



2026-1370

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 4.3.20 Time 9:30am

Inst. **2026 1370**

*Jean A. Bauer*

REGISTER OF DEEDS

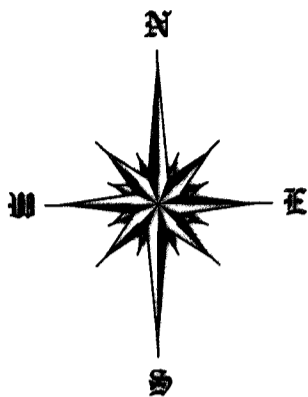
NUM PAGES 4  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 28.00 PD \_\_\_\_\_ CHG  RET \_\_\_\_\_  
 TOTAL 28.00  
 REC'D ScB County Bldg. & Zoning  
 RET Ed Office Use Bill Mahan

COMPUTER GD  
 PICTURED \_\_\_\_\_  
 IMAGED \_\_\_\_\_

**THIS PAGE INCLUDED FOR INDEXING PURPOSES**

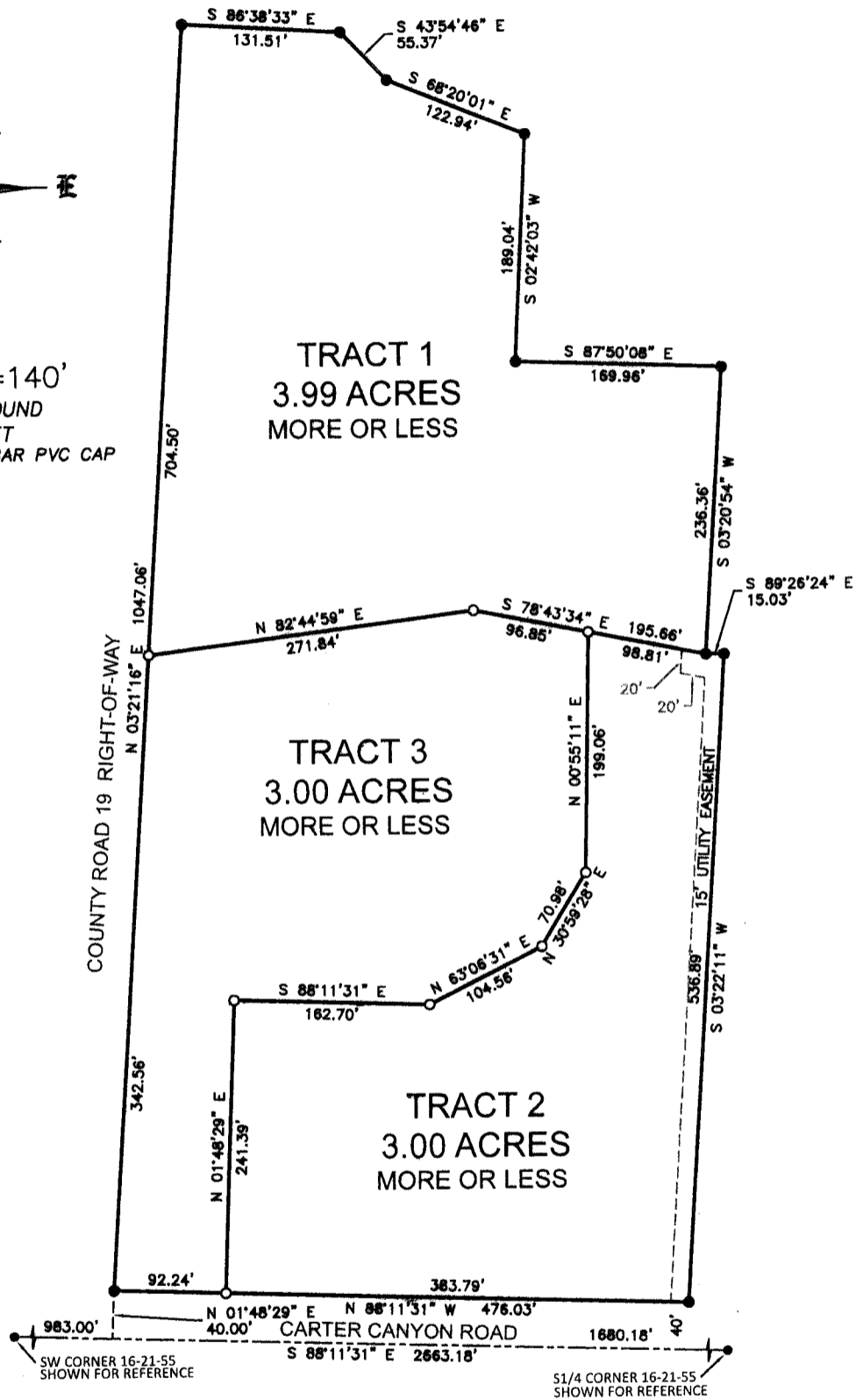
# FINAL PLAT

**TRACTS 1, 2 & 3, ASSELIN CANYON SUBDIVISION,**  
 A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP  
 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



SCALE 1"=140'

- = CORNER FOUND
- = CORNER SET
- 5/8"x24" REBAR PVC CAP



**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 REFERRING, TO THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, S88°11'31"E FOR A DISTANCE OF 983.00 FEET; THENCE, AT RIGHT ANGLES, N01°48'29"E FOR A DISTANCE OF 40.00 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, N03°21'16"E FOR A DISTANCE OF 1047.06 FEET; THENCE, S86°38'33"E FOR A DISTANCE OF 131.51 FEET; THENCE, S43°54'46"E FOR A DISTANCE OF 55.37 FEET; THENCE, S68°20'01"E FOR A DISTANCE OF 122.94 FEET; THENCE, S02°42'03"W FOR A DISTANCE OF 189.04 FEET; THENCE, S87°50'08"E FOR A DISTANCE OF 169.96 FEET; THENCE, S03°20'54"W FOR A DISTANCE OF 236.36 FEET; THENCE, S89°26'24"E FOR A DISTANCE OF 15.03 FEET; THENCE, S03°22'11"W FOR A DISTANCE OF 536.89 FEET; THENCE, N88°11'31"W FOR A DISTANCE OF 476.03 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 10.00 ACRES, MORE OR LESS.

**SURVEYOR NOTES:**

- 1) THIS TRACT MAYBE 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.

SHEET  
1 OF 2

PROJECT:  
 ASSELIN CANYON SUBDIVISION  
 MASON ASSELIN  
 GERING, NEBRASKA

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

Scale 1"=140'  
 Date: DECEMBER 21, 2025  
 Drawn By: SMM  
 REVISIONS:

# FINAL PLAT

## TRACTS 1, 2 & 3, ASSELIN CANYON SUBDIVISION,

A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 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 TRACTS 1, 2 AND 3, ASSELIN CANYON SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 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 140 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 31<sup>st</sup> day of DECEMBER, 2025.



Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

**OWNER'S STATEMENT:**

I BEING THE UNDERSIGNED, BEING THE OWNER OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: TRACTS 1, 2 AND 3, ASSELIN CANYON SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

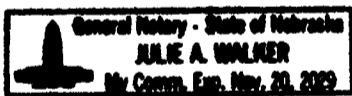
MASON S. ASSELIN

**ACKNOWLEDGMENT:**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MASON S. ASSELIN, A SINGLE PERSON, 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 6 DAY OF January, 2026.



*Julie A. Walker*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov, 20, 2029

**APPROVAL AND ACCEPTANCE:**

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 13 DAY OF January, 2026.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA, THIS 2 DAY OF February, 2026.

*Mark Harris*  
CHAIRMAN

ATTEST: *Kelly Sides*  
COUNTY CLERK



SHEET 2 OF 2	PROJECT: ASSELIN CANYON SUBDIVISION REPLAT MASON ASSELIN GERING, NEBRASKA	ACCUSTAR SURVEYING 30601 COUNTY ROAD 17 PHONE: (308) 623-0197	MITCHELL, NE 69357 CELL: (308) 631-0737	Scale 1"=140'
				Date: DECEMBER 21, 2025 Drawn By: SMB REVISED:

NOTE:

BOTH THE FORMER SCHOOL BUILDING (LOT 3 ) AND HOME LOCATED DIRECTLY EAST (LOT 2 ), SHARE THE SAME SEPTIC SYSTEM.

THE DISTRIBUTION LINE RUNS TO THE SOUTH AND THE SEPTIC TANK AND DRAINFIELD ARE LOCATED ON THE SOUTHEASTERN PORTION OF LOT 2,

FOR A COPY OF THE SEPTIC SYSTEM LAYOUT, CONTACT THE SCOTTS BLUFF COUNTY BUILDING & ZONING OFFICE.