

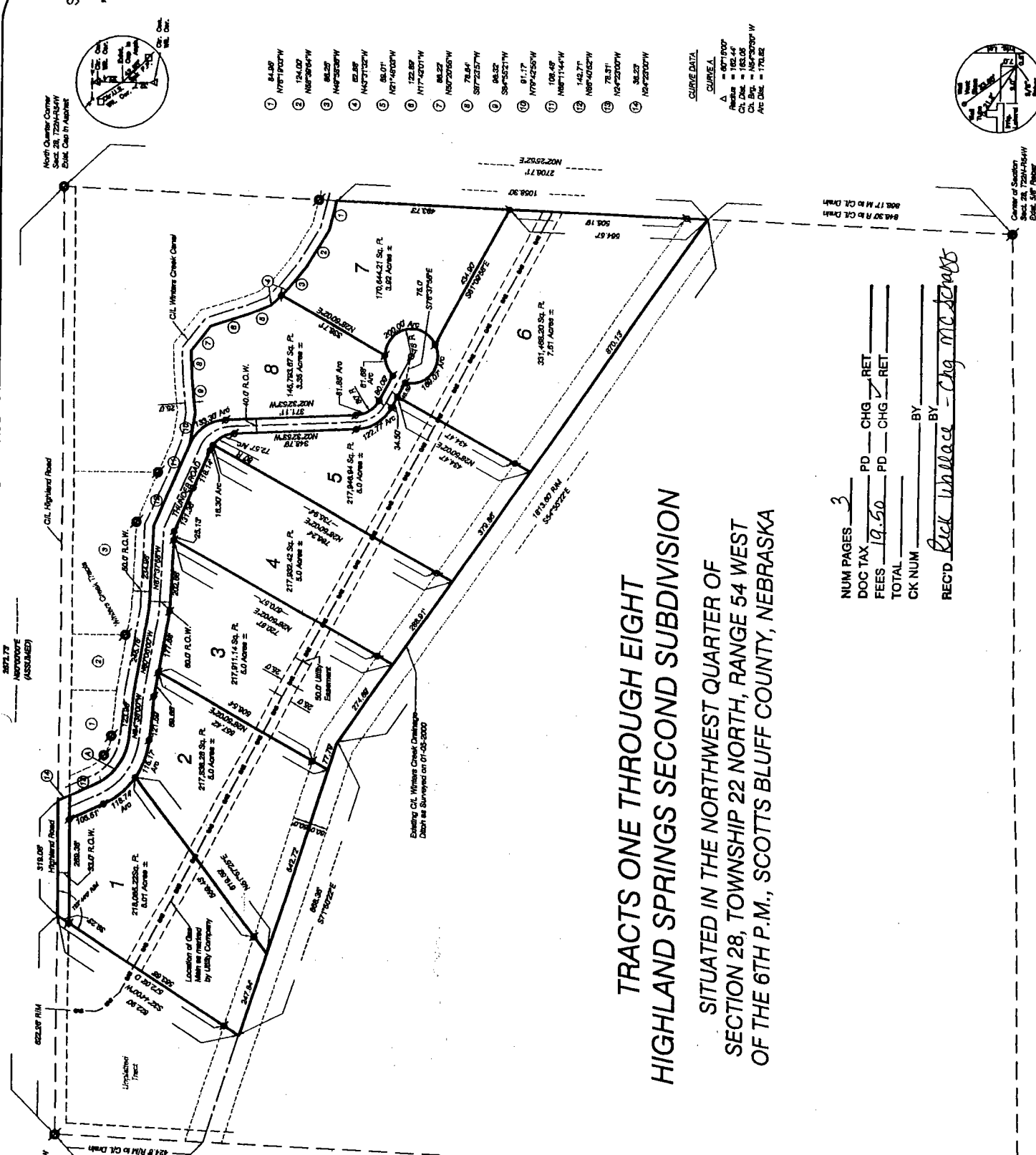
RECORDED  
SCOTTS BLUFF COUNTY, NE

'00 APR 19 PM 2 10

*Jan A. Bauer*

REGISTER OF DEEDS

NUM. INDEX  
COMPUTER  
PICTURED  
IMAGED



**TRACTS ONE THROUGH EIGHT  
HIGHLAND SPRINGS SECOND SUBDIVISION**  
SITUATED IN THE NORTHWEST QUARTER OF  
SECTION 28, TOWNSHIP 22 NORTH, RANGE 54 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

NUM PAGES 3  
DOC TAX      PD      CHG      RET       
FEES 19.50 PD      CHG      RET       
TOTAL       
CK NUM      BY       
RECD Rick Wallace - Chg McCreary

Scale in Feet  
0 300 600

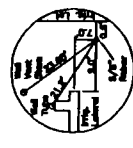
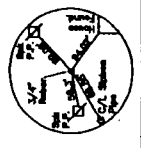
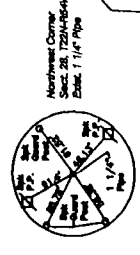
Building Corner  
Set 5/17/07 Rebar  
Record Distance as per  
Misc. Book 14, Page 222  
Scotts Bluff County Register of Deeds Office

D Dead Distance as per  
Dead Book 271, Page 331  
Scotts Bluff County Register of Deeds Office

M Measured Distance  
--- Existing Gas Main

- 1 S48.89° N78°18'00"W
- 2 S24.00° N87°08'00"W
- 3 S88.29° N47°20'00"W
- 4 S28.89° N47°11'00"W
- 5 S81.01° N67°40'00"W
- 6 S22.89° N17°40'01"W
- 7 S88.29° N47°20'00"W
- 8 S78.84° S87°23'57"W
- 9 S48.29° S87°32'11"W
- 10 S1.17° N77°42'55"W
- 11 S108.48° N88°11'44"W
- 12 S142.71° N87°40'00"W
- 13 S78.31° N07°20'00"W
- 14 S48.29° N67°20'00"W

CURVE DATA  
CURVE 1  
R = 607.00'  
Ch. Dist. = 1183.00'  
Ch. Btg. = N57°30'00" W  
Arc Dist. = 170.82'



TRACTS ONE THROUGH EIGHT  
HIGHLAND SPRINGS SECOND SUBDIVISION  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Northwest Quarter of Section 28, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as TRACTS ONE THROUGH EIGHT, HIGHLAND SPRINGS SECOND SUBDIVISION, situated in the Northwest Quarter of Section 28, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the street right of ways, alley right of way and utility easements shown on the plat to the use and benefit of the public.

Dated this 24 day of March, 1900

TJR MARKETING, INC.,  
a Nebraska Corporation

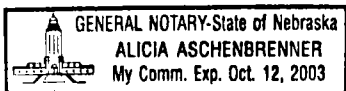
Theodore S. Heilburn, President

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Theodore S. Heilburn, President, TJR Marketing, Inc., a Nebraska Corporation, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of TJR Marketing, Inc., a Nebraska Corporation.

WITNESS MY HAND AND SEAL THIS 24th DAY OF March, 2000



Notary Public

My Commission Expires Oct 12, 2003

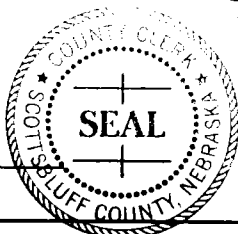
APPROVAL AND ACCEPTANCE

The foregoing plat of TRACTS ONE THROUGH EIGHT, HIGHLAND SPRINGS SECOND SUBDIVISION, situated in the Northwest Quarter of Section 28, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 17th day of April, 2000. Conditioned upon the fact Scotts Bluff County will not provide street or alley maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974, a copy of which is attached and made a part of this approval.

Chairman of the Board

ATTEST:

County Clerk



TRACTS ONE THROUGH EIGHT  
 HIGHLAND SPRINGS SECOND SUBDIVISION  
 SCOTTS BLUFF COUNTY, NEBRASKA  
 SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Tracts One through Eight, Highland Springs Second Subdivision, situated in the Northwest Quarter of Section 28, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of Section 28, thence easterly on the North line of Section 28, on an assumed bearing of N90°00'00"E, a distance of 622.26 feet, to the POINT OF BEGINNING, thence bearing S32°44'00"W, a distance of 39.23 feet, to the point of intersection with the the South right-of-way line of Highland Road, thence continuing southwesterly on last described course, bearing S32°44'00"W, a distance of 583.68 feet, to the point of intersection with the centerline of the Winter Creek Drainage Ditch, thence bearing S71°50'22"E, on the centerline of said drainage ditch, a distance of 868.35 feet, thence bearing S54°55'22"E, on said centerline of drainage ditch, a distance of 1813.60 feet, to the point of intersection with the East line of the Northwest Quarter of Section 28, thence bearing N02°25'52"E, on the East line of the Northwest Quarter of Section 28, a distance of 1058.30 feet, to the point of intersection with the South right-of-way line of Winter Creek Canal, said right-of-way being 25.00 feet South of the centerline of the Winter Creek Canal, thence bearing N76°19'03"W, on said right-of-way line, a distance of 84.95 feet, thence bearing N58°39'54"W, on said right-of-way line, a distance of 124.00 feet, thence bearing N49°58'36"W, on said right-of-way line, a distance of 86.25 feet, thence bearing N43°31'32"W, on said right-of-way line, a distance of 62.88 feet, thence bearing N21°48'03"W, on said right-of-way line, a distance of 59.01 feet, thence bearing N17°42'01"W, on said right-of-way line, a distance of 122.89 feet, thence bearing N50°20'55"W, on said right-of-way line, a distance of 86.22 feet, thence bearing S87°23'57"W, on said right-of-way line, a distance of 78.64 feet, thence bearing S84°55'21"W, on said right-of-way line, a distance of 96.32 feet, thence bearing N79°42'55"W, on said right-of-way line, a distance of 91.17 feet, thence bearing N66°11'44"W, on said right-of-way line, a distance of 108.48 feet, thence bearing N66°40'52"W, on said right-of-way line, a distance of 142.71 feet, thence bearing N87°37'58"W, on said right-of-way line, a distance of 234.95 feet, thence bearing N80°06'00"W, on said right-of-way line, a distance of 245.75 feet, thence bearing N84°38'00"W, on said right-of-way line, a distance of 123.96 feet, to the point of curvature of a curve to the right, said curve having a central angle of 60°15'00", a radius of 162.44 feet, a chord length of 163.05 feet, and a chord bearing of N54°30'30"W, thence northwesterly on arc of said curve, and said right-of-way line, a distance of 170.82 feet, to the point of tangency, thence bearing N24°23'00"W, on said right-of-way line, a distance of 78.31 feet, to the point of intersection with the South right-of-way line of Highland Road, said point being 33.00 feet South of the North line of Section 28, thence continuing northwesterly on last described course, bearing N24°23'00"W, a distance of 36.23 feet, to the point of intersection with the North line of Section 28, thence bearing N90°00'00"W, on the North line of Section 28, a distance of 319.08 feet, to the POINT OF BEGINNING, containing an area of 42.78 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals. That each tract has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 23<sup>rd</sup> DAY OF March, 2000.  
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

  
 Kelly A. Beatty, Nebraska Registered Land Surveyor, L.S. 476

