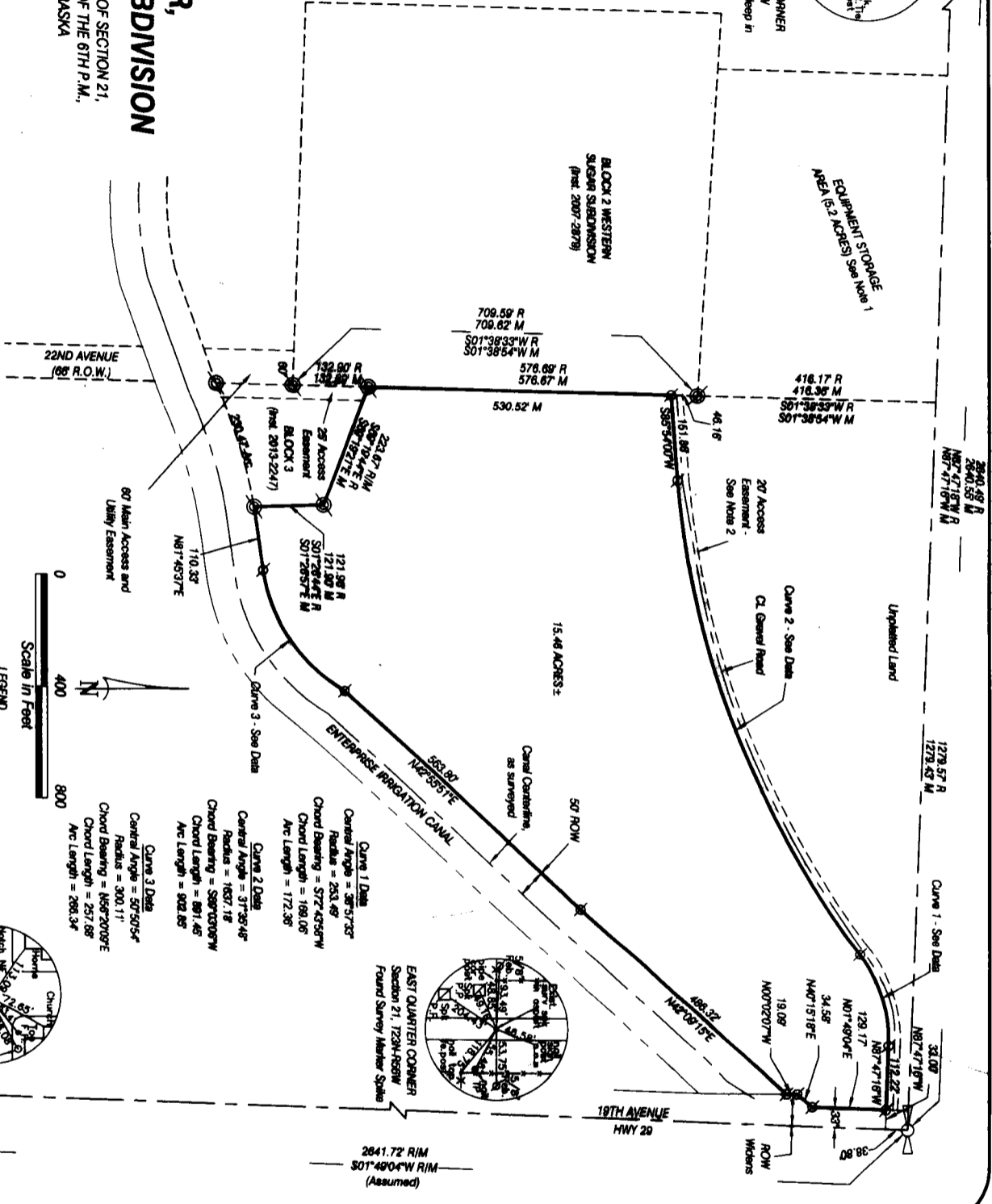
# FINAL PLAT

## BLOCK FOUR, WESTERN SUGAR SUBDIVISION

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA

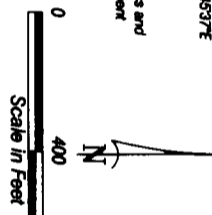


CENTER QUARTER CORNER  
Section 21, T23N-R56W  
Found 5/8" Rebar 1.5 deep in  
center block opening



**Notes:**

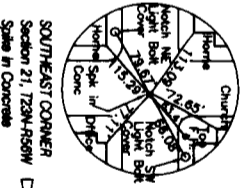
- Note 6 on Instrument 2013-2241: Equipment storage area, coal storage area with access road, and best pile storage area shown on accompanying plat are for the use of owners of Block Two, until termination of agreement for use.
- Access to Highway 20 / 19th Avenue is made by a 20 foot wide access and utility easement abutting the north line of Block 4, Western Sugar Subdivision, extending from the west right of way line of Highway 20 / 19th Avenue to the east line of Block 2, Western Sugar Subdivision.



**LEGEND**

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- SET 5/8" x 24" REBAR
- EASEMENTS, AS NOTED
- ROW RIGHT OF WAY

JO98 RM19271-00  
Revised 11-21-19 Hwy 92/29



SOUTHEAST CORNER  
Section 21, T23N-R56W  
Spikes in Concrete