

2021-1036

RECORDED
SCOTTS BLUFF COUNTY, NE

COMPUTER EJL
PICTURED _____
IMAGED _____

Date 3.3.21 Time 8:38 AM
Inst. 2021 1036
Jean A. Bauer

NUM PAGES 5
EXCISE TAX _____ PD _____ CHG _____ DET _____
Fees 34.00 FC _____ CFC - NET _____
TOTAL 34.00
Folio _____
REMARKS Sub City Bldg & Zoning

REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT OF
LOTS 1-3 ROSS RURAL SUBDIVISION,
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M.
 ALSO BEING IN SCOTT'S BLUFF COUNTY NEBRASKA.

ROSS RURAL SUBDIVISION PROPERTY DESCRIPTION (EXTERIOR BOUNDARY)

A PARCEL OF LAND DESCRIBED BELOW AS LOT 1-3, ROSS RURAL SUBDIVISION, CONTAINING 20.42 ACRES, MORE OR LESS, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTT'S BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 79°46'48" EAST, A DISTANCE OF 1341.03 FEET, TO THE WEST SIXTEENTH CORNER OF SECTION 34, THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'18" WEST, A DISTANCE OF 413.24 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED AT INSTRUMENT NUMBER 2016-26, OF THE SCOTT'S BLUFF COUNTY RECORDS AND MORE OR LESS TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'18" WEST, A DISTANCE OF 1754.13 FEET, TO THE SOUTHEAST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2013-6477, OF THE SCOTT'S BLUFF COUNTY RECORDS;

THENCE ALONG THE SOUTH AND WEST PROPERTY LINES OF SAID PROPERTY AT INSTRUMENT NUMBER 2013-6477, THE FOLLOWING (7) COURSES:

1. NORTH 82°03'32" WEST, A DISTANCE OF 79.75 FEET;
2. NORTH 62°34'54" WEST, A DISTANCE OF 60.65 FEET;
3. NORTH 38°58'40" WEST, A DISTANCE OF 501.86 FEET;
4. NORTH 14°05'56" WEST, A DISTANCE OF 420.62 FEET;
5. NORTH 00°08'39" EAST, A DISTANCE OF 279.94 FEET;
6. NORTH 06°33'44" EAST, A DISTANCE OF 186.53 FEET;
7. NORTH 34°59'59" EAST, A DISTANCE OF 95.68 FEET;

THENCE DEPARTING SAID PROPERTY LINES DESCRIBED AT INSTRUMENT NUMBER 2013-6477, NORTH 44°19'54" EAST, A DISTANCE OF 254.73 FEET, TO A POINT ON AN EXISTING WOOD SPLIT RAIL FENCE, THENCE ALONG SAID SPLIT RAIL FENCE, THE FOLLOWING (5) COURSES:

1. NORTH 35°22'23" EAST, A DISTANCE OF 95.16 FEET;
2. NORTH 17°40'12" EAST, A DISTANCE OF 23.01 FEET;
3. NORTH 14°13'22" WEST, A DISTANCE OF 30.05 FEET;
4. NORTH 31°09'41" WEST, A DISTANCE OF 90.04 FEET;
5. NORTH 60°43'39" WEST, A DISTANCE OF 129.64 FEET, TO A POINT OF THE WEST PROPERTY LINE OF THE PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2013-6477 OF THE SCOTT'S BLUFF COUNTY RECORDS;

THENCE ALONG SAID WEST LINE, NORTH 25°54'11" WEST, A DISTANCE OF 98.16 FEET, TO THE SOUTHWEST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2011-3567, OF THE SCOTT'S BLUFF COUNTY RECORDS.

THENCE ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2011-3567, SOUTH 79°49'53" EAST, A DISTANCE OF 404.32 FEET, TO THE SOUTHWEST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-26, OF THE SCOTT'S BLUFF COUNTY RECORDS.

THENCE ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-26, SOUTH 82°04'17" EAST, A DISTANCE OF 197.19 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 20.42 ACRES, MORE OR LESS.

Sheet Revisions

Date	Description	Number
01-18-21	FIELD SURVEY	1
01-18-21	DRAFTED SURVEY	2
01-21-21	FINALIZED SURVEY	3



Wildcat Surveying
 307 Church Street
 Humboldt NE 68346
 Phone: 308-279-2072
 www.wildcatsurveying.com

Land Survey

Title Sheet	
Wildcat Project Number: 296-01-2021	1 of 4
Project Location: Scotts Bluff County Nebraska	Sheet No. 1
CLIENT: T. ROSS	Project Code: 296
Project Code: 296	Last Mod. Date: 1-21-2021

SURVEY NOTES

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY WILDCAT SURVEYING NO ABSTRACT, CURRENT TITLE COMMITMENT NO OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO WILDCAT SURVEYING IN THE CREATION OF THIS SURVEY.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF SOUTH 79°46'48" EAST, A DISTANCE OF 1341.03 FEET, AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN), SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2900.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY, BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

6. THIS SURVEY DOES NOT REPRESENT AN ALTA/NSPS LAND TITLE SURVEY.

7. THIS SURVEY DOES NOT REFLECT A SEARCH OR DOES IT DEPICT ANY UNDERGROUND UTILITIES OR SUBSURFACE CONFLICTS THAT MAY ARISE.

8. THE 25' ACCESS AND UTILITY EASEMENT SHOWN HERE ON WITHIN LOTS 1-3, ROSS RURAL SUBDIVISION, IS HEREBY CREATED BASED ON THE APPROVAL OF THIS SURVEY BY SCOTT'S BLUFF COUNTY SAID EASEMENT AS SHOWN HERE ON IS FOR THE BENEFIT OF LOTS 1-3, ROSS RURAL SUBDIVISION, SEE HOME OWNERS AGREEMENT RECORDED BY SEPARATE DOCUMENT FOR ROAD MAINTENANCE DETAILS. THIS EASEMENT WILL BE FOR A PRIVATE ROAD FOR ACCESS TO THE 3 PROPERTIES. PLEASE NOTE THAT AS OF THE DATE OF THIS SURVEY THE ROAD HAS NOT BEEN CONSTRUCTED WITHIN THE DEPICTED EASEMENT.

9. THE 20' NON EXCLUSIVE UTILITY EASEMENT SHOWN HERE ON WITHIN LOTS 1-3, ROSS RURAL SUBDIVISION, IS HEREBY CREATED BASED ON THE APPROVAL OF THIS SURVEY BY SCOTT'S BLUFF COUNTY, SAID EASEMENT AS SHOWN HERE ON IS FOR THE BENEFIT OF OF LOTS 1-3, ROSS RURAL SUBDIVISION, THIS EASEMENT WILL BE FOR EXISTING AND FUTURE UTILITIES. PLEASE NOTE THAT AS OF THE DATE OF THIS SURVEY THAT ONLY A POWER LINE EXISTS WITHIN LOTS 1 AND 2.

10. WILDCAT SURVEYING IS NOT RESPONSIBLE FOR HOW AND OR WHERE THIS SURVEY IS RECORDED IN THE SCOTT'S BLUFF COUNTY REGISTER OF DEEDS OFFICE. THIS SURVEY WILL BE DEPOSITED IN THE NEBRASKA STATE SURVEYORS REPOSITORY AND IN THE SCOTT'S BLUFF COUNTY SURVEYORS OFFICE. MEETING ALL STATE REQUIREMENTS FOR DEPOSITING OF THE SURVEY. ANY ISSUES DUE TO DELAYED RECORDING, REJECTION OF DOCUMENTS, OR INDEXING ISSUES BY THE SCOTT'S BLUFF COUNTY REGISTER OF DEEDS OFFICE IS NOT THE RESPONSIBILITY OF WILDCAT SURVEYING. ANY ISSUES THAT ARISE BASED ON COMMENTS MADE BY THE SCOTT'S BLUFF COUNTY REGISTER OF DEEDS OFFICE IN REFERENCE TO THIS SURVEY, PLEASE CONTACT WILDCAT SURVEYING DIRECTLY BY EMAIL ONLY AT CGILBERT@WILDCATSURVEYING.COM.

SURVEYORS CERTIFICATE

I, CARL JOHN GILBERT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTT'S BLUFF COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 21ST DAY OF JANUARY, 2021.

CG Gilbert

CARL JOHN GILBERT
 NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
 FOR AND ON BEHALF OF WILDCAT SURVEYING
 307 CHURCH STREET
 HUMBOLDT, NE 68346
 PHONE: 308-279-2072

1-21-2021

upd

FINAL PLAT OF
LOTS 1-3 ROSS RURAL SUBDIVISION,
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M.,
 ALSO BEING IN SCOTTS BLUFF COUNTY NEBRASKA.

LOT 1, ROSS RURAL SUBDIVISION PROPERTY DESCRIPTION

A LOT 1, ROSS RURAL SUBDIVISION, CONTAINING 5.67 ACRES, MORE OR LESS, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 79°46'48" EAST, A DISTANCE OF 1341.03 FEET, TO THE WEST SIXTEENTH CORNER OF SECTION 34, THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'16" WEST, A DISTANCE OF 413.44 FEET, TO THE SOUTHEAST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-26 OF THE SCOTTS BLUFF COUNTY RECORDS AND MORE OR LESS TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'16" WEST, A DISTANCE OF 416.13 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 86°12'34" WEST, A DISTANCE OF 282.23 FEET;

THENCE SOUTH 61°05'32" EAST, A DISTANCE OF 130.54 FEET;

THENCE SOUTH 83°55'04" WEST, A DISTANCE OF 232.41 FEET, TO A POINT ON THE WEST LINE OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2013-6477.

THENCE ALONG SAID WEST LINE, NORTH 06°33'44" EAST, A DISTANCE OF 36.89 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 34°58'59" EAST, A DISTANCE OF 96.88 FEET;

THENCE DEPARTING SAID PROPERTY LINES DESCRIBED AT INSTRUMENT NUMBER 2013-6477, NORTH 44°19'54" EAST, A DISTANCE OF 254.73 FEET, TO A POINT ON AN EXISTING WOOD SPLIT RAIL FENCE.

THENCE ALONG SAID SPLIT RAIL FENCE, THE FOLLOWING (5) COURSES:


1. NORTH 35°22'23" EAST, A DISTANCE OF 85.16 FEET;
2. NORTH 17°40'17" EAST, A DISTANCE OF 25.01 FEET;
3. NORTH 14°13'27" WEST, A DISTANCE OF 30.05 FEET;
4. NORTH 31°09'41" WEST, A DISTANCE OF 90.04 FEET;
5. NORTH 60°43'39" WEST, A DISTANCE OF 129.64 FEET, TO A POINT OF THE WEST PROPERTY LINE OF THE PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2013-6477 OF THE SCOTTS BLUFF COUNTY RECORDS.


THENCE ALONG SAID WEST LINE, NORTH 25°54'11" WEST, A DISTANCE OF 98.16 FEET, TO THE SOUTHWEST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2011-3567, OF THE SCOTTS BLUFF COUNTY RECORDS.

THENCE THE SOUTH LINE OF SAID PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2011-3567, SOUTH 79°45'53" EAST, A DISTANCE OF 404.32 FEET, TO THE SOUTHWEST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-26 OF THE SCOTTS BLUFF COUNTY RECORDS.

THENCE ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-26, SOUTH 82°04'17" EAST, A DISTANCE OF 197.19 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 5.67 ACRES, MORE OR LESS.

1-21-2021


Sheet Revisions			Land Survey	
Date	Description		Title Sheet	
01-15-21	FIELD SURVEY		Wickal Project Number: 296-01-2021	
01-18-21	DRAFTED SURVEY		Project Location: Scotts Bluff County Nebraska	
01-21-21	FINALIZED SURVEY	307 Chilton Street Harrison NE 68345 Phone: 308-275-2072 www.wickalsurveying.com	CLIENT: T. ROSS	
		Project Code: 296-01-2021	Project Code: 296-01-2021	Project Code: 296-01-2021

LOT 2, ROSS RURAL SUBDIVISION PROPERTY DESCRIPTION

A LOT 2, ROSS RURAL SUBDIVISION, CONTAINING 4.40 ACRES, MORE OR LESS, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 79°46'48" EAST, A DISTANCE OF 1341.03 FEET, TO THE WEST SIXTEENTH CORNER OF SECTION 34, THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'16" WEST, A DISTANCE OF 413.44 FEET, TO THE SOUTHEAST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-26 OF THE SCOTTS BLUFF COUNTY RECORDS, THENCE CONTINUING ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'16" WEST, A DISTANCE OF 416.13 FEET, AND MORE OR LESS TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'16" WEST, A DISTANCE OF 178.45 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 58°25'45" WEST, A DISTANCE OF 365.35 FEET;

THENCE SOUTH 88°31'09" WEST, A DISTANCE OF 320.17 FEET, TO A POINT ON THE WEST LINE OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2013-6477.

THENCE ALONG SAID WEST LINE, NORTH 06°33'44" EAST, A DISTANCE OF 159.91 FEET;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 06°33'44" EAST, A DISTANCE OF 149.64 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 83°55'04" EAST, A DISTANCE OF 232.41 FEET;

THENCE NORTH 61°05'32" EAST, A DISTANCE OF 130.54 FEET;

THENCE SOUTH 86°12'34" EAST, A DISTANCE OF 282.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.40 ACRES, MORE OR LESS.

LOT 3, ROSS RURAL SUBDIVISION PROPERTY DESCRIPTION

A LOT 3, ROSS RURAL SUBDIVISION, CONTAINING 10.35 ACRES, MORE OR LESS, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 79°46'48" EAST, A DISTANCE OF 1341.03 FEET, TO THE WEST SIXTEENTH CORNER OF SECTION 34, THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'16" WEST, A DISTANCE OF 413.44 FEET, TO THE SOUTHEAST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-26 OF THE SCOTTS BLUFF COUNTY RECORDS, THENCE CONTINUING ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'16" WEST, A DISTANCE OF 594.58 FEET, AND MORE OR LESS TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34, SOUTH 04°01'16" WEST, A DISTANCE OF 1159.55 FEET, TO THE SOUTHEAST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2013-6477, OF THE SCOTTS BLUFF COUNTY RECORDS.

THENCE ALONG THE SOUTH AND WEST PROPERTY LINES OF SAID PROPERTY AT INSTRUMENT NUMBER 2013-6477, THE FOLLOWING (7) COURSES:

1. NORTH 82°03'37" WEST, A DISTANCE OF 79.75 FEET;
2. NORTH 62°34'54" WEST, A DISTANCE OF 60.65 FEET;
3. NORTH 38°58'40" WEST, A DISTANCE OF 501.86 FEET;
4. NORTH 14°05'56" WEST, A DISTANCE OF 420.62 FEET;
5. NORTH 00°08'09" EAST, A DISTANCE OF 120.03 FEET;

THENCE DEPARTING SAID SOUTH AND WEST PROPERTY LINES DESCRIBED AT INSTRUMENT NUMBER 2013-6477, NORTH 83°31'09" EAST, A DISTANCE OF 320.72 FEET;

THENCE NORTH 58°25'45" EAST, A DISTANCE OF 365.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 10.35 ACRES, MORE OR LESS.

POINT OF COMMENCEMENT

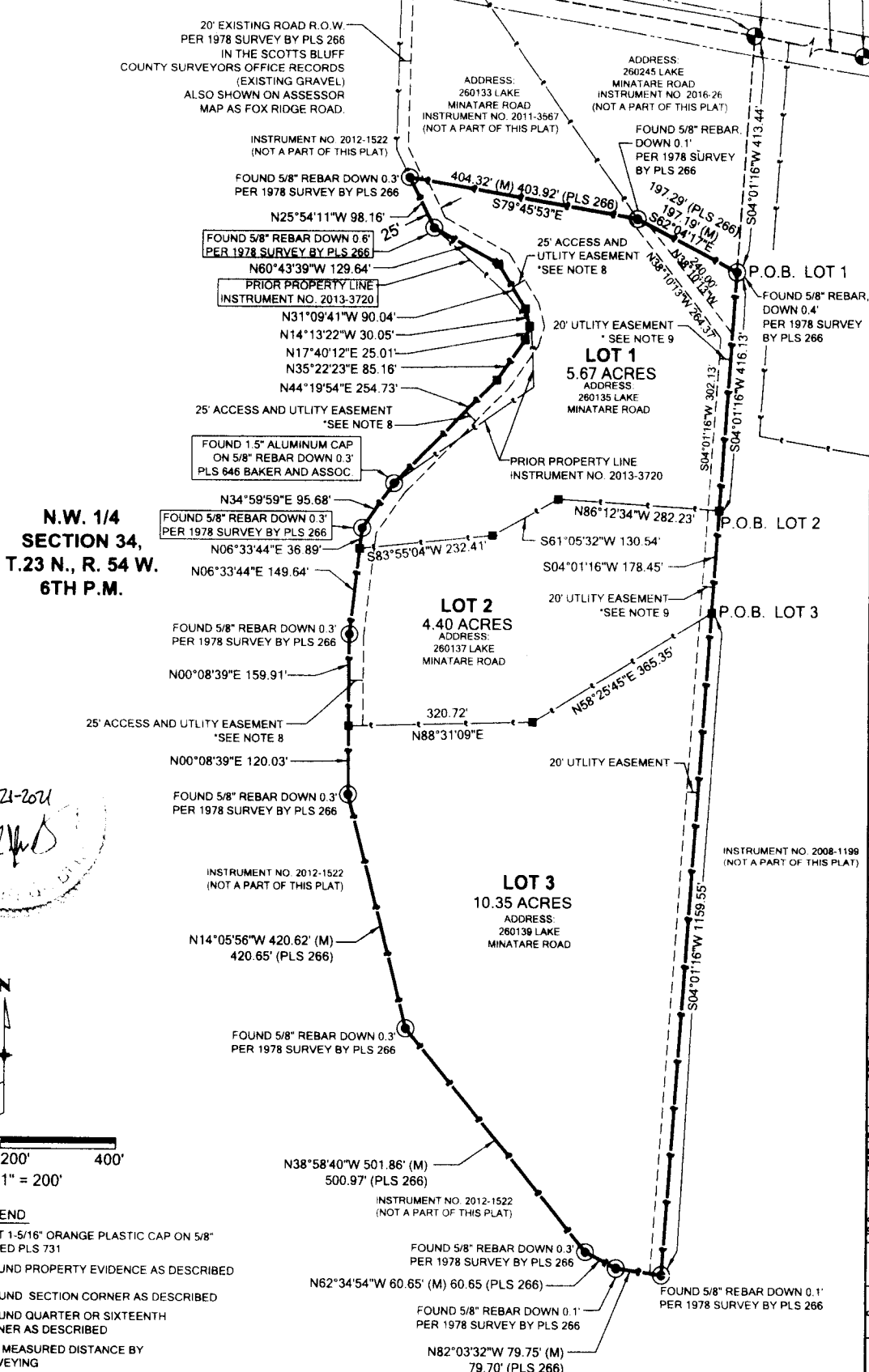
NORTHWEST CORNER OF SECTION 34,
T. 23 N., R. 54 W., 6TH P.M.
FOUND 5/8" REBAR, FLUSH IN ASPHALT ROAD,
PER PRIOR RECORDS BY PLS 476 AND PLS 266
AND PLS 646

NORTH QUARTER CORNER OF SECTION 34,
T. 23 N., R. 54 W., 6TH P.M.
FOUND 1" SURVEY SPIKE, FLUSH IN ASPHALT ROAD,
PER PRIOR RECORDS BY PLS 476 AND PLS 646

BASIS OF BEARINGS

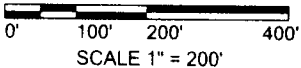
NORTH LINE OF THE NW QUARTER OF SECTION 32
NW QUARTER OF SECTION 32 - S79°46'48"E 1341.03'
LAKE MINATARE ROAD

WEST SIXTEENTH CORNER SECTION 34,
T. 23 N., R. 54 W., 6TH P.M.
FOUND 1" SURVEY SPIKE, FLUSH IN ASPHALT ROAD,
PER PRIOR RECORDS BY PLS 476 AND PLS 646



**N.W. 1/4 SECTION 34,
T.23 N., R. 54 W.
6TH P.M.**

1-21-2021
[Signature]



SURVEY LEGEND

- INDICATES SET 1-5/16" ORANGE PLASTIC CAP ON 5/8" REBAR STAMPED PLS 731
- INDICATES FOUND PROPERTY EVIDENCE AS DESCRIBED
- ⊠ INDICATES FOUND SECTION CORNER AS DESCRIBED
- ⊡ INDICATES FOUND QUARTER OR SIXTEENTH SECTION CORNER AS DESCRIBED
- (M) INDICATES MEASURED DISTANCE BY WILDCAT SURVEYING

FINAL PLAT OF
LOTS 1-3 ROSS RURAL SUBDIVISION,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M.,
ALSO BEING IN SCOTTS BLUFF COUNTY NEBRASKA.

Sheet Revisions

Date	Description	Initials
01-15-21	FIELD SURVEY	CJG
01-18-21	DRAWN SURVEY	CJG
01-21-21	FINALIZED SURVEY	CJG

Wildcat Surveying
307 Church Street
Humboldt NE 68345
Phone: 308-278-2072
www.wildcatsurveying.com

Land Survey

Project Number:	266-01-2021
Project Location:	Scotts Bluff County Nebraska
Client:	T. ROSS
Project Code:	1-21-2021
Subset:	3 of 4
Sheet No.:	3

FINAL PLAT OF
 LOTS 1-3 ROSS RURAL SUBDIVISION,
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M.,
 ALSO BEING IN SCOTT'S BLUFF COUNTY NEBRASKA.

OWNER'S STATEMENT - CERTIFICATE

THEODORE W. ROSS AND BARBARA J. FAULKNER (ALSO KNOWN AS BARBARA J. ROSS), BEING THE OWNERS IN FEE OF THE FOREGOING PROPERTY DESCRIPTION SHOWN ON PAGE 1 OF THIS SURVEY AND AS SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO PLATTED AS:

THE FINAL PLAT OF LOTS 1-3, ROSS RURAL SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M. ALSO BEING IN SCOTT'S BLUFF COUNTY NEBRASKA.

THE FOREGOING PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS

THEODORE W. ROSS,

BARBARA J. FAULKNER (ALSO KNOWN AS BARBARA J. ROSS),

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
 COUNTY OF Scott Bluff) SS

BEFORE ME A NOTARY PUBLIC QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME THEODORE W. ROSS AND BARBARA J. FAULKNER (ALSO KNOWN AS BARBARA J. ROSS), KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING OWNER STATEMENT AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE THERE VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

_____ 2021

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND & SEAL _____



Sheet Revisions

Date	Description
01-18-21	FIELD SURVEY
01-18-21	DRAFTED SURVEY
01-21-21	FINALIZED SURVEY



Wildcat Surveying
 307 Church Street
 Hastings NE 68045
 Phone: 308-279-2017
 www.wildcatsurveying.com

Land Survey
 Signature Sheet

Wildcat Project Number: 296-01-2021	Project Location: Scotts Bluff County Nebraska	CLIENT: T. ROSS
Project Code: 296	Last Mod. Date: 1-21-2021	Subject: 4 of 4
		Sheet No: 4

APPROVAL AND ACCEPTANCE

THE FOREGOING FINAL PLAT OF LOTS 1-3, ROSS RURAL SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M. ALSO BEING IN SCOTT'S BLUFF COUNTY NEBRASKA, IS HEREBY APPROVED BY THE SCOTT'S BLUFF COUNTY BOARD OF COMMISSIONERS, SCOTT'S BLUFF COUNTY NEBRASKA, BY RESOLUTION DULY PASSED THIS _____ DAY OF _____ 2021.

BY _____
 SCOTT'S BLUFF COUNTY BOARD OF COMMISSIONERS - CHAIRMAN

ATTEST _____
 SCOTT'S BLUFF COUNTY CLERK

