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SCOTTS BLUFF COUNTY, NE

Date 10-09-2001 Time 10:31 AM

NUM PAGES 4
DOC TAX PD CHG RET
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REC'D Brad - Baker & Assoc

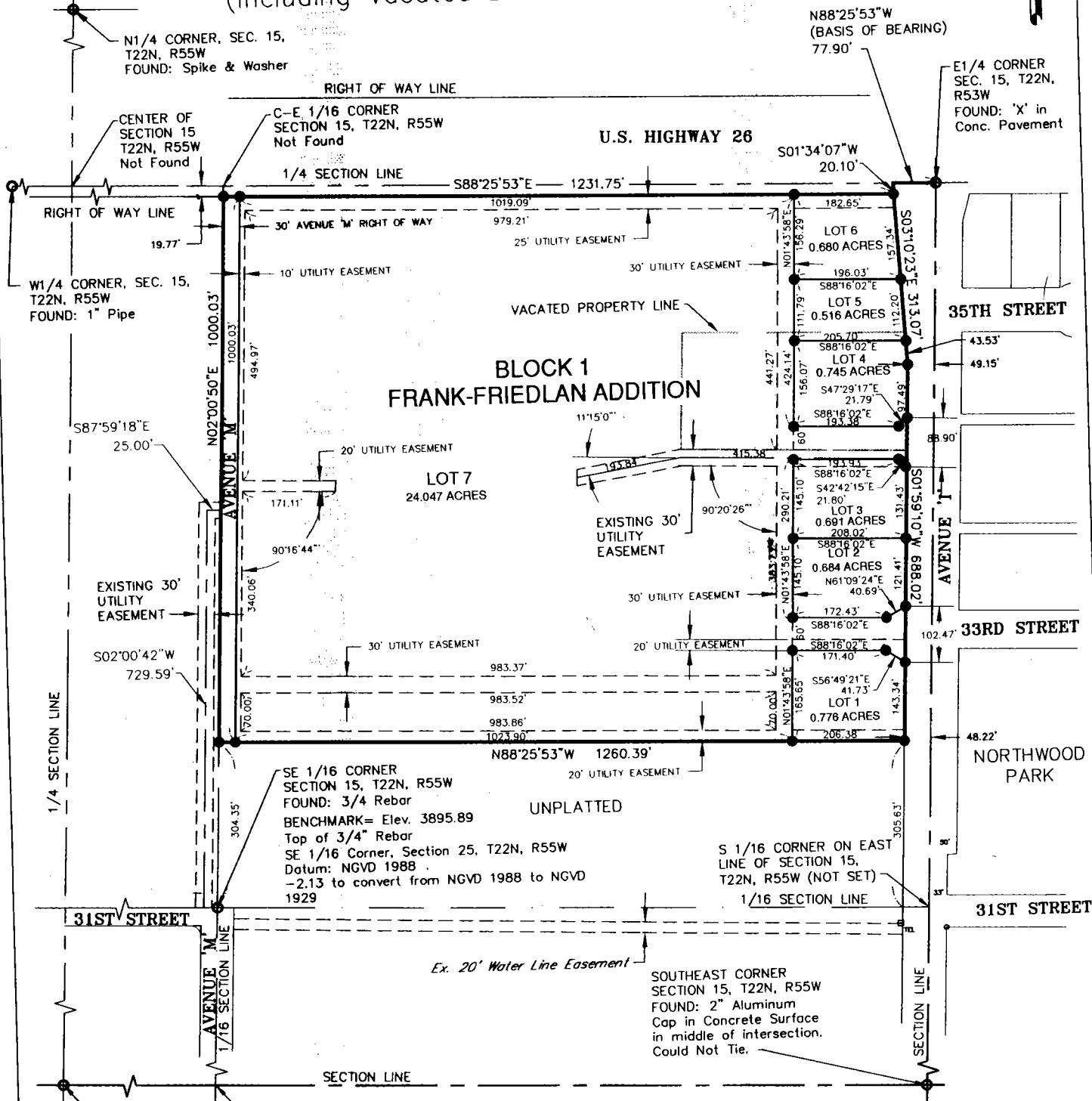
NUM INDEX B-9B
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SHEET 1 OF 4

Jean A. Bauer
REGISTER OF DEEDS

FINAL PLAT

LOTS 1-7, BLOCK 1, FRANK-FRIEDLAN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA (Including Vacated Block 1, Friedlan Subdivision)



SOUTH 1/4 CORNER SECTION 15, T22N, R55W Found: 5/8" Rebar

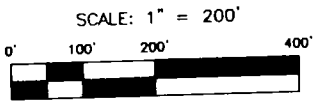
E 1/16 CORNER SECTION 15, T22N, R55W Not Found

NOTE:
1.) See Sheet 2 of 5 for dimensions of aliquot parts of Section 15.

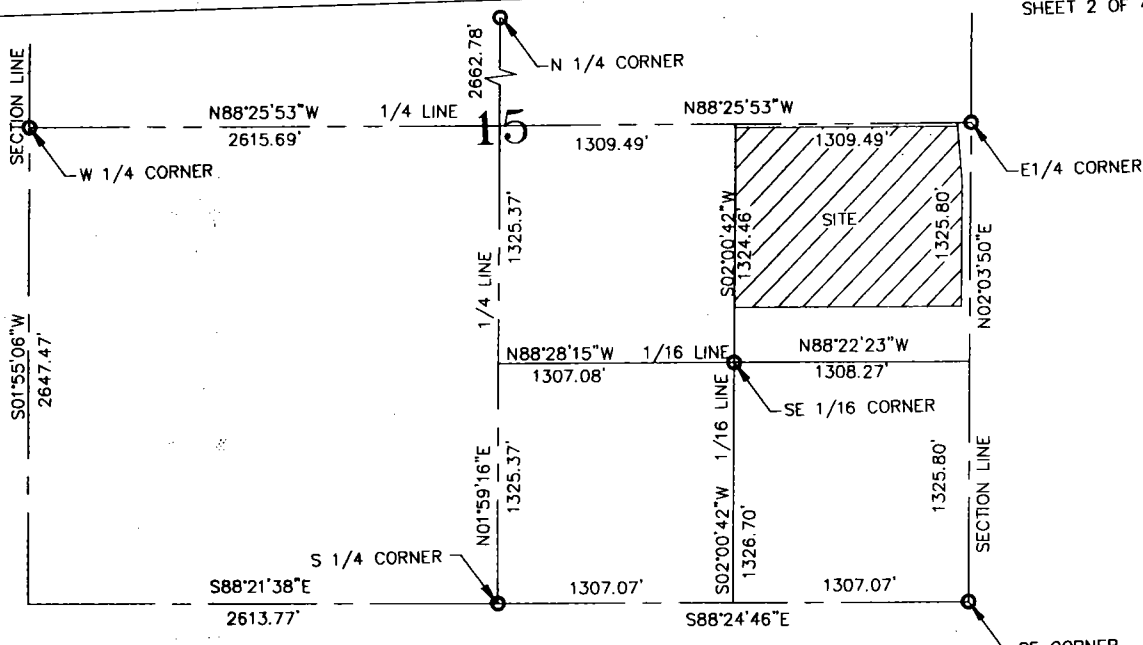
NOTES:
1.) See Sheet 2 of 5 for Nebraska State Plane Coordinate Data.
2.) Bearings are based on Nebraska State Plane Grid Bearings NAD 83.
3.) See Sheet 2 of 5 for Ties.
4.) See Sheet 2 of 5 for dimensions of aliquot parts of Section 15.

LEGEND

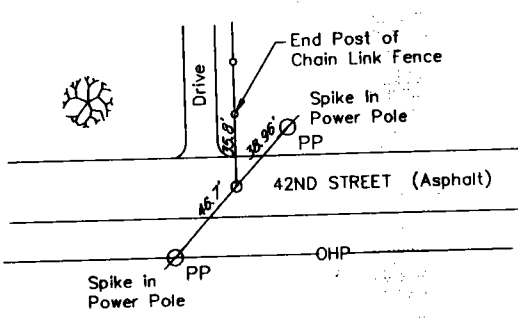
- FOUND MONUMENT AS INDICATED
- SET 3/4" X 36" REBAR W/ CAP IN 6" DIA. CONCRETE



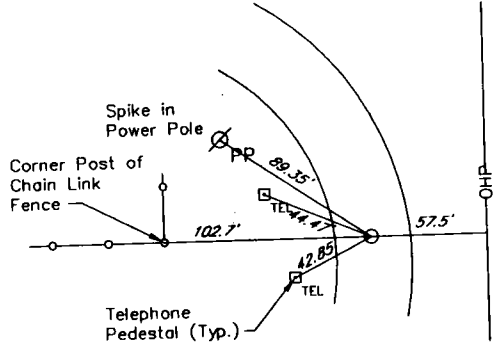
Prepared by
Baker & Associates
Engineers Planners Consultants
Scottsbluff, Nebraska
August, 2001
AutoCAD File: 820-2-FINAL.DWG



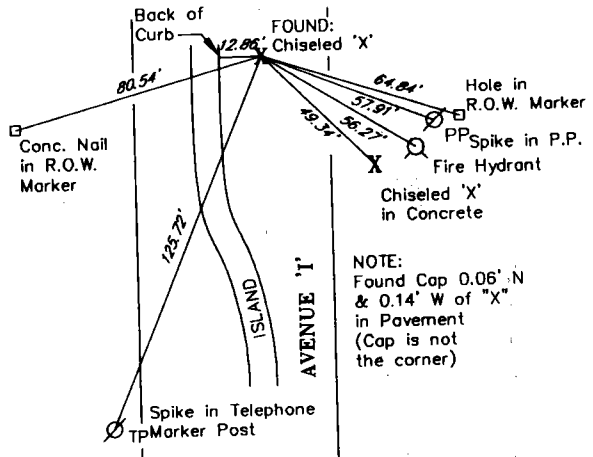
**SECTION 15,
TOWNSHIP 22 N, RANGE 55 W**
Not to Scale



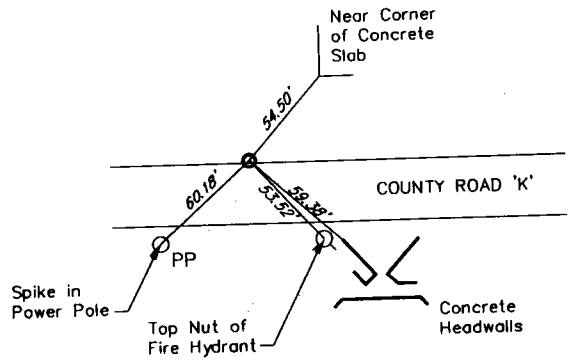
**NORTH 1/4 CORNER
SECTION 15, T22N, R55W**
FOUND: 60d Spike & Washer in
Asphalt Surface



**WEST 1/4 CORNER
SECTION 15, T22N, R55W**
Not to Scale
FOUND: 1" Pipe in Asphalt Surface



**EAST 1/4 CORNER
SECTION 15, T22N, R55W**
FOUND: "X" in Concrete by 2" Aluminum Cap
DATUM = Nebraska State Plane NAD 83
N 767,166.79
E 640,080.83
Combined Scale Factor = 0.99949679



**SOUTH 1/4 CORNER
SECTION 15, T22N, R55W**
Not to Scale
FOUND
5/8" Rebar 0.5' Below Ground Surface
16.5' North of Centerline of Roadway

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LEGAL DESCRIPTION

Part of the Northeast quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 15, Township 22 North, Range 55 West of the 6th Principal Meridian, Scottsbluff County, Nebraska, more particularly described as follows:

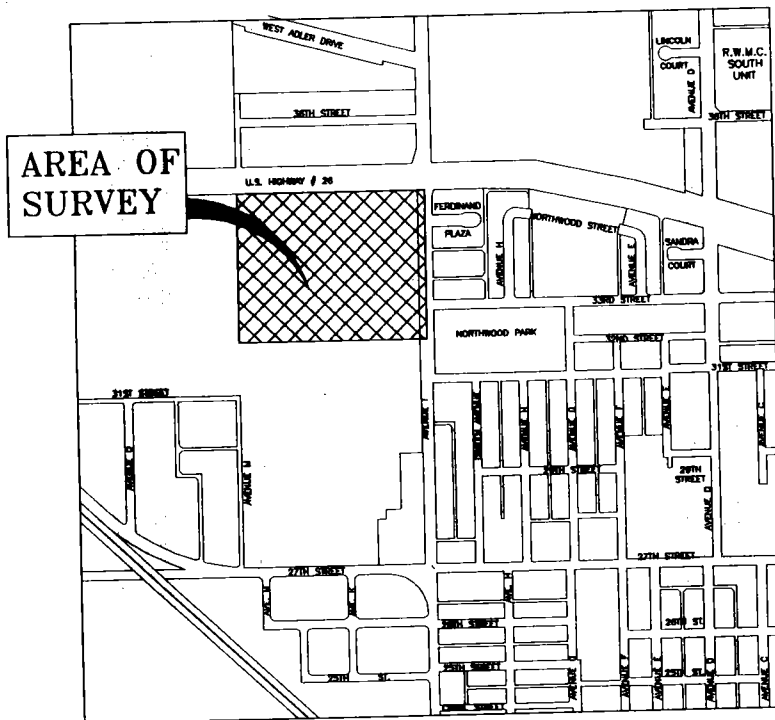
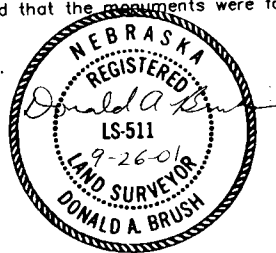
Commencing at the East Quarter Corner of Section 15, thence N88°25'53"W (Basis of Bearing) on the North line of the Southeast Quarter of said Section 15, a distance of 77.90 feet; thence S01°34'07"W on a line perpendicular to said North line a distance of 20.10 feet to a set 3/4" Rebar at the intersection of the southerly right-of-way (ROW) line of U. S. HWY 26 and the westerly ROW line of Avenue I, said point being the POINT OF BEGINNING of this description; thence S03°10'23"E a distance of 688.02 feet on said westerly ROW line to a set 3/4" Rebar; thence S01°59'10"W a distance of 1000.00 feet on said westerly ROW line of Avenue I to a set 3/4" Rebar at a point being 1000.00 feet as measured perpendicular, South of the said southerly ROW line; thence N88°25'53"W a distance of 1260.39 feet on a line parallel with the said Southerly ROW line to a set 3/4" Rebar on the West line of the said NE1/4 of the SE1/4; thence N02°00'50"E a distance of 1000.03 feet on the said West line of the NE1/4 of the SE1/4 to a set 3/4" Rebar on said southerly ROW line of U. S. HWY 26; thence S88°25'53"E a distance of 1231.75 feet on said southerly ROW line to the point of beginning, containing 28.827 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 and platted as LOTS 1-7, BLOCK 1, FRANK-FRIEDLAN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA; 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 30th day of July, 2001.

Donald A. Brush
Nebraska Registered Land Surveyor Number 511



VICINITY MAP
Not to Scale

Prepared by
Baker & Associates
Engineers Planners Consultants
Scottsbluff, Nebraska
August, 2001
AutoCAD File: 820-2-FINAL.DWG

OWNER'S STATEMENT

We, the undersigned, 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:

LOTS 1-7, BLOCK 1, FRANK-FRIEDLAN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

We hereby dedicate the streets and 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: [Signature] Date: 09/27/01
Roger Frank, President
Frank Enterprises, Inc., A Wyoming Corporation

By: [Signature] Date: 09/28-01
Charles Friedlan

By: [Signature] Date: 9-28-2001
Deana Friedlan

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came Roger Frank, President of Frank Enterprises, Inc., a Wyoming Corporation, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 27th day of Sept, 2001.

My Commission Expires: 2-16-04



ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came Charles Friedlan and Deana Friedlan, 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 28th day of Sept, 2001.

My Commission Expires: 2-16-04



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1-7, BLOCK 1, FRANK-FRIEDLAN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 17th day of September, 2001.

By: [Signature]
David Boeckner, Mayor

Attested: [Signature]
Bonnie Otte, City Clerk

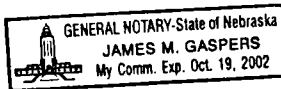


STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } ss.

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 4th day of October, 2001.

My Commission Expires: 10-19-2002



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