

2023-2528

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 7.3.23 Time 11:56 AM

Inst. 2023 2528

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
 RET For office use

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 PICTURED 0
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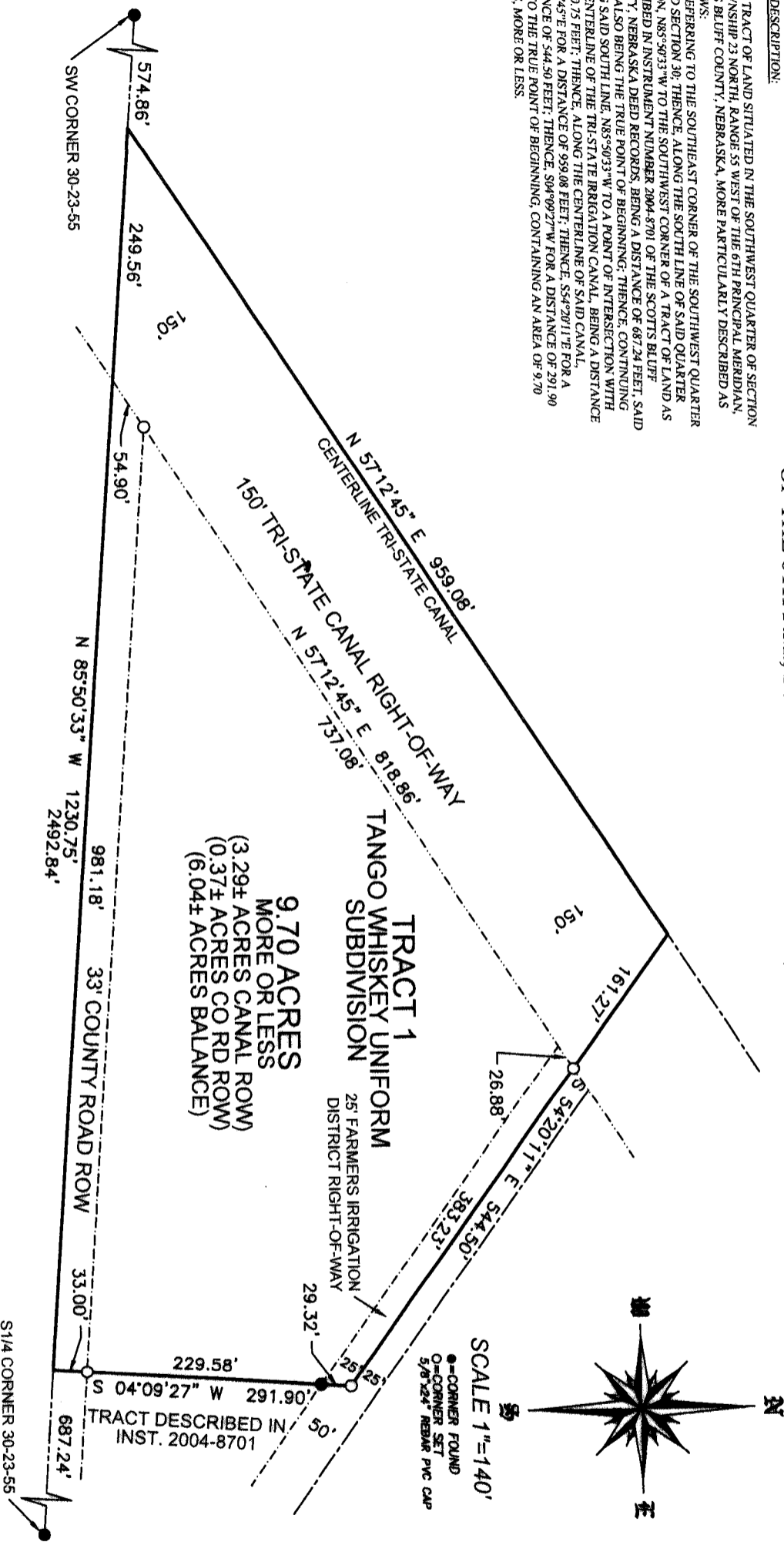
FINAL PLAT

TRACT 1, TANGO WHISKEY UNIFORM SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30. THENCE, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, N85°30'33" W TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 2004-8701 OF THE SCOTTS BLUFF COUNTY, NEBRASKA DEED RECORDS, BEING A DISTANCE OF 687.24 FEET; SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID SOUTH LINE, N85°30'33" W TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE TRI-STATE IRRIGATION CANAL, BEING A DISTANCE OF 1230.75 FEET; THENCE, ALONG THE CENTERLINE OF SAID CANAL, N57°12'45" E FOR A DISTANCE OF 959.08 FEET; THENCE, S54°20'11" E FOR A DISTANCE OF 544.50 FEET; THENCE, S04°09'27" W FOR A DISTANCE OF 291.90 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 9.70 ACRES, MORE OR LESS.



SURVEYOR NOTES:

- 1) THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) 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.

SW CORNER 30-23-55 FOUND 4" REBAR
S 4.97' TO SIGN POST
SE 33.09' TO SPIKE IN MAILBOX
NE 57.78' TO TELEPHONE PEDESTAL

S1/4 CORNER 30-23-55 FOUND 4" REBAR
S 32.98' TO STEEL POST
W/SW 83.36' TO SPIKE WOOD POST
W/SW 96.49' TO SPIKE POWER POLE
W/NW 96.64' TO MAILBOX POST

FINAL PLAT

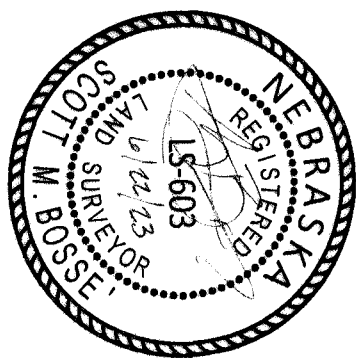
TRACT 1, TANGO WHISKEY UNIFORM SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND PREPARED THE PLAT FOR TRACT 1, TANGO WHISKEY UNIFORM SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 30, 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 1/40 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 22nd day of JUNE, 2023.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



OWNER'S CERTIFICATE:

I BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 55 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 SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: TRACT 1, TANGO WHISKEY UNIFORM SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, TRACT 1, TANGO WHISKEY UNIFORM SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER.

TANNER W. ULLRICH, HMF FARMS LLC

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 13th DAY OF JUNE, 2023.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 27th DAY OF JUNE, 2023.

ACKNOWLEDGMENT:

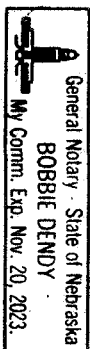
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME TANNER W. ULLRICH, FOR HMF FARMS 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 22nd DAY OF JUNE, 2023.

Notary Public: Bobbie Dendy

MY COMMISSION EXPIRES: November 20, 2025



CHAIRMAN

ATTEST: [Signature]
COUNTY CLERK



Date: 6/22/23
Page: MAY 4, 2023
By: [Signature]
REVIEW:

ACCUSTAR SURVEYING
 30601 COUNTY ROAD 17 MITCHELL, NE 69357
 PHONE: (308) 623-0197 CELL: (308) 631-0737

PROJECT:
TANGO WHISKEY UNIFORM SUB
 HMF FARMS TANNER ULLRICH
 MITCHELL, NEBRASKA

SHEET
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