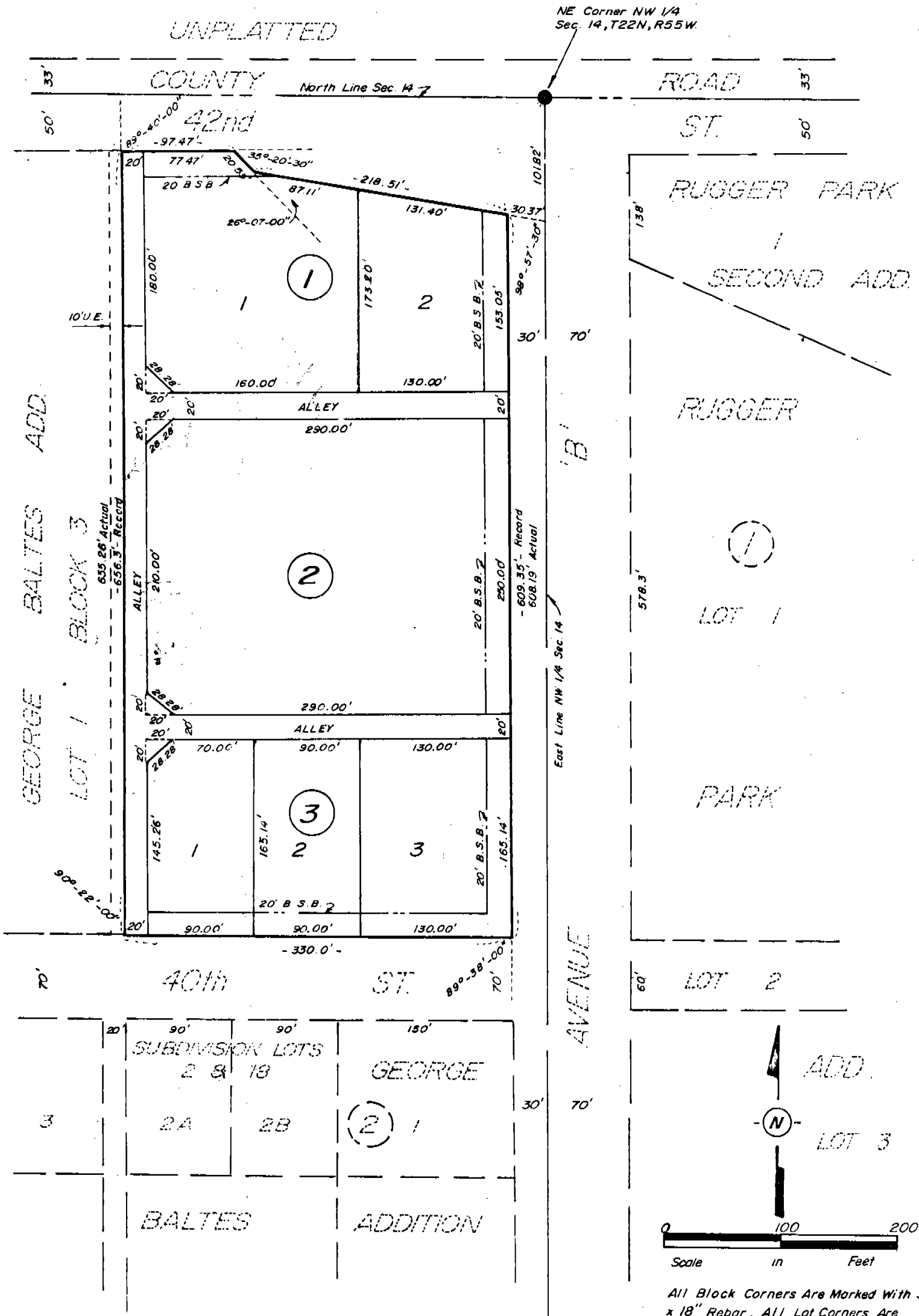


BERGGREN SUBDIVISION AND REPLAT

In the City of Scottsbluff, Nebraska.

4115



3/689

SURVEYOR'S CERTIFICATE

690

I, Duane E. Stott, a competent surveyor of Scotts Bluff County, Nebraska, hereby certify that I have surveyed and prepared a Replat of vacated Lot One (1), Block Three (3), George Baltas Addition in the City of Scottsbluff, Nebraska, and that said Replat shall be known as BERGGREN SUBDIVISION AND REPLAT, LOTS 1 AND 2, BLOCK 1, BLOCK 2, and LOTS 1, 2 AND 3, BLOCK 3, the boundary of said Subdivision and Replat being more particularly described as follows:

With reference to the North Quarter corner of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska; thence, southerly on the North-South centerline of said Section, a distance of 101.82 feet; thence, a deflection angle right of 98 degrees 57 minutes 30 seconds, a distance of 30.37 feet to the TRUE POINT OF BEGINNING, said point being the point of intersection of the West Right-of-Way line of Avenue B and the South Right-of-Way line of 42nd Street; thence, a deflection angle left of 98 degrees 57 minutes 30 seconds on said West Right-of-Way line, a distance of 608.18 feet to the North Right-of-Way line of 40th Street; thence, a deflection angle right of 89 degrees 38 minutes 00 seconds on said North Right-of-Way line, a distance of 330.00 feet; thence, a deflection angle right of 90 degrees 22 minutes 00 seconds, a distance of 655.26 feet to the point of intersection with the South Right-of-Way line of 42nd Street; thence, a deflection angle right of 89 degrees 40 minutes 00 seconds on said South Right-of-Way line, a distance of 77.47 feet; thence, a deflection angle right of 35 degrees 20 minutes 30 seconds on said South Right-of-Way line, a distance of 20.53 feet; thence, a deflection angle left of 26 degrees 07 minutes 00 seconds on said South Right-of-Way line, a distance of 218.51 feet to the point of beginning, containing an area of 4.82 acres more or less.

That the accompanying plat is a true delineation of such survey and Replat, drawn to a scale of 100 feet to the inch. That all Block corners are marked with 3/4" x 36" iron rods and all Lot Corners are marked with 3/4" x 18" iron rods driven well into the ground. That all dimensions are in feet and decimals. That each Lot and Block bears its own number and that the boundary of the subdivision is shown on the plat with a heavy solid line.

WITNESS MY HAND AND SEAL this 14th day of June, 1979.



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

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

DEDICATION AND OWNER'S STATEMENT

I, the undersigned, being the Owner of that part of the Northeast Quarter of the Northwest Quarter of Section 14, 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 by the accompanying plat have caused such real estate to be surveyed and replatted as BERGGREN SUBDIVISION & REPLAT, an Addition in the City of Scottsbluff, Nebraska.

I hereby dedicate the Alley shown on and referred to in the Plat to the use and benefit of the public.

The above described and foregoing subdivision of BERGGREN SUBDIVISION & REPLAT and the Alley and Building Setback Line Designations are made with the free consent and in accordance with the desires of the undersigned owner.

DATED this 26th day of July, 1979.

METROPOLITAN DEVELOPMENT COMPANY

Robert Berggren
Robert Berggren, President

4115

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY) ss

Before me, a Notary Public, qualified and acting in said County, personally came Robert Berggre, President of Metropolitan Development Company, to me known to be the identical person whose signature is affixed to the foregoing "Dedication and Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 26th day of July, 1977.

3-12-83

[Signature]
Notary Public

My Commission expires: 3-12-83

APPROVAL AND ACCEPTANCE

The foregoing subdivision of BERGGREN SUBDIVISION AND REPLAT, an addition in the City of Scottsbluff, Nebraska, hereby approved and accepted by resolution duly passed this 13th day of August, 1979.

[Signature]
Vice-President of the City Council

ATTEST:

[Signature]
City Clerk



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 16 day of August, 1979
at 3:32 o'clock P. M., and recorded in
Book 162 of Deed
on page 689
[Signature]
Register of Deeds
By Deputy

10/00

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