

2022-4626

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RECORDED SCOTTS BLUFF COUNTY, NE

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REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

JAY 10, 2002

n By

MITCHELL, NE 69357 CELL: (308) 631-0737

30601 COUNTY ROAD 17 PHONE: (308) 623-0197

N 01'32'39" E 5384.41 2692.20 SW CORNER 24-23-55 S 88"25"13" W 354.85 W1/2 NW 1/4 24-23-55 N 01°51'48" E 934.36 1749.1 901.32 2709.70 THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 55 WEST (0.91 ACRES± CO RD ROW) (17.24 ACRES± BALANCE) TRACT 1, VISAGE SUBDIVISION, A SUBDIVISION OF A PART OF THE EAST HALF OF 18.15 ACRES 33' COUNTY ROAD RIGHT-OF-WAY (COUNTY ROAD "D") OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA. N 47'04'15" W 88'49'16" E 2738.66' 1207.71 1354.85 LN 4704'15" W 25' ROADWAY EASEMEDEED BOOK 211, PAGE C1/4 24-23-55 PO BOX 1140 SCOTTSBLUFF, NE 69361 (308) 632-1040 N1/4 CORNER / 24-23-55 OWNER AND DEVELOPER TERRY'S LEGACY LLC TERRY JESSEN S 02"11'04" W 2674.82" S38*33'34"W FOR A DISTANCE OF 251.14 FEET, S82°58'48"W FOR A DISTANCE OF 113.64 FEET, N84°59'50"W FOR A DISTANCE OF 87.86 FEET, S22°58'57"W FOR A DISTANCE OF 161.69 FEET, N77°02'16"W FOR A DISTANCE OF 161.69 FEET, N77°12'14'05"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF SAID A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE SAID TRÁCT, S37º1732"W FOR A DISTANCE OF 320,98 FEET, S37º1949"W FOR A DISTANCE OF 256,44 FEET, S42°55'W FOR A DISTANCE OF 266,34 FEET; THENCE, DEPARTING FROM SAID BOUNDARY, DRAIN, BEING A DISTANCE OF 17.17 FEET; THENCE, ALONG THE CENTERLINE OF SAID DRAIN, RECORDS BEING A DISTANCE OF 1207.71 FEET; THENCE, ALONG THE WESTERLY BOUNDARY OF DESCRIBED AS TRACT D IN DEED BOOK 211, PAGE 681 OF THE SCOTTS BLUFF COUNTY DEED SAID NORTHWEST QUARTER, N88°49'16"E TO THE NORTHWEST CORNER OF A TRACT OF LAND AS THE EAST HALF OF THE SAID NORTHWEST QUARTER; THENCE, ALONG THE NORTH LINE OF 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY NORTHWEST QUARTER, BEING A DISTANCE OF 102.08 FEET, THENCE, ALONG THE SAID WEST LINE, NOI'S; 148"E FOR A DISTANCE OF 934.36 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA N47°04'15"W TO THE CENTERLINE OF AN EXISTING DESCRIBED AS FOLLOWS: EGAL DESCRIPTION: BEGINNING AT THE NORTHWEST CORNER TO SCALE 1"=200 O=CORNER FOUND O=CORNER SET S/8"x24" MEBAR PVC CAP PROJECT: ACCUSTAR SURVEYING

SHEET

1 OF 2

VISAGE SUBDIVISION 24-23-55

TERRY JESSEN SCOTTSBLUFF, NEBRASKA

COUNTY CLERK

FINAL PLAT

THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 55 WEST TRACT 1, VISAGE SUBDIVISION, A SUBDIVISION OF A PART OF THE EAST HALF OF 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 THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND PREPARED THE PLAT FOR TRACT I, VISAGE SUBDIVISION, A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 55 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 200 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 10 day of July

OWNER'S CERTIFICATE:

NEBRASKA RECHSTERED EAND SURVEYOR NUMBER 603

SCOR M. Bosse

I BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FORBGOING "SURVEYOR'S CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: TRACT 1, VISAGE SUBDIVISION, A SUBDIVISION OF A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, TRACT I, VISAGE SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSKOVED OWNER.

TERRY MESSEN, TERRY'S LEGACY LLC

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA,

DAY OF AUSUST , 2022.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA,

THIS 13th DAY OF HUGUS! , 2022.

STATE OF NEBRASKA COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME TERRY JESSEN, FOR TERRY'S LEGACY LLC, 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 THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 1 B DAY OF MUST

My Comm. Exp. Nov. 20, 2023. General Notary - State of Nebraska BOBBIE DENDY

MY COMMISSION EXPIRES: TINKMEN 20, 2023

SHEET 2 OF 2 PROJECT: VISAGE SUBDIVISION ACCUSTAR SURVEYING