

2020-605

COMPUTER CSA
PICTURED CSA
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 2-6-20 Time 12:27pm

Inst. 2020 605
Jean A. Bauer

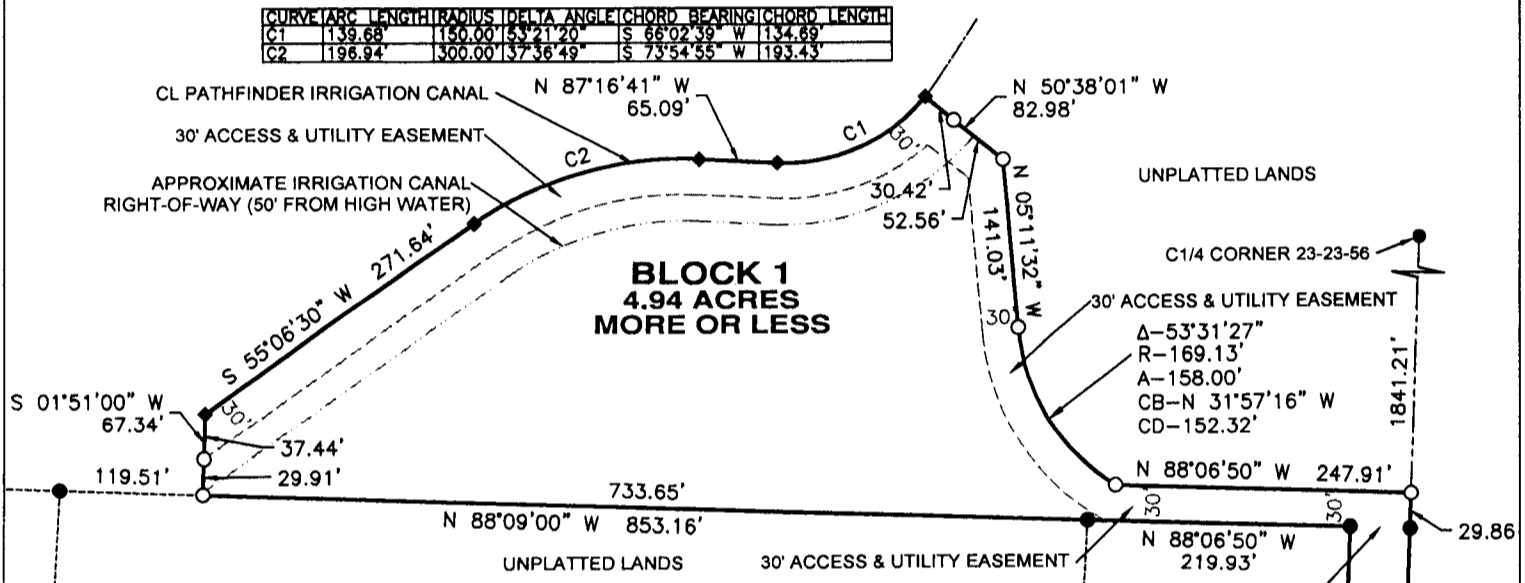
NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG RET _____
TOTAL 16.00
REC'D City of Mitchell
RET For Office Use

REGISTER OF DEEDS

FINAL PLAT BLOCK 1, SCHAEFFER SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56
WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	139.68'	150.00'	53°21'20"	S 66°02'39" W	134.69'
C2	196.94'	300.00'	37°36'49"	S 73°54'55" W	193.43'



**BLOCK 1
4.94 ACRES
MORE OR LESS**

SURVEYOR NOTES:

- THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

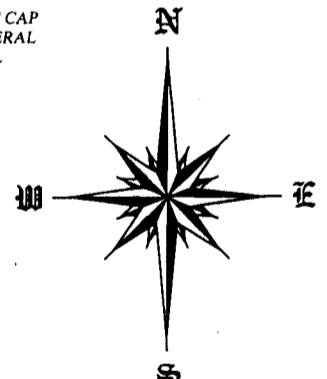
CORNER TIES:

S1/4 CORNER 23-23-56 FOUND 5/8" REBAR SE 40.27' TO SPIKE WOOD POST SW 58.40' TO SPIKE POWER POLE NW 59.56' TO FENCE CORNER N 31.91' TO SPIKE FENCE CORNER

C1/4 CORNER 23-23-56 FOUND 5/8" REBAR W/PVC CAP ENE 27.54' "X" CONC. LATERAL ESE 24.66' CONC. LATERAL

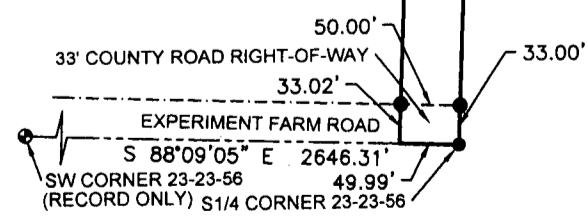
LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, N01°50'35"E FOR A DISTANCE OF 801.23 FEET; THENCE, N88°06'50"W FOR A DISTANCE OF 247.91 FEET; THENCE, ALONG A 169.13 RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 53°31'27", CHORD BEING N31°57'16"W FOR 152.32 FEET, FOR AN ARC DISTANCE OF 158.00 FEET; THENCE, N05°11'32"W FOR A DISTANCE OF 141.03 FEET; THENCE, N50°38'01"W TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE PATHFINDER IRRIGATION CANAL, BEING A DISTANCE OF 82.98 FEET; THENCE, FOLLOWING SAID CENTERLINE, ALONG A 150.00 RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 53°21'20", CHORD BEING S66°02'39"W FOR 134.69 FEET, FOR AN ARC DISTANCE OF 139.68 FEET; THENCE, N87°16'41"W FOR A DISTANCE OF 65.09 FEET; THENCE, ALONG A 300.00 RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 37°36'49", CHORD BEING S73°54'55"W FOR 193.43 FEET, FOR AN ARC DISTANCE OF 196.94 FEET; THENCE, S55°06'30"W FOR A DISTANCE OF 271.64 FEET; THENCE, DEPARTING SAID CENTERLINE, S01°51'00"W FOR A DISTANCE OF 67.34 FEET; THENCE, S88°09'00"E TO THE NORTHWEST CORNER OF BLOCK 1, CONVERSE SUBDIVISION AS PLATTED, BEING A DISTANCE OF 733.65 FEET; THENCE, ALONG THE NORTH LINE OF SAID BLOCK 1, CONVERSE SUBDIVISION, S88°06'50"E TO THE NORTHEAST CORNER OF SAID BLOCK 1, CONVERSE SUBDIVISION, BEING A DISTANCE OF 219.93 FEET; THENCE, ALONG THE EAST LINE OF SAID BLOCK 1, CONVERSE SUBDIVISION, S01°49'33"W TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 23, BEING A DISTANCE OF 771.26 FEET; THENCE, ALONG SAID SOUTH LINE, S88°09'05"E FOR A DISTANCE OF 49.99 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.94 ACRES, MORE OR LESS.



SCALE 1"=160'

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

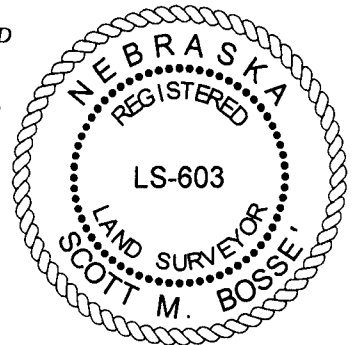


FINAL PLAT BLOCK 1, SCHAEFFER SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 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 BLOCK 1, SCHAEFFER SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA AS 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 18TH day of DECEMBER, 2019.


Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

OWNER'S & DEDICATION STATEMENT:

I, THE UNDERSIGNED, BEING THE OWNER OF PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: BLOCK 1, SCHAEFFER SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER, AND I HEREBY DEDICATE THE RIGHT-OF-WAY AND UTILITY EASEMENT AS SHOWN ON THE FORGOING PLAT FOR THE USE AND BENEFIT OF THE ADJOINING OWNER AND PATHFINDER IRRIGATION.

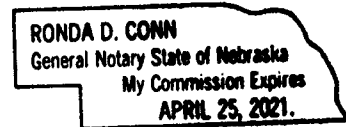

KAREN SCHAEFFER LIVING TRUST,
KAREN A. SCHULZ, TRUSTEE

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME KAREN A SHULZ, TRUSTEE OF THE KAREN SCHAEFFER LIVING TRUST, TO ME KNOWN TO BE THE IDENTICAL PERSONS 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 7th DAY OF January, 2020.




NOTARY PUBLIC

MY COMMISSION EXPIRES: April 25, 2021

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF BLOCK 1, SCHAEFFER SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF MITCHELL, SCOTTS BLUFF COUNTY, NEBRASKA, BY ORDINANCE NO. _____, DATED THIS 7th DAY OF January, 2019.


PLANNING COMMISSION CHAIRMAN



APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF BLOCK 1, SCHAEFFER SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 23, 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 ORDINANCE NO. _____, DATED THIS 7th DAY OF January, 2020.


DAVE CURTIS, MAYOR

ATTEST: 
RHONDA D. HRASKY, CITY CLERK

SHEET 2 OF 2	PROJECT: SCHAEFFER SUB 23-23-56 KAREN A. SCHULZ MITCHELL, NEBRASKA	ACCUSTAR SURVEYING 30601 COUNTY ROAD 17 PHONE: (308) 623-0197	Scale: 1"=160'
	MITCHELL, NE 69357 CELL: (308) 631-0737		Date: NOVEMBER 18, 2019
			Drawn By: SHB
			REVISED: