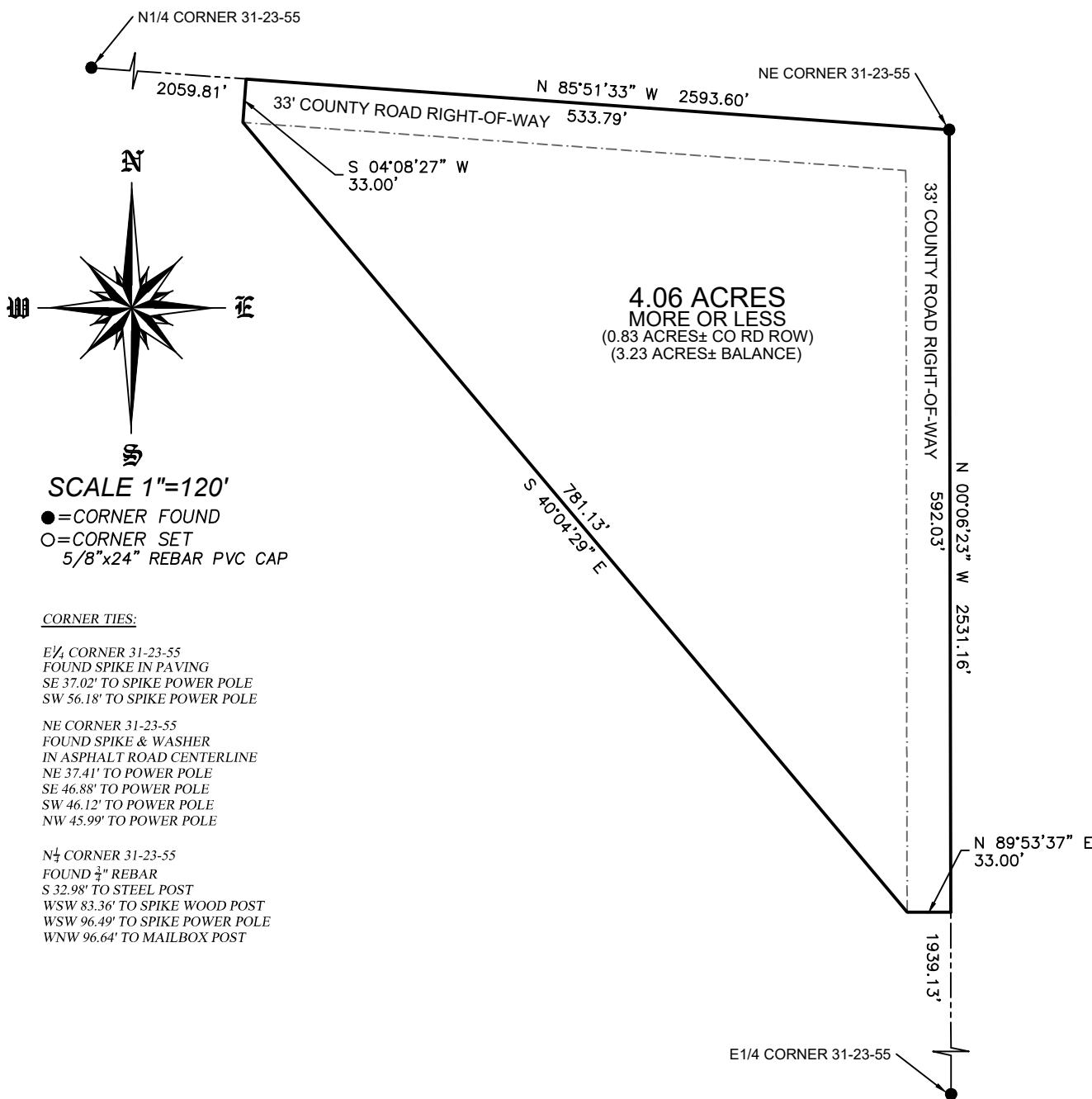


# AEDS SURVEY

TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH,  
RANGE 45 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



CORNER TIES:

N1/4 CORNER 31-23-55  
FOUND SPIKE IN PAVING  
SE 37.02' TO SPIKE POWER POLE  
SW 56.18' TO SPIKE POWER POLE

NE CORNER 31-23-55  
FOUND SPIKE & WASHER  
IN ASPHALT ROAD CENTERLINE  
NE 37.41' TO POWER POLE  
SE 46.88' TO POWER POLE  
SW 46.12' TO POWER POLE  
NW 45.99' TO POWER POLE

N1/4 CORNER 31-23-55  
FOUND 3/4\"/>

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE, ALONG THE NORTH LINE OF SAID SECTION, N85°51'33\"/>

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 SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 120 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 28th day of August, 2018.

Scott M. Bosse'  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SHEET  
1 OF 1

PROJECT:  
HOEHN 31-23-55  
MIKE HOEHN  
MITCHELL, NEBRASKA

ACCUSTAR SURVEYING

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

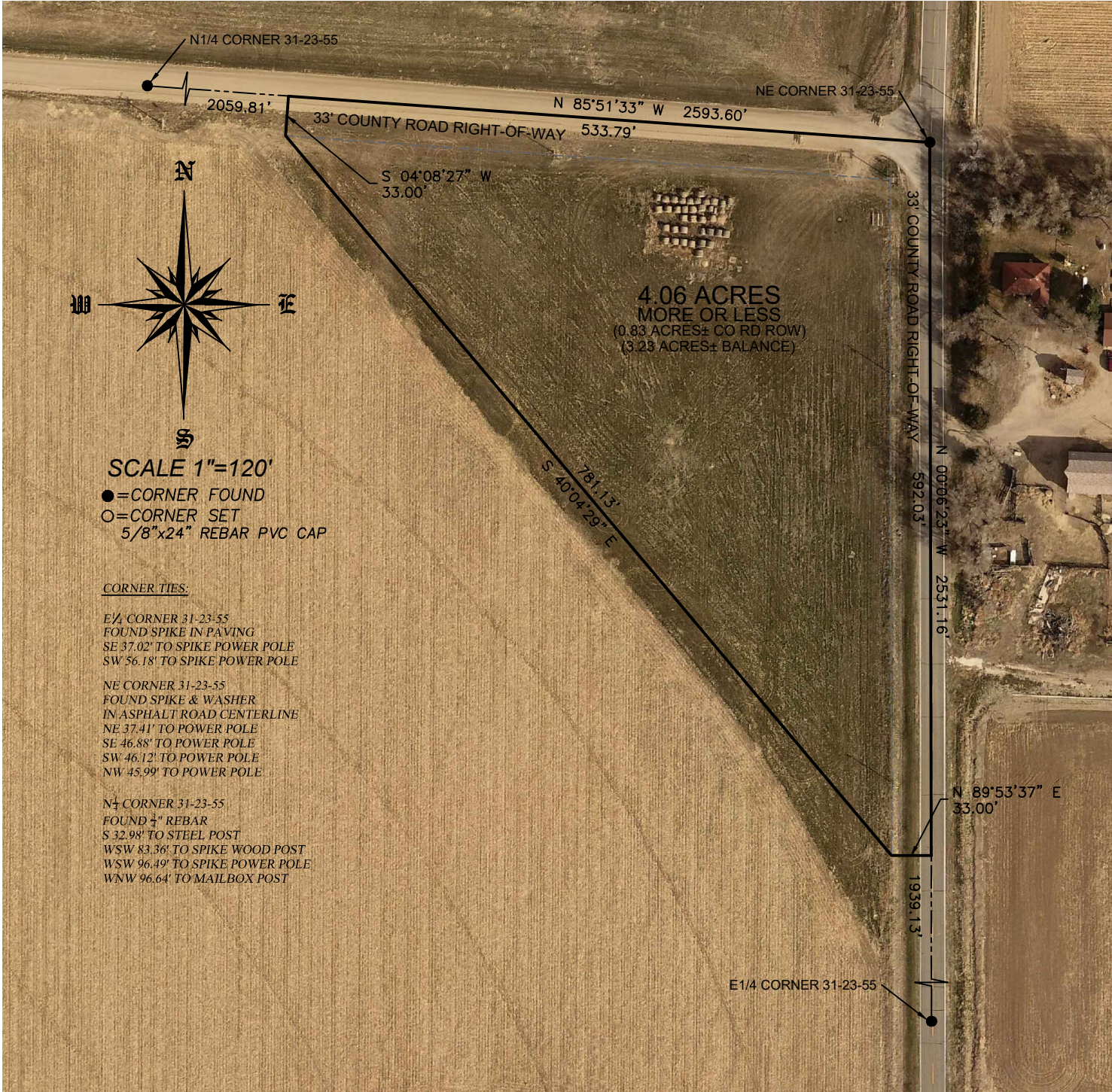
MITCHELL, NE 69357  
CELL: (308) 631-0737

Scale 1"=120'  
Date: AUGUST 28, 2018  
Dwn By SMB  
REVISED:



# AEDS SURVEY

TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH,  
RANGE 45 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE, ALONG THE NORTH LINE OF SAID SECTION, N85°51'33"W FOR A DISTANCE OF 533.79 FEET; THENCE, S04°08'27"W FOR A DISTANCE OF 33.00 FEET; THENCE, S40°04'29"E FOR A DISTANCE OF 781.13 FEET; THENCE, N89°53'37"E TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION, BEING A DISTANCE OF 33.00 FEET; THENCE, ALONG SAID EAST LINE, N00°06'23"W FOR A DISTANCE OF 592.03 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.06 ACRES, MORE OR LESS, OF WHICH 0.83 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

**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 SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 120 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 \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Scott M. Bosse'  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SHEET  
1 OF 1

PROJECT:  
HOEHN 31-23-55  
MIKE HOEHN  
MITCHELL, NEBRASKA

ACCUSTAR SURVEYING

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

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

Scale 1"=120'  
Date: AUGUST 28, 2018  
Dwn By SMB  
REVISED:



**SCOTTS BLUFF COUNTY**  
**AGRICULTURAL ESTATE DWELLING SITE APPLICATION**

On the 28nd day of August, 20 18

3SD LLC, A Delaware Limited Liability Company C/O Michael C. Hoehn (being the record title owner of the real estate described in paragraphs 1 and 3 below), has caused to be made an application to Scotts Bluff County for an exception to Agriculture (A) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 5.1 Agriculture District, specifically 5.101-13, of the Zoning Regulations, as follows:

1. **LEGAL DESCRIPTION OF TRACT TO BE SEPARATED:** (An accurate survey, properly identifying the tract to be set out, must accompany this application):

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE, ALONG THE NORTH LINE OF SAID SECTION , N85°51'33"W FOR A DISTANCE OF 533.79 FEET; THENCE, S04°08'27"W FOR A DISTANCE OF 33.00 FEET; THENCE, S40°04'29"E FOR A DISTANCE OF 781.13 FEET; THENCE, N89°53'37"E TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION, BEING A DISTANCE OF 33.00 FEET; THENCE, ALONG SAID EAST LINE, N00°06'23"W FOR A DISTANCE OF 592.03 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.06 ACRES, MORE OR LESS, OF WHICH 0.83 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

2. **SIZE (ACREAGE), IN ABOVE DESCRIBED TRACT TO BE SEPARATED:**

4.06 ACRES, MORE OR LESS

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3. **LEGAL DESCRIPTION OF BALANCE OF LAND WHICH IS TO BE RESERVED BY OWNER** (Must be accurately described):

NORTHEAST QUARTER OF THE NORTHEAST QUARTER QUARTER OF SECTION 31, T-23-N, R-55-W

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4. **SIZE (ACREAGE)**, IN ABOVE DESCRIBED TRACT TO BE RESERVED:

39.9 ACRES, MORE OR LESS

5. **INTENT** (Must have one or more of the following; each should be specifically described):

(a) An existing farmstead site (describe previous use):

(b) To allow conveyance of a parcel for dwelling purposes:

THERE IS A PIVOT CORNER BEING SEPERATED FROM THE FARM

(c) A conveyance to a farm-ranch owner, to be used for dwelling purposes for that farm-ranch owner:

(d) Marginal usage land (describe completely as to the reason such land is "marginal use"):

6. **ACCESS TO PUBLIC ROAD** (Describe access: Must have a minimum width of 150 feet on an existing dedicated public road; or if an interior section type, there must be an access road of at least 25 feet in width. Also, access roads on the dedicated public road must be separated by no less than 1,000 feet):

1126'

7. **PRELIMINARY PLAN REQUIREMENTS** (Following procedures in Sections 3 and 4 of the Scotts Bluff County Subdivision Regulations, as required by the Scotts Bluff County Building and Zoning Director):

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8. **REQUIREMENT:** Before any action can be taken, applicant shall submit a receipt from the Scotts Bluff County Treasurer's Office showing that the current property taxes have been paid (Resolution: February 7, 1983).

9. **NOTE:** Assuming that the Scotts Bluff County Planning Commission and the Scotts Bluff County Board of Commissioners approve the referenced application for the creation of an Agricultural Estate Dwelling Site, then the applicant herein is required to have recorded for public record, at the direction of the Scotts Bluff County Building and Zoning Director, a "CERTIFICATE", which sets out the action taken by the Commission and Board (at the cost of the applicant). Furthermore, there shall be a clear understanding that as to the referenced legal description (paragraph 3, above), a request for an Agricultural Estate Dwelling Site shall be granted ONE TIME ONLY, so as to carry out the intent as expressed in Section 5.101-13 of the Scotts Bluff County Zoning Regulations. Furthermore, in the event that the Agricultural Estate Dwelling Site is no longer actually used for the purpose in existence upon giving of such approval, then it is understood that the approval granted by the Board of Commissioners shall be automatically revoked.

OWNER:            Name: \_\_\_\_\_  
                      Address: \_\_\_\_\_  
                      City/State: \_\_\_\_\_  
                      Telephone: \_\_\_\_\_  
                      E-Mail Address: \_\_\_\_\_  
                      Signature: \_\_\_\_\_

Ag-Estate Address: \_\_\_\_\_  
City/State: \_\_\_\_\_

SCOTTS BLUFF COUNTY  
BUILDING & ZONING DEPARTMENT

\_\_\_\_\_  
William C. Mabin  
Building & Zoning Director

RECEIVED: Date: \_\_\_\_\_  
Receipt No. \_\_\_\_\_

**SCOTTS BLUFF COUNTY**  
**PLANNING COMMISSION**

The Scotts Bluff County Planning Commission, having received and reviewed the application of

\_\_\_\_\_

\_\_\_\_\_

FOR AN EXCEPTION to Agriculture (A) District Zoning for an Agricultural Estate Dwelling Site

(Part 5.101-13 of the Scotts Bluff County Zoning Regulations) and having taken said application

and request into consideration on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

and then having heard comments and testimony thereon do hereby

Approve: \_\_\_\_\_

Disapprove: \_\_\_\_\_

the request as stated.

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

SCOTTS BLUFF COUNTY  
PLANNING COMMISSION

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**SCOTTS BLUFF COUNTY**  
**BOARD OF COMMISSIONERS**

The Scotts Bluff County Board of Commissioners, having received and reviewed  
the application of \_\_\_\_\_  
\_\_\_\_\_

FOR AN EXCEPTION to Agriculture (A) District Zoning for an Agricultural Estate Dwelling Site  
(Part 5.101-13 of the Scotts Bluff County Zoning Regulations) and having taken said application  
and request into consideration on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
and then having heard comments and testimony thereon do hereby

Approve: \_\_\_\_\_

Disapprove: \_\_\_\_\_

the request as stated.

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

SCOTTS BLUFF COUNTY  
BOARD OF COMMISSIONERS

ATTEST:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
County Clerk