

KELLEY - BRESTER REPLAT

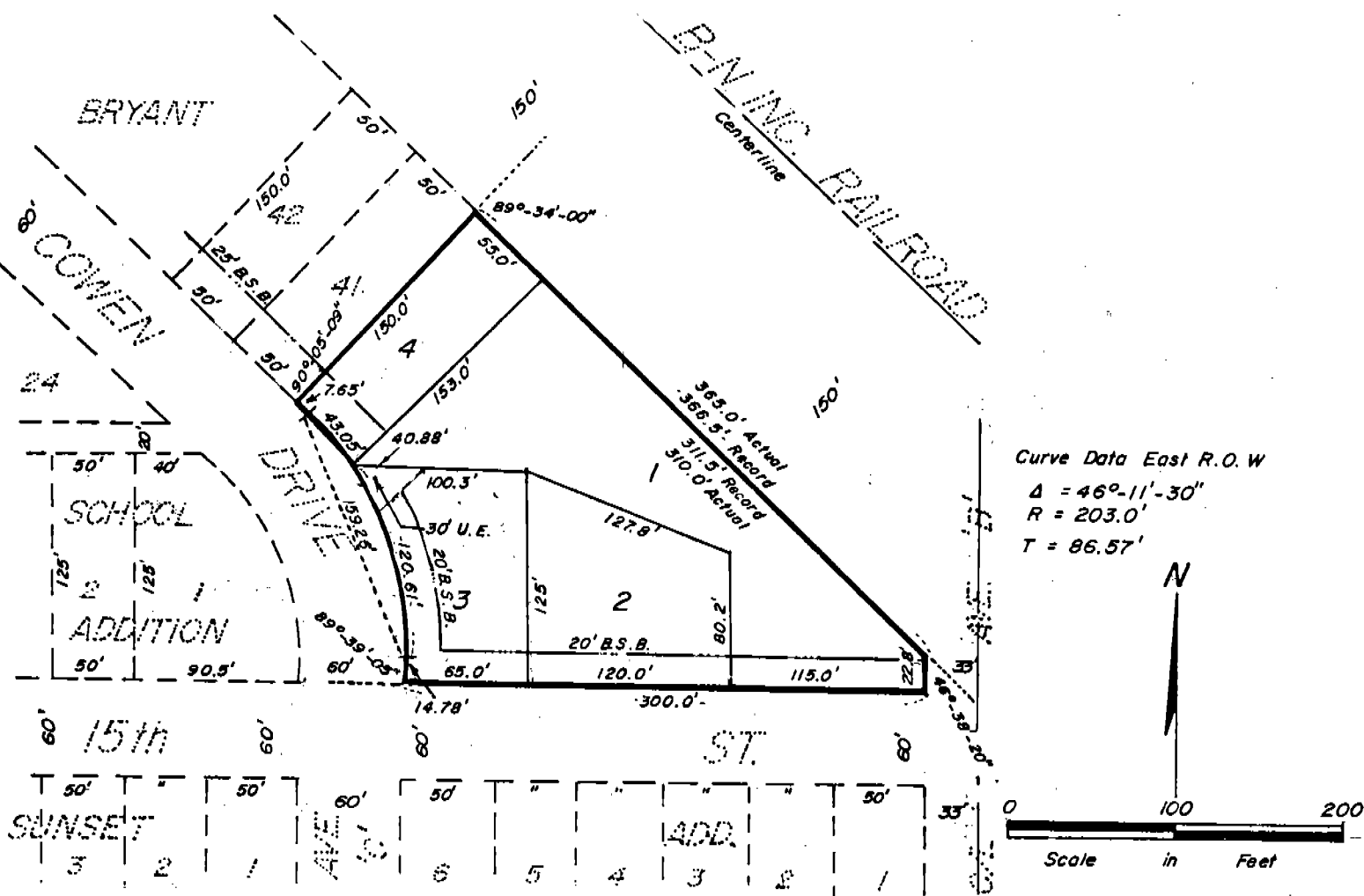
14-5

31

LOTS 1-4 INCLUSIVE

4402

A Replat of Vacated lots 37-40 inclusive
Bryant School Addition in the City of
Scottsbluff, Nebraska.



SURVEYOR'S CERTIFICATE

I, Duane E. Stott, a competent surveyor of Scotts Bluff County, Nebraska, hereby certify that I have surveyed and prepared a Replat of vacated Lots 37, 38, 39 and 40, Bryant School Addition to the City of Scottsbluff, and that said Replat will be known as LOTS 1 THROUGH 4, KELLEY-BRESTER REPLAT, more particularly described as follows:

Beginning at the point of intersection with the North Right-of-Way line of 15th Street and the West Right-of-Way line of Avenue B; thence, westerly on the North Right-of-Way line of 15th Street, a distance of 300.00 feet to the point of intersection of the North Right-of-Way line of 15th Street and the East Right-of-Way line of Cowen Drive; thence, a deflection angle right of 89 degrees 39 minutes 05 seconds on the East Right-of-Way line of Cowen Drive, a distance of 14.78 feet to the Point of Curvature of a curve to the left, said curve having a central angle of 46 degrees 11 minutes 30 seconds and a radius of 203.00 feet; thence, northwesterly on the arc of said curve, a distance of 163.66 feet to the Point of Tangency of said curve; thence, continuing tangent to the last described curve, a distance of 7.65 feet to the Southeast corner of Lot 41, Bryant School Addition; thence, a deflection angle right of 90 degrees 05 minutes 09 seconds on the East line of said Lot 41, a distance of 150.00 feet to the Northeast corner of said Lot 41 and the point of intersection with the South Right-of-Way line of the Burlington Northern, Inc. Railroad; thence, a deflection angle right of 89 degrees 34 minutes 00 seconds on said South Right-of-Way line, a distance of 365.0 feet to the point of intersection with the West Right-of-Way line of Avenue B; thence, a deflection angle right of 46 degrees 38 minutes 20 seconds on said West Right-of-Way line, a distance of 22.8 feet to the point of beginning, containing an area of 1.24 acres more or less.

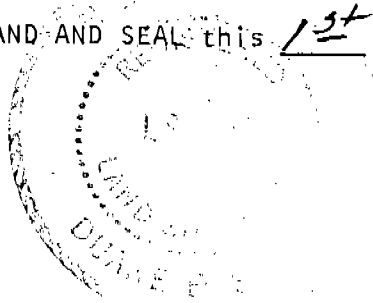
That the accompanying plat is a true delineation of such Replat drawn to a scale of 100 feet to the inch. That the boundary of the Replat is shown with a heavy solid line and that the dashed lines are shown for orientation purposes. That each lot bears its own number and that all lot corners are marked with $3/4'' \times 18''$ iron bars driven well into the ground, except as otherwise shown on the Plat.

WITNESS MY HAND AND SEAL this 13th day of June, 1978.

FOR THE FIRM OF M.C. SCHAFF & ASSOCIATES, INC.

Duane E. Stott

Duane E. Stott, Nebraska Registered
Land Surveyor, L.S. 342



3
31

4402

OWNER'S STATEMENT

We, the undersigned, being the Owners of Lots 1 THROUGH 4, KELLEY - BRESTER REPLAT, a Replat of Vacated Lots 37 through 40, inclusive, Bryant School Addition in the City of Scottsbluff, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown by the accompanying plat, have caused such real estate to be surveyed and Replatted as LOTS 1 THROUGH 4, INCLUSIVE, KELLEY - BRESTER REPLAT, an Addition in the City of Scottsbluff, Nebraska.

The foregoing subdivision and replat is made with the free consent and in accordance with the desires of the undersigned Owners.

We, the Owners of Lot 3 hereby dedicate the easement shown on the Plat to the use and benefit of the public.

DATED this 15th day of June, 1978.

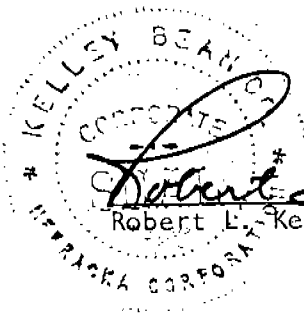
Myron C Brester
Myron C. Brester
Owner, Lot 3

Colleen C. Brester
Colleen C. Brester
Owner, Lot 3

John R. Rohnke
John R. Rohnke
Owner, Lot 4

Odilia F. Rohnke
Odilia F. Rohnke
Owner, Lot 4

KELLEY BEAN COMPANY
A Nebraska Corporation
Owner, Lots 1 & 2



Robert L. Kelley
Robert L. Kelley, Assistant Secretary

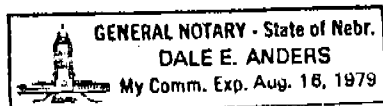
Gary L. Kelley
Gary L. Kelley, President

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY) ss

Before me, a Notary Public, qualified and acting in said County, personally came Myron C. Brester and Colleen C. Brester, 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 be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 15 day of June, 1978.



Dale E. Anders
Notary Public

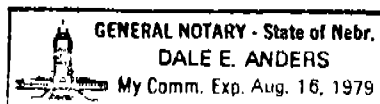
My Commission expires: _____

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY) ss

Before me, a Notary Public, qualified and acting in said County, personally came Robert L. Kelley, Assistant Secretary, and Gary L. Kelley, President, of Kelley Bean Company, a corporation, to me known to be the identical persons whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of the Corporation.

WITNESS MY HAND AND NOTARIAL SEAL this 15 day of June, 1978.



Dale E. Anders
Notary Public

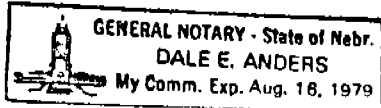
My Commission expires: _____

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY) ss

Before me, a Notary Public, qualified and acting in said County, personally came John R. Rohnke and Odilia F. Rohnke, 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 be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 15 day of June, 1978.



Dale E. Anders
Notary Public

My Commission expires: _____

APPROVAL AND ACCEPTANCE

The foregoing plat of KELLEY - BRESTER REPLAT, hereby approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by resolution duly passed this 24th day of July, 1978.

David E. Quinn
Mayor

ATTEST:

A. L. Ferguson
City Clerk

NUMERICAL
INDEXED
RECORDED



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 11 day of August, 1978
at 1:59 o'clock P.M., and recorded in
Book 159 of Deeds
on page 31
Mary Jo Ellis
Register of Deeds
By Opal J. Clark Deputy