

NUM PAGES 6  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 31.00 PD  CHG \_\_\_\_\_ RET \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 CK NUM CK 36.50 BY \_\_\_\_\_  
 REC'D Baker & Associates BY \_\_\_\_\_

NUM INDEX \_\_\_\_\_  
 COMPUTER \_\_\_\_\_  
 PLOTTED JB  
 IMAGED \_\_\_\_\_

Inst. 2001 - 03060

RECORDED  
 SCOTTS BLUFF COUNTY, NE

'01 MAY 21 PM 1 26

*Jean A. Baum*

REGISTER OF DEEDS SHEET 1 OF 6

FINAL PLAT  
 OF  
**BLOCK 1, HERGERT SUBDIVISION**

SCOTTS BLUFF COUNTY, NEBRASKA

LOT 3

WEBER SUBDIVISION  
 LOT 3 LOT 4  
 FOUND  
 5/8" REBAR

7th STREET

5.0'  
 UTILITY  
 EASEMENT

1/16 LINE

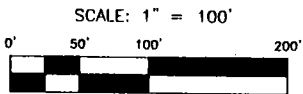
N88°39'38"W 1492.56'

N88°39'38"W 774.95'

MATCH LINE SHEET 1  
 MATCH LINE SHEET 2

**BLOCK 1  
 HERGERT SUBDIVISION**  
 ZONING: M-1  
 37.698 ACRES, MORE OR LESS

TAX LOT 13  
 (UNPLATTED)



1/4 LINE

S02°08'30"W  
 951.34'(M) 952.3'(R)

9'49'00"

S23°08'36"W  
 333.50'

Prepared for  
 CLARENCE DAVID HERGERT  
 1424 Avenue B  
 Scottsbluff, Nebraska

**Legend**

- FOUND MONUMENT AS NOTED
- SET 3/4" X 36" REBAR

L = 1172.96'  
 TAN = 649.15'  
 Δ = 61°04'33"  
 R = 1100.36'

S02°12'07"W  
 54.21'(M)

UTILITY & ACCESS EASEMENT  
 S62°33'55"E 635.34'

S24°55'14"W  
 4.22'(M) 10.0'(R)

S65°04'46"E  
 200.00'(M&R)

L = 141.54'

BURLINGTON NORTHERN SANTA FE RAILROAD

Prepared by  
**Baker & Associates**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska  
 April, 2001  
 AutoCAD File: 056-009-01FP.DWG

**BLOCK 1  
HERGERT SUBDIVISION**  
ZONING: M-1  
37.698 ACRES, MORE OR LESS

Prepared for  
CLARENCE DAVID HERGERT  
1424 Avenue B  
Scottsbluff, Nebraska

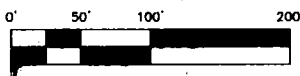
EAST 1/4 CORNER, SECTION 25  
NEBRASKA STATE PLANE COORDINATE  
NAD 83 US SURVEY FEET  
GRID N: 756271.523  
GRID E: 650326.684  
LATITUDE: 41°51'08.509"N  
LONGITUDE: 103°38'10.723"W  
COMBINED SCALE FACTOR: 0.999494

**Legend**

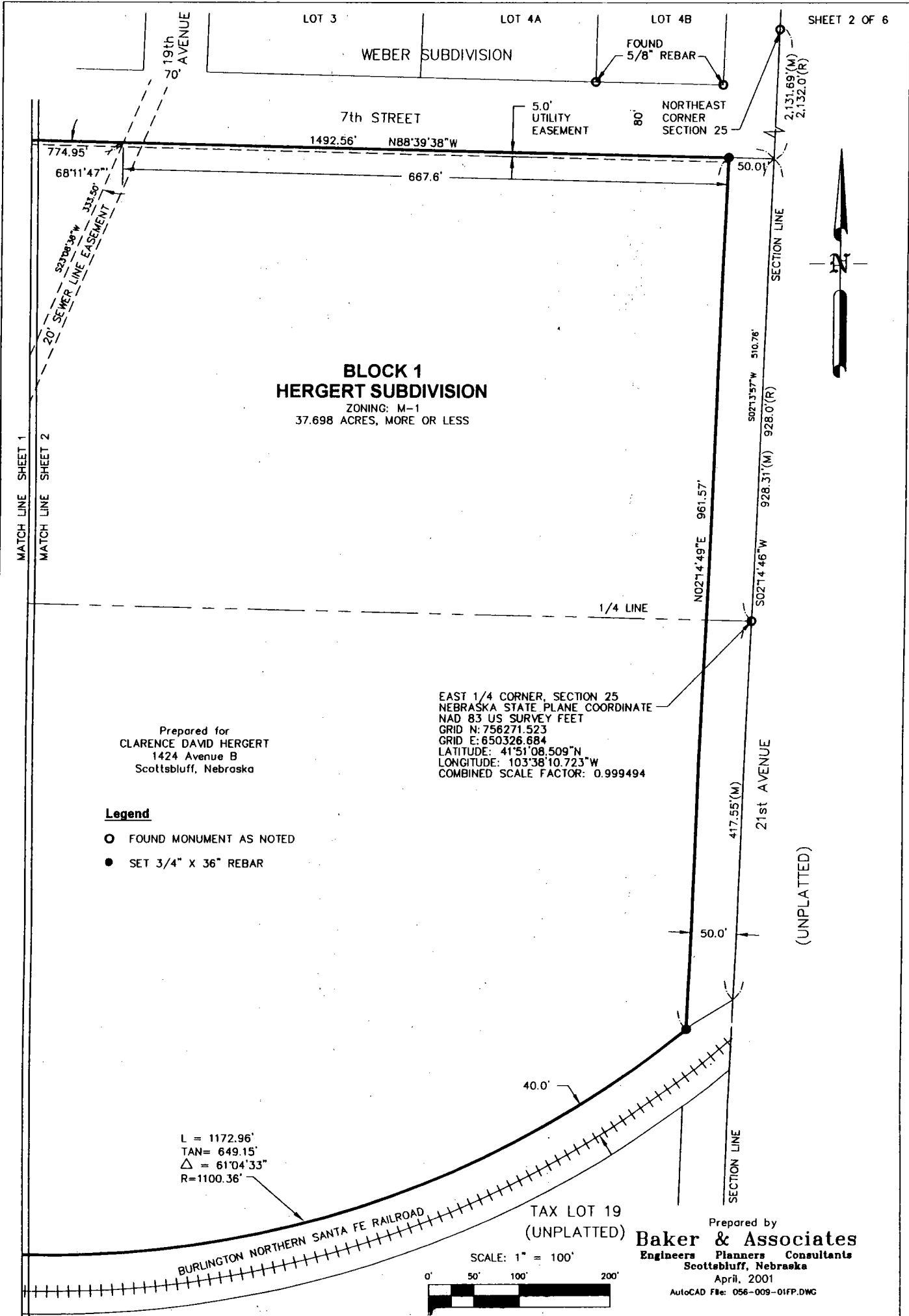
- FOUND MONUMENT AS NOTED
- SET 3/4" X 36" REBAR

L = 1172.96'  
TAN = 649.15'  
Δ = 61°04'33"  
R = 1100.36'

SCALE: 1" = 100'



Prepared by  
**Baker & Associates**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
April, 2001  
AutoCAD File: 056-009-01FP.DWG



LEGAL DESCRIPTION OF BLOCK ONE (1), HERGERT SUBDIVISION,  
Scotts Bluff County, Nebraska.

Part of the South Half of the Northeast Quarter, and part of the North half of the Southeast Quarter of Section 25, Township 22 North, Range 55 West of the 6th Principal Meridian, Scottsbluff, Scotts Bluff County, Nebraska, (formally known as Tax Lot 14 and Tax Lot 15), more particularly described as follows:

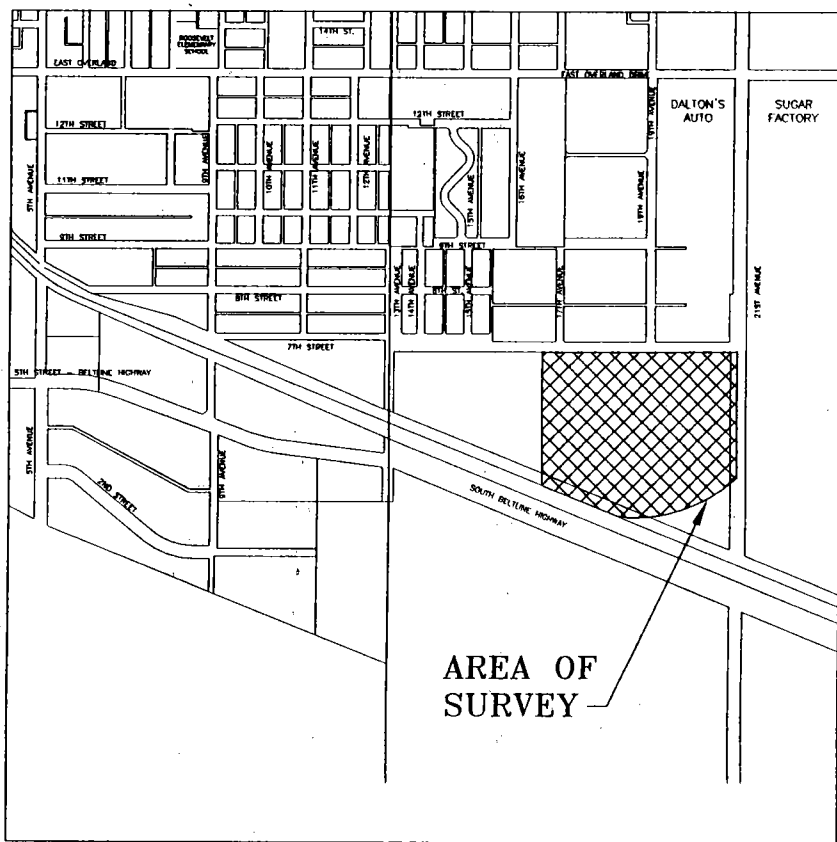
Commencing at the Northeast corner of said Section 25; thence S02°14'46"W on the East line on said Section a distance of 2,131.69 feet; thence N88°39'38"W a distance of 50.01 feet to the intersection of the southerly right-of-way (ROW) line of 7th Street and the westerly ROW line of 21st Avenue, said point being the POINT OF BEGINNING of this description; thence N88°39'38"W on said southerly ROW line of 7th Street a distance of 1442.56 feet; thence S02°08'30"W a distance of 951.34 feet to the northerly right of way line of the Burlington Northern Santa Fe Railroad, said point being 150 feet distant, northerly at right angles from the center line of the main track of said Railroad; thence S65°04'46"E on said northerly Right-of-way line a distance of 173.70 feet to the west line of the Northeast quarter of the Southeast quarter of said section 25; thence continuing on said northerly Right-of-way line and on said West line S02°12'07"W a distance of 54.21 feet; thence S65°04'46"E a distance of 200.00 feet on said Northerly Right-of-way line; thence S24°55'14"W a distance of 4.22 on said Northerly Right-of-way line; thence continuing on said Northerly Right-of-way line on a non-tangent curve to the left a distance of 1,172.96 feet, said curve having an included angle of 61°04'33" and a radius of 1,100.36 feet, a long chord bearing of N81°10'25"E and a long chord length of 1118.21 feet, to a point on the said westerly ROW line of 21st Avenue; thence N02°14'49"E on the said westerly ROW line a distance of 961.57 feet to the point of beginning, containing 37.698 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that I surveyed and platted the tract of land described above and shown on the accompanying drawing; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the drawing was made under my direct supervision; that the distances are Real World distances given in feet and decimals of a foot; that a combined scale factor of 0.999492 should be applied to real world distances to return to Grid distances; that the real world area is as shown; that the bearings are based on Nebraska State Plane NAD 83; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 12th day of April, 2001.

Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



VICINITY MAP  
Not to Scale

Prepared by  
**Baker & Associates**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
April, 2001

AutoCAD File: 056-009-D1FP.DWG

OWNER'S STATEMENT

We, Clarence D. Hergert and Nancy J. Hergert, Husband and Wife, being the owners of the real estate described in the foregoing "Legal Description" and shown on the accompanying plat, have caused such real estate to be platted as:

BLOCK ONE (1), HERGERT SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA

We hereby dedicate the easements to the use and benefit of the Public.

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

By: Clarence D. Hergert Date: 12 April 01  
Clarence D. Hergert, Husband

By: Nancy J. Hergert Date: 12 April 01  
Nancy J. Hergert, Wife

ACKNOWLEDGMENT

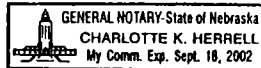
STATE OF NEBRASKA }  
COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came Clarence D. Hergert and Nancy J. Hergert, Husband and Wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 12 day of April, 2001.

Charlotte K. Herrell

My Commission Expires: 9-18-02



APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK ONE (1), HERGERT SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 7th day of May, 2001.

By: David Boeckner  
David Boeckner, Mayor

Attested: Bonnie Otte  
Bonnie Otte, City Clerk



ACKNOWLEDGMENT

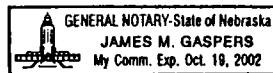
STATE OF NEBRASKA }  
COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came David Boeckner, Mayor of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 7th day of May, 2001.

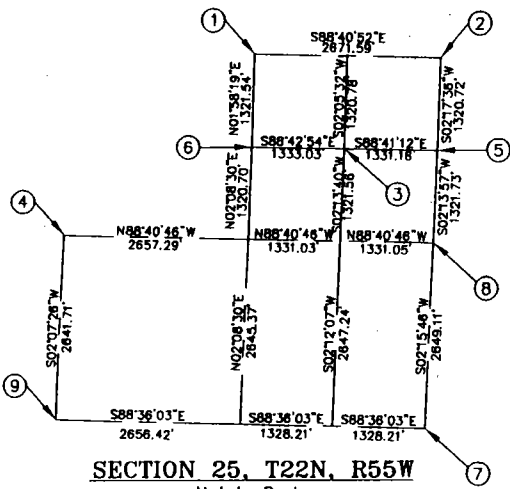
James M. Gasper

My Commission Expires: 10-19-2002



Prepared by  
**Baker & Associates**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
April, 2001

SECTION CORNER TIES



**SECTION 25, T22N, R55W**  
Not to Scale

NOTE:  
DISTANCES SHOWN ARE SLOPE  
DISTANCES (THIS TIE ONLY)

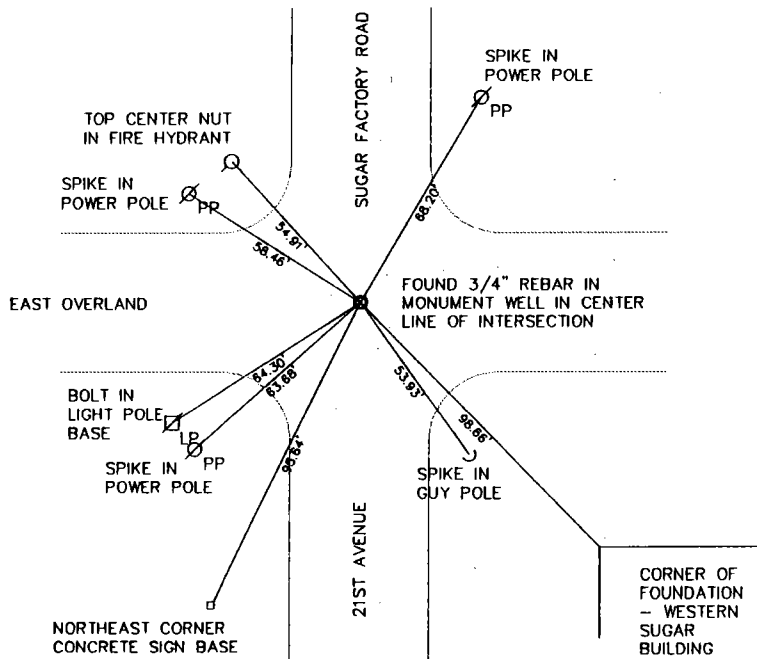
EAST OVERLAND

CHISELED 'X' IN  
SW CORNER OF  
IRRIGATION BOX

FOUND  
3/4" REBAR  
IN ASPHALT

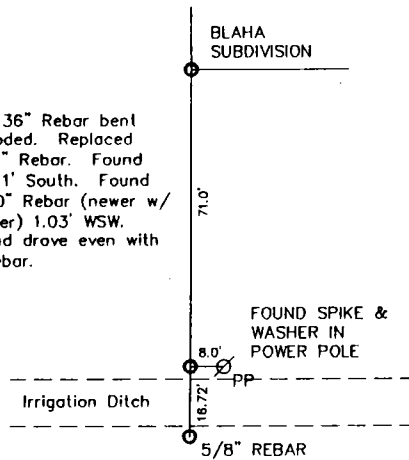
CHISELED 'X' IN  
NW CORNER OF  
IRRIGATION BOX

**DETAIL ①**  
SOUTH 1/4 SECTION CORNER  
SECTION 24, T22N, R55W  
Not to Scale

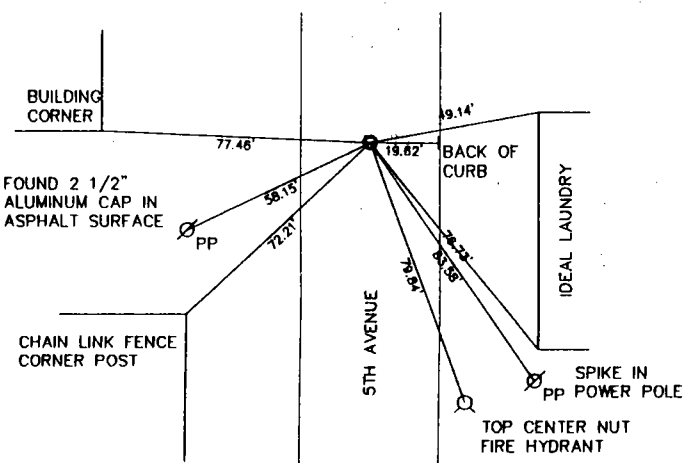


**DETAIL ②**  
NORTHEAST CORNER  
SECTION 25, T22N, R55W  
Not to Scale

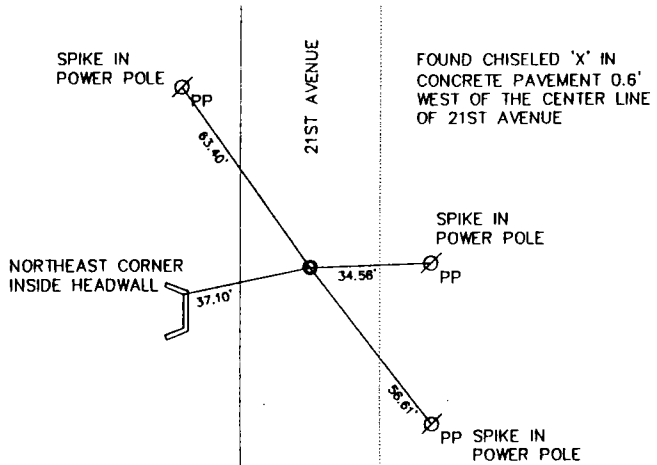
FOUND 5/8" x 36" Rebar bent  
and badly corroded. Replaced  
with 3/4" x 36" Rebar. Found  
stump of post 1' South. Found  
bent 5/8" x 30" Rebar (newer w/  
spike and washer) 1.03' WSW.  
Straightened and drove even with  
top of 3/4" Rebar.



**DETAIL ③**  
NE 1/16 CORNER  
SECTION 25, T22N, R55W  
Not to Scale



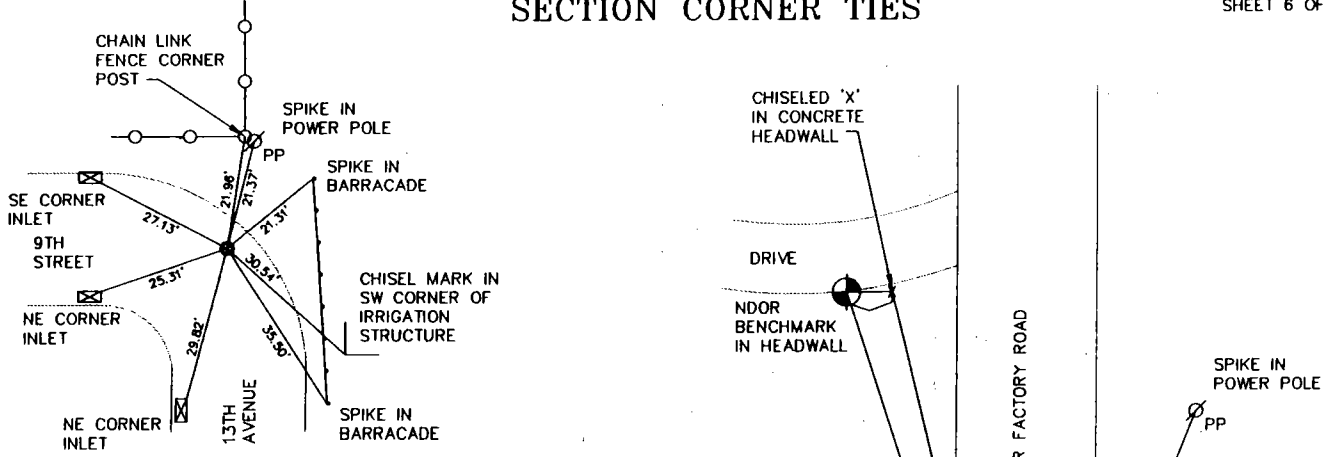
**DETAIL ④**  
WEST 1/4 CORNER  
SECTION 25, T22N, R55W  
Not to Scale



**DETAIL ⑤**  
NORTH 1/16 CORNER  
SECTION 25, T22N, R55W  
Not to Scale

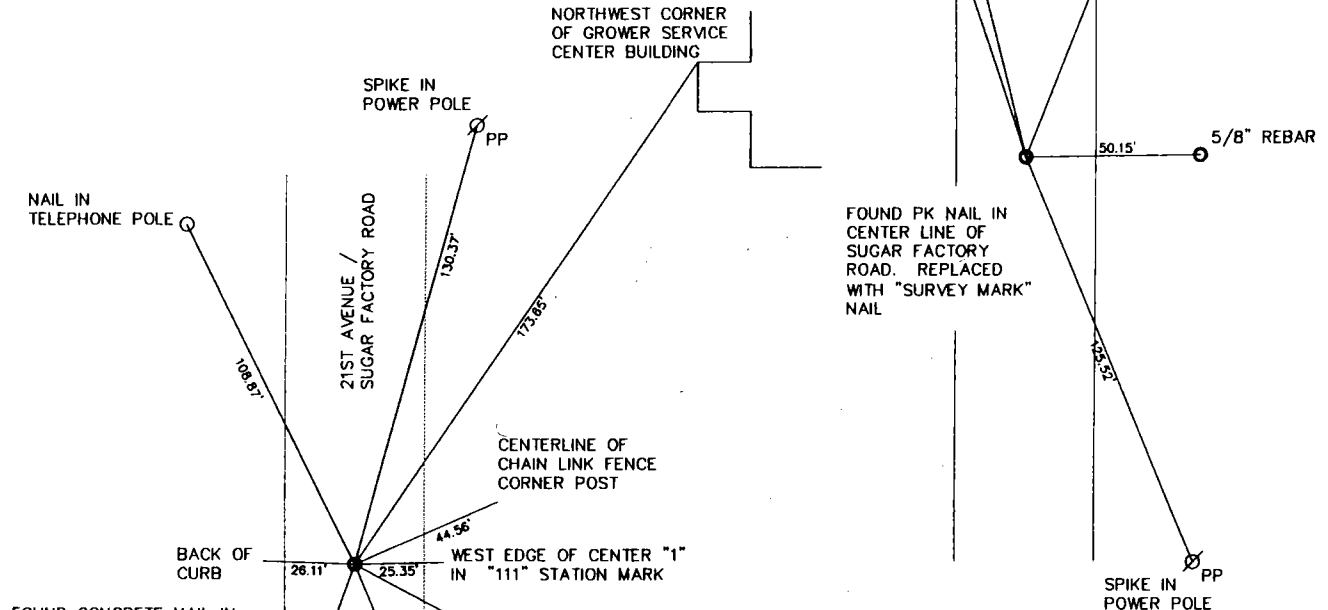
Prepared by  
**Baker & Associates**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
April, 2001

SECTION CORNER TIES



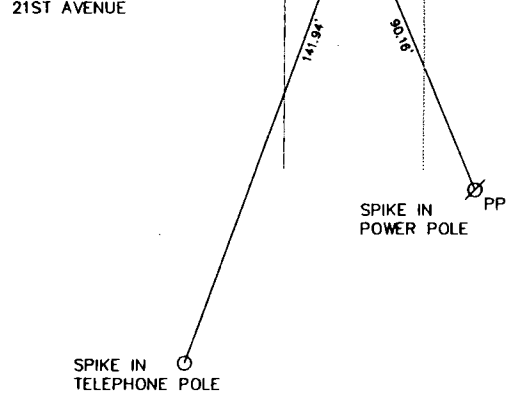
**DETAIL ⑥**  
NORTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 SECTION 25, T22N, R55W  
Not to Scale

FOUND 3/4" REBAR IN ASPHALT SURFACE 3.6' WEST OF CENTER LINE OF 13TH AVENUE AND 2.9' SOUTH OF CENTER LINE OF 9TH STREET. CORNER IS 3.6' WEST OF FENCE LINE TO NORTH

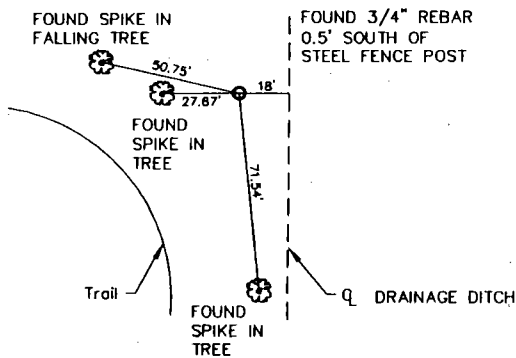


**DETAIL ⑦**  
SOUTHEAST QUARTER SECTION 25, T22N, R55W  
Not to Scale

FOUND CONCRETE NAIL IN CONCRETE PAVEMENT 0.2' EAST OF CENTER LINE OF 21ST AVENUE



**DETAIL ⑧**  
EAST 1/4 CORNER SECTION 25, T22N, R55W  
Not to Scale



**DETAIL ⑨**  
SOUTHWEST CORNER SECTION 25, T22N, R55W  
Not to Scale

Prepared by  
**Baker & Associates**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
April, 2001  
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