

Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 5 day of March A. D., 1996, at 12:50 o'clock P.M., Recorded in Book 209 of Deeds Register of Deeds Page 277 thereof. Fee \$ 11.00

1238

BLOCK ONE PRAIRIE ESTATES SUBDIVISION

A Subdivision in the Southeast Quarter of Section 1, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

SURVEYOR'S CERTIFICATE

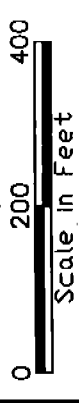
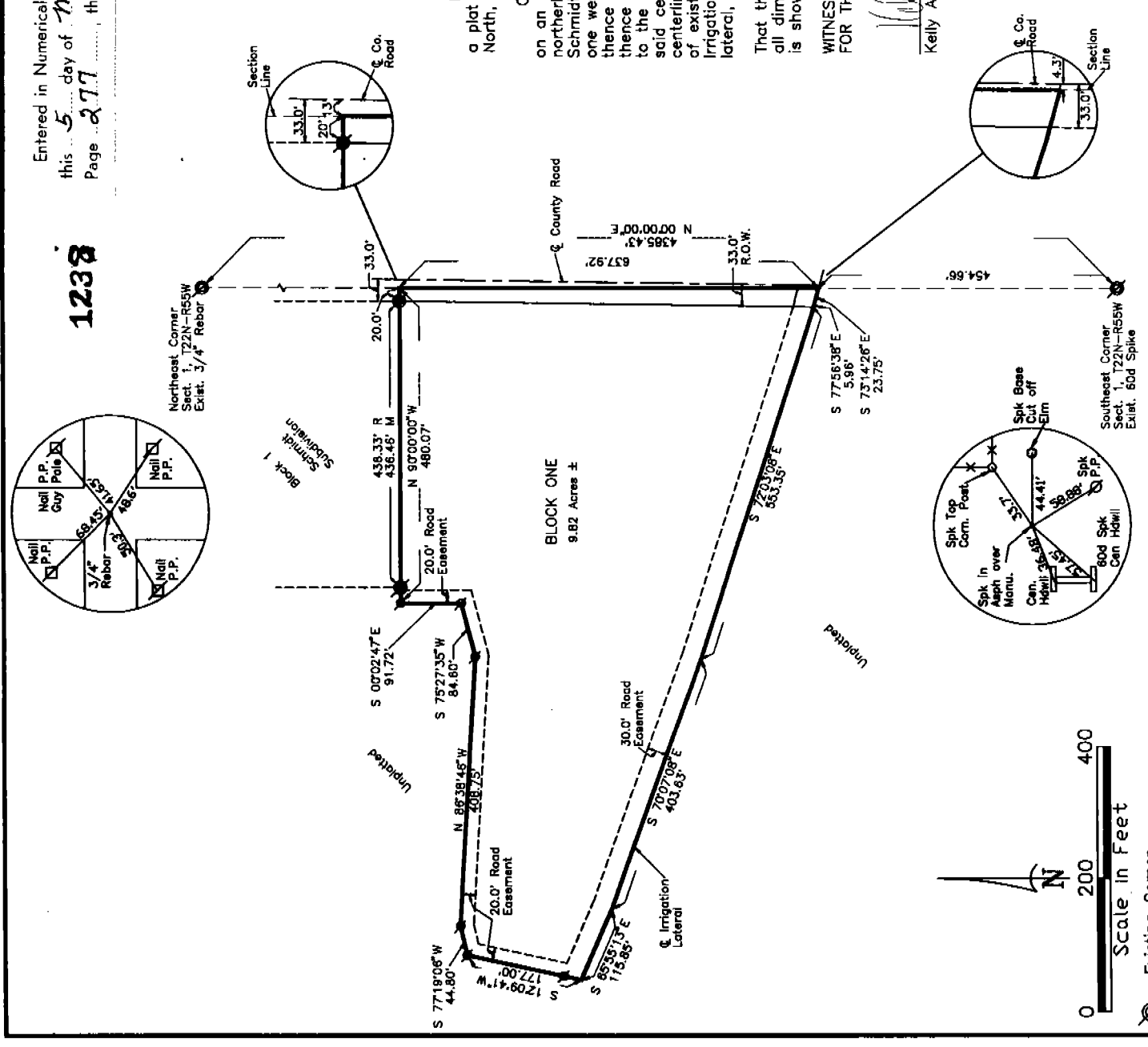
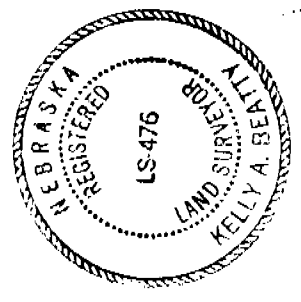
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK ONE, PRAIRIE ESTATES SUBDIVISION, situated in the Southeast Quarter of Section 1, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of said Section 1, thence northerly on the East line of said Section 1, on an assumed bearing of N 00°00'00"E, a distance of 454.66 feet, to the Point of Beginning, thence continuing northerly on said East line of Section 1, a distance of 637.92 feet, to the Southeast Corner of Block One, Schmidt Subdivision, as platted, thence bearing N 90°00'00"W, on the South line of Block One, Schmidt Subdivision one westerly extension thereof, a distance of 480.07 feet, thence bearing S 00°02'47"E, a distance of 91.72 feet, thence bearing S 75°27'35"W, a distance of 84.80 feet, thence bearing N 86°38'46"W, a distance of 408.75 feet, thence bearing S 77°19'06"W, a distance of 44.80 feet, thence bearing S 12°09'41"W, a distance of 177.00 feet, to the point of intersection with the centerline of an existing Irrigation Lateral, thence bearing S 65°55'13"E, on said centerline of existing Irrigation Lateral, a distance of 115.85 feet, thence bearing S 70°07'08"E, on said centerline of existing Irrigation Lateral, a distance of 403.63 feet, thence bearing S 72°03'08"E, on said centerline of existing Irrigation Lateral, a distance of 553.35 feet, thence bearing S 77°56'38"E, on said centerline of existing Irrigation Lateral, a distance of 5.96 feet, thence bearing S 73°14'26"E, on said centerline of existing Irrigation Lateral, a distance of 23.75 feet, to the Point of Beginning, containing an area of 9.82 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals, and that each block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being shown for orientation purposes only.

WITNESS MY HAND AND SEAL this 19th day of January, 1996
FOR THE FIRM, OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



- Existing Corner
- Set 5/8" x 30" Rebar
- Record Distance
- Measured Distance

1238

BLOCK ONE
PRAIRIE ESTATES SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Southeast Quarter of Section 1, Township 22 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 such real estate to be platted as BLOCK ONE, PRAIRIE ESTATES SUBDIVISION.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the Road Easements as shown on the plat for the use of the public.

Dated this 7th day of February, 19 96.

Henry T. Monnick
Henry T. Monnick
Ann Monnick, Power of attorney

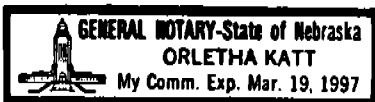
Ann D. Monnick
Ann D. Monnick

ACKNOWLEDGEMENT

STATE OF Ne
COUNTY OF Dodge)

Before me, a Notary Public, qualified and acting in said County, personally came Henry T. Monnick and Ann D. Monnick, husband and wife, to me known to be the identical persons whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 7th day of February 19 96.



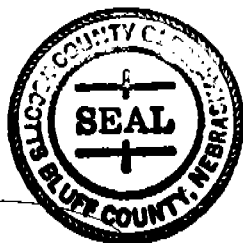
Orletha Katt
Notary Public

My Commision Expires: 3-19-97

APPROVAL

The foregoing plat of BLOCK ONE, PRAIRIE ESTATES SUBDIVISION, a subdivision in the Southeast Quarter of Section 1, Township 22 North, Range 55 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 4th day of March, 19 96. 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, a copy of which is attached and made a part of this Approval.

Attest: [Signature]
County Clerk



Roger L. Green
Chairman of the Board