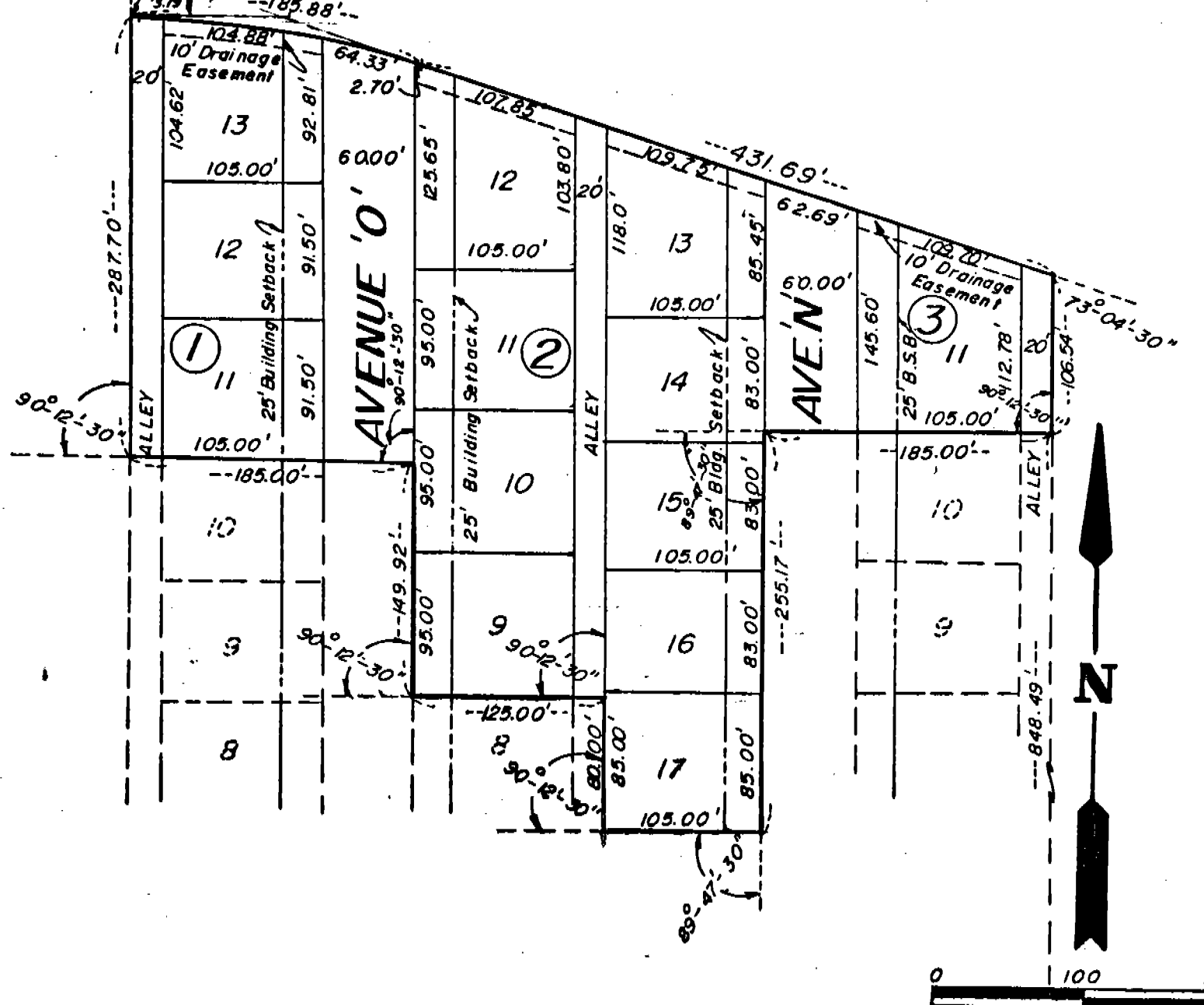


# BITNER-WARNER REPLAT

City of Scottsbluff, Nebraska

CURVE DATA  
 $\Delta = 16^{\circ} 53' 53''$   
 $R = 630.26$   
 $T = 93.53$   
 $A = 185.88'$



East-West Centerline Sec. 22 1378.20'

East  $\frac{1}{4}$  Corner  
 Sec. 22, T22 N, R55 W

*Handwritten:* \$22.00  
 m.c. Schaff

State of Nebraska, Scotts Bluff County ss.  
 Entered in Numerical Index and filed for  
 record the 30 day of April, 1985  
 at 11:00 o'clock A.M., and recorded in  
 Book 178 of Deeds  
 on page 647  
Mary J. Ellis  
 Register of Deeds  
 By \_\_\_\_\_ Deputy

## SURVEYOR'S CERTIFICATE

I, Duane E. Stott, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat to be known as BITNER-WARNER REPLAT, a Replat of Lots 11, 12 and 13, Block 1, Lots 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 2, Lot 11, Block 3 and the South Half of Laucomer Drive, all in Bitner-Warner Subdivision, in the Northeast Quarter of Section 22, Township 22 North, Range 55 West of the 6th P.M., in the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

With reference to the East Quarter corner of Section 22, thence westerly on the East-West centerline of said section, a distance of 1378.20 feet, thence a deflection angle right of  $90^{\circ}-12'-30''$ , a distance of 848.49 feet to the TRUE POINT OF BEGINNING, thence a deflection angle left of  $90^{\circ}-12'-30''$ , on a line coincident with the North line of Lot 10, Block 3, Bitner-Warner Subdivision, a distance of 185.00 feet to the point of intersection with the West Right of Way line of Avenue N, as previously dedicated, thence a deflection angle left of  $89^{\circ}-47'-30''$ , on said West Right of Way line, a distance of 255.17 feet, thence a deflection angle right of  $89^{\circ}-47'-30''$ , a distance of 105.00 feet, thence a deflection angle right of  $90^{\circ}-12'-30''$ , a distance of 80.00 feet, thence a deflection angle left of  $90^{\circ}-12'-30''$ , a distance of 125.00 feet to the point of intersection with the East Right of Way line of Avenue O, as previously dedicated, thence a deflection angle right of  $90^{\circ}-12'-30''$ , on said East Right of Way line, a distance of 149.92 feet, thence a deflection angle left of  $90^{\circ}-12'-30''$ , a distance of 185.00 feet to the point of intersection with the northerly extension of the West line of Bitner-Warner Subdivision, thence a deflection angle right of  $90^{\circ}-12'-30''$  on said northerly extension, a distance of 287.70 feet, thence a deflection angle right of  $90^{\circ}-01'-37''$  a distance of 3.79 feet to the point of curvature of a curve to the right, said curve having a radius of 630.26 feet and a central angle of  $16^{\circ}-53'-53''$ , thence southeasterly on the arc of said curve, a distance of 185.88 feet to the point of tangency of said curve, thence continuing southeasterly, tangent to the last described curve, a distance of 431.69 feet to the point of intersection with the northerly extension of the East line of Bitner-Warner Subdivision, thence a deflection angle right of  $73^{\circ}-04'-30''$ , a distance of 106.54 feet to the point of beginning, containing an area of 3.93 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 lot corners are marked with  $3/4'' \times 18''$  iron rods. That all dimensions are in feet and decimals and that the lots and blocks bear their own numbers. That the boundary of the replat is shown with a heavy solid line and that dashed lines are for orientation purposes only.

WITNESS MY HAND AND SEAL this 4<sup>th</sup> day of April, 1985

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



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

DEDICATION AND OWNERS STATEMENT

1725

We, the undersigned, being the owners of Lots 11,12 and 13, Block 1, Lots 9, 10, 11, 12, 13, 14, 15, 16 and 17, Block 2, Lot 11, Block 3 and the South Half of Laucomer Drive, all in Bitner-Warner Subdivision, in the Northeast Quarter of Section 22, Township 22 North, Range 55 West of the 6th P.M., in the City of Scottsbluff, 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 Bitner-Warner Replat.

The foregoing Bitner-Warner Replat is made with the free consent and in accordance with the desires of the undersigned owners.

We hereby dedicate the streets, alleys and easements to the use and benefit of the public.

Dated this 2nd day of April, 1985

CENTURY 21 BITNER-WARNER REALTY, INC.

William S. Bitner  
William S. Bitner, President

Ken Zitterkopf  
Ken Zitterkopf  
Husband and Wife

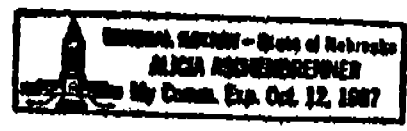
Pamela Zitterkopf  
Pamela Zitterkopf

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
SCOTTS BLUFF COUNTY ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came William S. Bitner, President of Century 21 Bitner-Warner Realty, Inc., to me known to be the identical person whose signature is affixed to the foregoing "Dedication and Owners Statement" and acknowledged the execution thereof to be his voluntary act and deed on behalf of the corporation.

WITNESS MY HAND AND SEAL this 2nd day of April, 1985.



Alicia Aschenbrenner  
Notary Public

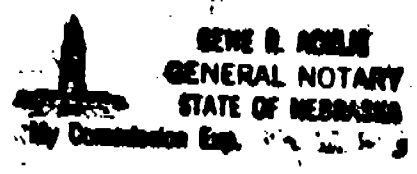
My Commission Expires: Oct 12, 1987

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
SCOTTS BLUFF COUNTY ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Ken Zitterkopf and Pamela Zitterkopf, husband and wife, to me known to be the identical persons whose signatures are affixed to the foregoing "Dedication and Owners Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL this 4th day of April, 1985.



Gene B. Aschle  
Notary Public

My Commission Expires: Feb 17, 1988

APPROVAL & ACCEPTANCE

The foregoing BITNER-WARNER REPLAT herety approved by the Mayor and City Council by resolution, this 22 day of April, 1985.

*Daniel E. Queney*  
Mayor

ATTEST:

*A. L. Ferguson*  
City Clerk

