



2021-671

COMPUTER PICTURED IMAGED

RECORDED SCOTTS BLUFF COUNTY, NE

Date 2-9-21 Time 10:14am

Inst. 2021 671

Jean A. Bauer

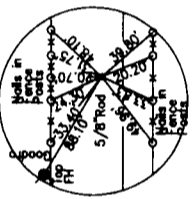
REGISTER OF DEEDS

NUM PAGES 3
DOC TAX PD CHG RET
FEES 22.00 PD CHG RET
TOTAL 22.00
REC'D Scotts Bluff County Bldg & Zoning Bill Makin
RET For Office Use

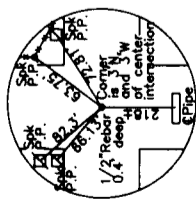
FINAL PLAT

LOTS 1 AND 2, BLOCK 1, WAGON WHEEL SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



NORTH QUARTER CORNER Section 5, T22N-R54W Found 5/8" x 1/8" Rebar



NORTHWEST CORNER Section 5, T22N-R54W Found Rebar

Parcel Line Table with columns: Line #, Length, Direction. Rows L21 to L29.

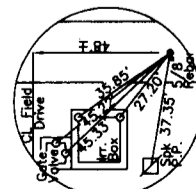
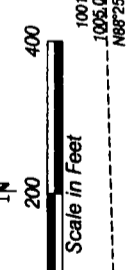
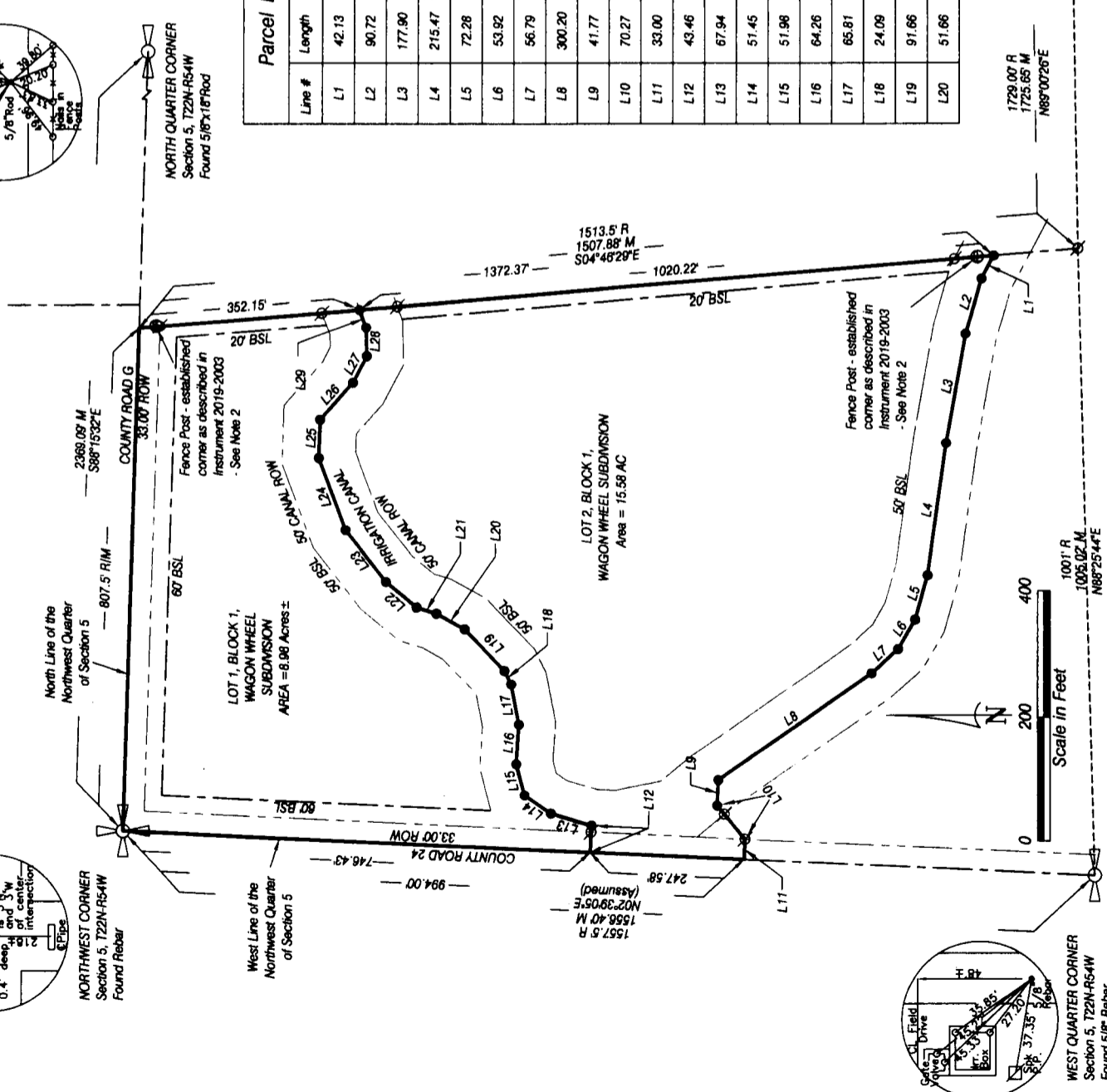
Parcel Line Table with columns: Line #, Length, Direction. Rows L1 to L20.

LEGEND

- EXISTING 5/8" REBAR, OR AS NOTED
SET 5/8" x 24" REBAR
REFERENCE POINT IN CANAL, NO MONUMENT SET
RECORD
MEASURED
RIGHT OF WAY
BUILDING SETBACK LINE
PROPERTY LINE
UTILITY EASEMENT
BUILDING SETBACK LINE

NOTES:

- 1. 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.
2. East line of this tract was located using 2 fence posts for established corners as described in Instrument 2019-2003



WEST QUARTER CORNER Section 5, T22N-R54W Found 5/8" Rebar

JOB# RM200196-00

LOTS 1 AND 2, BLOCK 1,
WAGON WHEEL SUBDIVISION
SITUATED IN NORTHWEST
QUARTER SECT.5, T22N-R54W
SCOTTS BLUFF COUNTY, 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 **LOTS 1 AND 2, BLOCK 1, WAGON WHEEL SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA**, more particularly described as follows:

Beginning at the Northwest Corner of Section 5, thence easterly on the north line of the Northwest Quarter of Section 5, bearing S88°15'32"E, a distance of 807.50 feet, to the east line of a tract of land as described in Instrument 2019-2003, thence southerly on said east line, bearing S04°46'29"E, a distance of 1372.37 feet, to the point of intersection with the centerline of the Pathfinder Irrigation District Canal, as surveyed, thence bearing N62°10'33"W, on canal centerline, a distance of 42.13 feet, thence bearing N73°36'14"W, on canal centerline, a distance of 90.72 feet, thence bearing N79°59'36"W, on canal centerline, a distance of 177.90 feet, thence bearing N82°13'59"W, on canal centerline, a distance of 215.47 feet, thence bearing N74°03'14"W, on canal centerline, a distance of 72.28 feet, thence bearing N59°29'06"W, on canal centerline, a distance of 53.92 feet, thence bearing N41°54'00"W, on canal centerline, a distance of 56.79 feet, thence bearing N34°56'39"W, on canal centerline, a distance of 300.20 feet, thence bearing N87°20'55"W, a distance of 41.77 feet, thence bearing S50°02'24"W, a distance of 70.27 feet, to the point of intersection with the east 33 foot right of way line of County Road 24, thence bearing N87°20'55"W, a distance of 33.00 feet, to the point of intersection with the west line of the Northwest Quarter of Section 5, thence bearing N02°39'05"E, on said section line, a distance of 994.00 feet, to the Point of Beginning, said tract containing an area of 24.56 Acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 200 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 13th DAY OF January, 2021.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


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



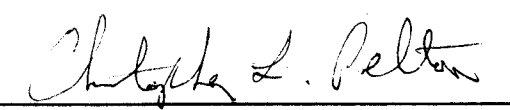
OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in the Northwest Quarter of Section 5, 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 **LOTS 1 AND 2, BLOCK 1, WAGON WHEEL SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 22 NORTH, RANGE 54 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.
Dated this 16th day of January, 2021.

Owners:
WAGON WHEEL, LLC a Nebraska Limited Liability Company


By: Sandi K. Pelton, Owner


By: Christopher L. Pelton, Owner

LOTS 1 AND 2, BLOCK 1,
WAGON WHEEL SUBDIVISION
SITUATED IN NORTHWEST
QUARTER SECT.5, T22N-R54W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

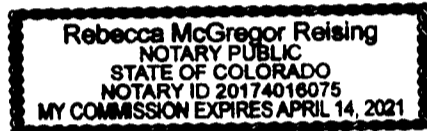
STATE OF Colorado)
COUNTY OF El Paso)

Before me, a Notary Public, qualified and acting in said County, personally came Sandi K. Pelton, Owner of WAGON WHEEL, LLC a Nebraska Limited Liability Company, 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 her voluntary act and deed and the voluntary act and deed of WAGON WHEEL, LLC a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 16th DAY OF January, 2021.

Rebecca Reising
Notary Public

My Commission Expires 4 14 21



ACKNOWLEDGEMENT

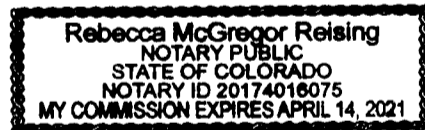
STATE OF Colorado)
COUNTY OF El Paso)

Before me, a Notary Public, qualified and acting in said County, personally came Christopher L. Pelton, Owner of WAGON WHEEL, LLC a Nebraska Limited Liability Company, 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 WAGON WHEEL, LLC a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 16th DAY OF January, 2021.

Rebecca Reising
Notary Public

My Commission Expires 4 14 21



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK 1, WAGON WHEEL SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 1st day of February, 2021. Conditioned upon the fact Scotts Bluff County will not provide street or alley maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974.



Scotts Bluff
Chairman of the Board

ATTEST:

Shelly Sides
County Clerk