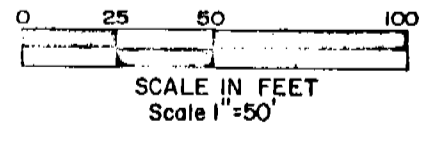
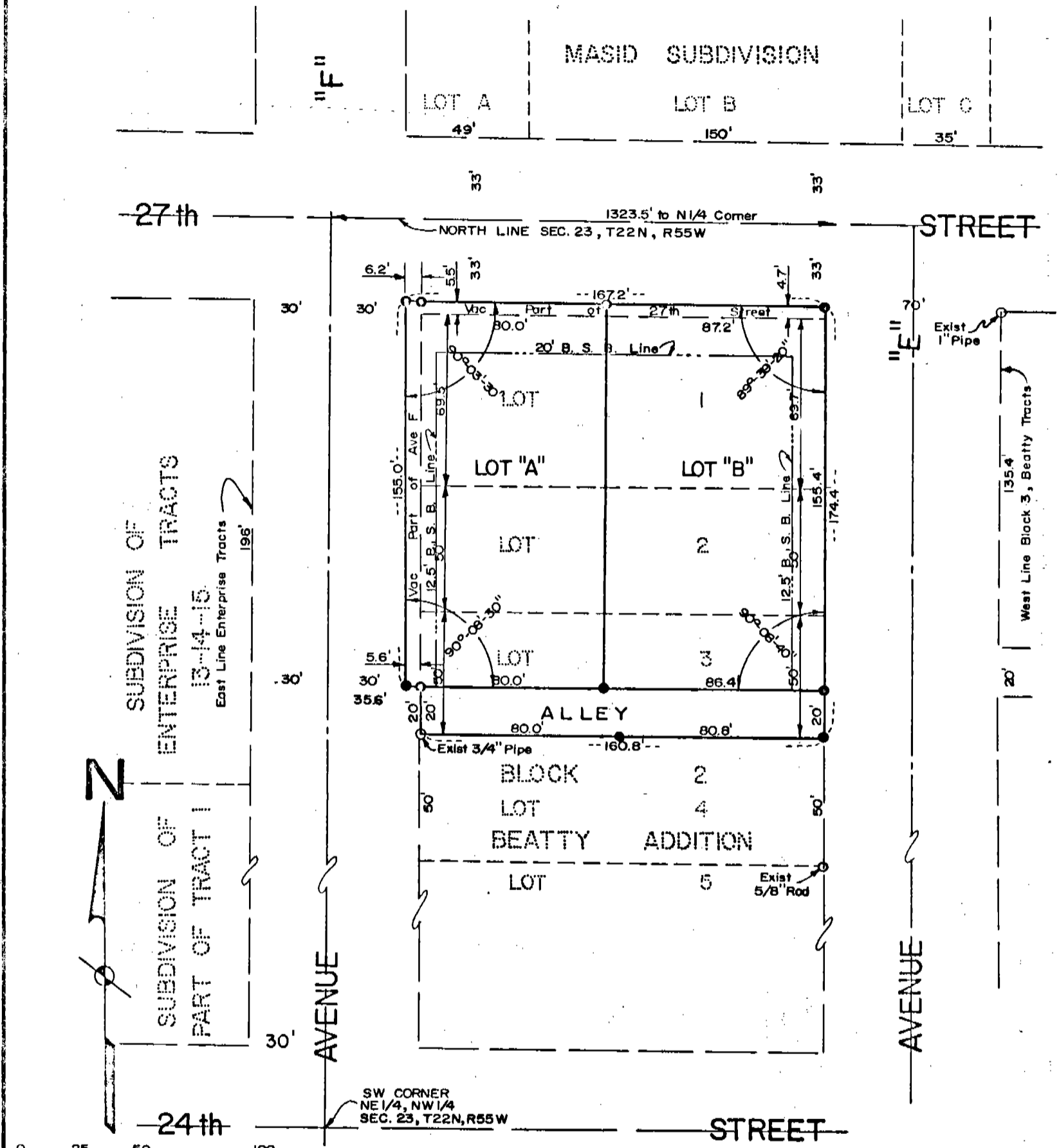


# BEATTY ADDITION BLOCK 2, REPLAT NO. 1

1096 Lots "A" and "B" of Block 2, Beatty Addition To The City Of Scottsbluff, Scotts Bluff County, Nebraska.



## SURVEYOR'S CERTIFICATE

I, Ronald L. Vogel, a competent surveyor of Scotts Bluff County, Nebraska do hereby certify that a survey of former Lots 1, 2 & 3, Block 2, BEATTY ADDITION to the City of Scottsbluff, Nebraska, according to the recorded plat thereof; and part of the "Vacated" street and avenue rights of way, formerly parts of Avenue "F" and 27th Street, of such City of Scottsbluff, abutting such lots, has been made under my direction. That I have prepared a replat of such former lots and vacated parts of streets and avenues delineating and designating same as Lots "A" and "B" and an alley to be dedicated to public use.

All such land is situated in part of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  Sec. 23 T22N R55W of the 6th P.M., in the City of Scottsbluff, Scotts Bluff County, Nebraska, More particularly described as follows:

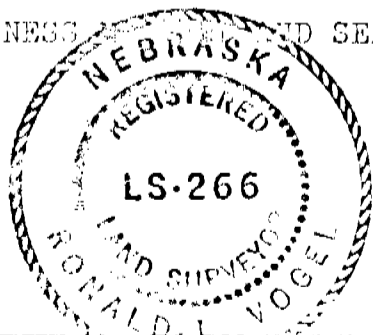
Beginning at a point on the northeast corner of Lot 4, Block 2, BEATTY ADDITION to the City of Scottsbluff, Nebraska according to the recorded plat thereof; thence north on the northerly extension of the east line of such Block 2, a distance of 174.4 feet to a point 33 feet south of the north line of aforementioned Section 23, such point being situated 70 feet west of the northwest corner of Block 3, Beatty Tracts Addition of such City; thence west and parallel with the aforementioned north line of Section 23, a distance of 167.2 feet to a point 60 feet east of the east line of Enterprise Tracts, an addition to such City according to the recorded plat thereof; thence south and parallel to such east line of Enterprise Tracts on the new east line of Avenue "F", a distance of 155.0 feet, to a point 20 feet north and 5.6 feet west of the northwest corner of Lot 4 as aforementioned; thence east parallel to the north line of such Lot 4, extended west, a distance of 5.6 feet; thence south on the northerly extension of the west line of such Lot 4, a distance of 20 feet to the northwest corner of such Lot 4; thence east on the north line of such Lot 4, a distance of 160.8 feet to the point of beginning, containing 0.67 acres more or less.

That the accompanying plat is a correct delineation of such survey drawn to a scale of 50 feet to one inch with all dimensions shown thereon in feet and decimals.

That each lot bears it's own identifying alphabetical letter as part of BEATTY ADDITION, Block 2, REPLAT NO. 1

That 5/8" x 36" rods are driven well into the ground at all corners of the subdivision and each lot. That the boundary of the subdivision is shown with a heavy solid line and dashed lines show orientation to adjoining subdivisions.

WITNESS MY HAND AND SEAL this 29th Day of December 1974.



*Ronald L. Vogel*  
Nebraska Registered Land Surveyor L.S.266