

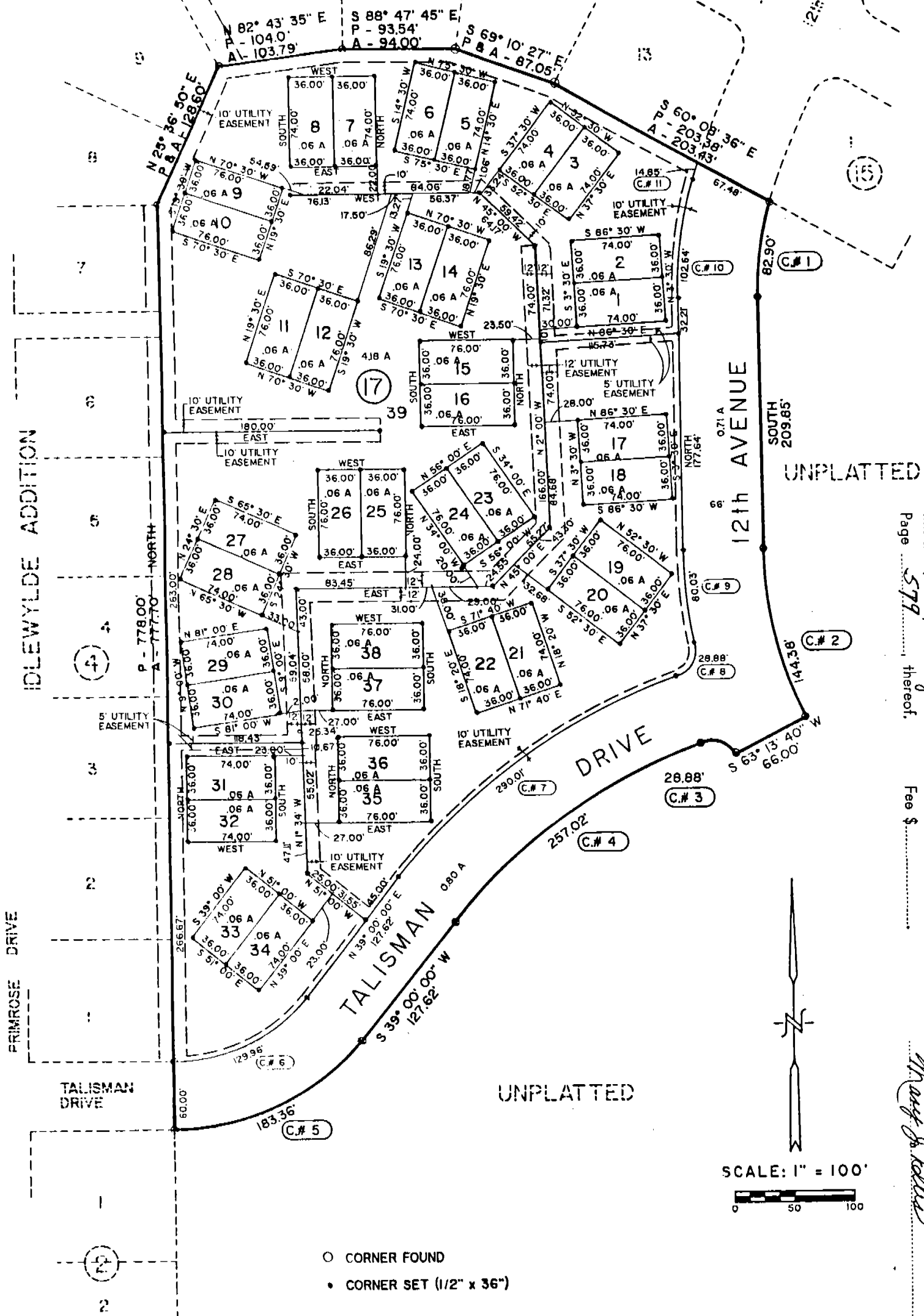
FINAL PLAT

IDLEWYLDE ADDITION  
BLOCK 17

3012

3012

TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA



Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska,  
 this 17 day of June A. D. 1987, at 1:25 o'clock P. M., Recorded in Book 187 of Deeds  
 Page 579 thereof. Fee \$  
 Mary J. Kellie  
 Register of Deeds

SCALE: 1" = 100'  
 0 50 100

- CORNER FOUND
- CORNER SET (1/2" x 36")

OWNER:  
 MAXWELL INCORPORATED  
 1121 EAST 27th STREET  
 SCOTTSBLUFF, NEBRASKA

prepared by:  
 BAKER & ASSOCIATES  
 consulting engineers  
 Scottsbluff, Nebraska

NUM. 12  
 CEN. P.P.  
 PICT. \_\_\_\_\_  
 COMPARED \_\_\_\_\_

3012

Sheet 2 of 3  
Idlewyde Addition  
Block 17CURVE INFORMATION

<u>Curve #1</u>	<u>Curve #2</u>	<u>Curve #3</u>	<u>Curve #4</u>	<u>Curve #5</u>
Δ 17°08'26"	Δ 26°46'20"	Δ 82°43'40"	Δ 31°30'00"	Δ 51°00'00"
R 277.10'	R 309.00'	R 20.00'	R 467.50'	R 206.00'
T 41.76'	T 73.53'	T 17.61'	T 131.85'	T 98.26'
L 82.90'	L 144.38'	L 28.88'	L 257.02'	L 183.36'
<u>Curve #6</u>	<u>Curve #7</u>	<u>Curve #8</u>	<u>Curve #9</u>	<u>Curve #10</u>
Δ 51°00'00"	Δ 31°30'00"	Δ 82°43'40"	Δ 12°13'40"	Δ 17°08'26"
R 146.00'	R 527.50'	R 20.00'	R 375.00'	R 343.10'
T 69.64'	T 148.77'	T 17.61'	T 40.17'	T 51.71'
L 129.96'	L 290.01'	L 28.88'	L 80.03'	L 102.64'
<u>Curve #11</u>				
Δ 1°22'52"				
R 616.27'				
T 7.43'				
L 14.85'				

SURVEYOR'S CERTIFICATE

I, Robert J. Zumbahlen, do hereby certify that I have surveyed and subdivided a tract of land, more particularly described as follows:

A tract of land in the Southwest Quarter of Section 13, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, described as follows:

Beginning at the northeast corner of Lot 1, Block 2, Idlewyde Addition to the City of Scottsbluff, Nebraska, thence North along the east line of Block 4, said Addition, for 777.70 feet to the southeast corner of Lot 8, Block 4, said Addition; thence North 25°36'50" East along the southeasterly line of Lots 8 and 9, Block 4, said Addition, for 128.60 feet to the southwest corner of Lot 10, Block 4, said Addition; thence North 82°43'35" East along the southerly line of said Lot 10, for 103.79 feet to the southwest corner of Lot 11, Block 4, said Addition; thence South 88°47'45" East along the southerly line of said Lot 11, for 94.00 feet to the southwest corner of Lot 12, Block 4, said Addition; thence South 69°10'27" East along the southwesterly line of said Lot 12, for 87.05 feet to the southwest corner of Lot 13, Block 4, said Addition; thence South 60°08'36" East along the southwesterly line of said Lot 13, for 203.43 feet to the southwest corner of Lot 1, Block 15, said Addition; thence Southwesterly along a curve concave to the southeast and having a radius of 277.10 feet, through a central angle of 17°08'26", for 82.90 feet, said curve having a chord bearing of South 8°34'13" West and a chord distance of 82.59 feet, to the point of tangency; thence South along a line parallel with the east line of Block 4, said Addition, for 209.85 feet to a point of curvature; thence Southeasterly along a curve concave to the northeast and having a radius of 309.00 feet, through a central angle of 26°46'20", for 144.38 feet, said curve having a chord bearing South 13°23'10" East and a chord distance of 143.07 feet; thence South 63°13'40" West, for 66.00 feet; thence Northwesterly along a curve concave to the southwest and having a radius of 20.00 feet, through a central angle of 82°43'40", for 28.88 feet, said curve having a chord bearing of North 68°08'10" West and a chord distance of 26.43 feet, to a point of compound curvature;

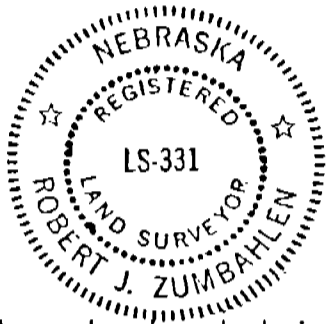
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Sheet 3 of 3  
Idlewyde Addition  
Block 17

thence Southwesterly along a curve concave to the southeast and having a radius of 467.50 feet, through a central angle of 31°30'00", for 257.02 feet, said curve having a chord bearing of South 54°45'00" West and a chord distance of 253.80 feet, to the point of tangency; thence South 39°00'00" West, for 127.62 feet to a point of curvature; thence Southwesterly along a curve concave to the northwest and having a radius of 206.00 feet, through a central angle of 51°00'00", for 183.36 feet, said curve having a chord bearing of South 64°30'00" West and a chord distance of 177.37 feet, to the point of beginning and containing an area of 8.04 acres, more or less.

That the accompanying plat represents a correct delineation of such survey drawn to a scale of 100 feet to the Inch, that 1/2" x 36" rebar were set at all corners not shown as found corners; and that all dimensions are in feet and decimals of a foot.

WITNESS MY HAND AND SEAL this 28<sup>th</sup> day of May, 1987



*Robert J. Zumbahlen*  
Robert J. Zumbahlen,  
Nebraska Registered Surveyor #331

DEDICATION

The undersigned, being the Owner of Block 17, Idlewyde Addition to the City of Scottsbluff, Nebraska, and described in the foregoing "Legal Description" and shown by the accompanying plat, have caused such real estate to be platted.

We hereby dedicate the streets and easements shown on and referred to in the plat to use and benefit of the public.

The above described and foregoing subdivision and the streets and easements and building setback designations are made with the free consent and in accordance with the desires of the undersigned Owner.

Dated this 1<sup>st</sup> day of June, 1987.



Maxwell Incorporated

*Melvin L. Maxwell*  
Melvin L. Maxwell, President

ATTEST:

*Glenis R. Maxwell*

APPROVAL AND ACCEPTANCE

The foregoing plat of Block 17, Idlewyde Addition to the City of Scottsbluff, is approved and accepted by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 8<sup>th</sup> day of JUNE, 1987.

*Donald E. Overman*  
Donald E. Overman, Mayor

ATTEST: *W.L. Ferguson*  
W.L. Ferguson, City Clerk

