

Inst. 2002 - 02218

RECORDED  
SCOTT'S BLUFF COUNTY, NE

'02 MAR 22 PM 2 21

*Jean A. Bauer*

REGISTER OF FEEDS

NUM INDEX  
COMPUTER  
PICTURED  
IMAGED

NUM PAGES 3  
DOC TAX PD CHG RET  
FEES 17.00 PD CHG RET  
TOTAL CK 23.50 BY  
CK NUM 0201-50 BY  
REC'D *Jean A. Bauer*

AutoCAD File: 001-091 BARBOUR.DWG

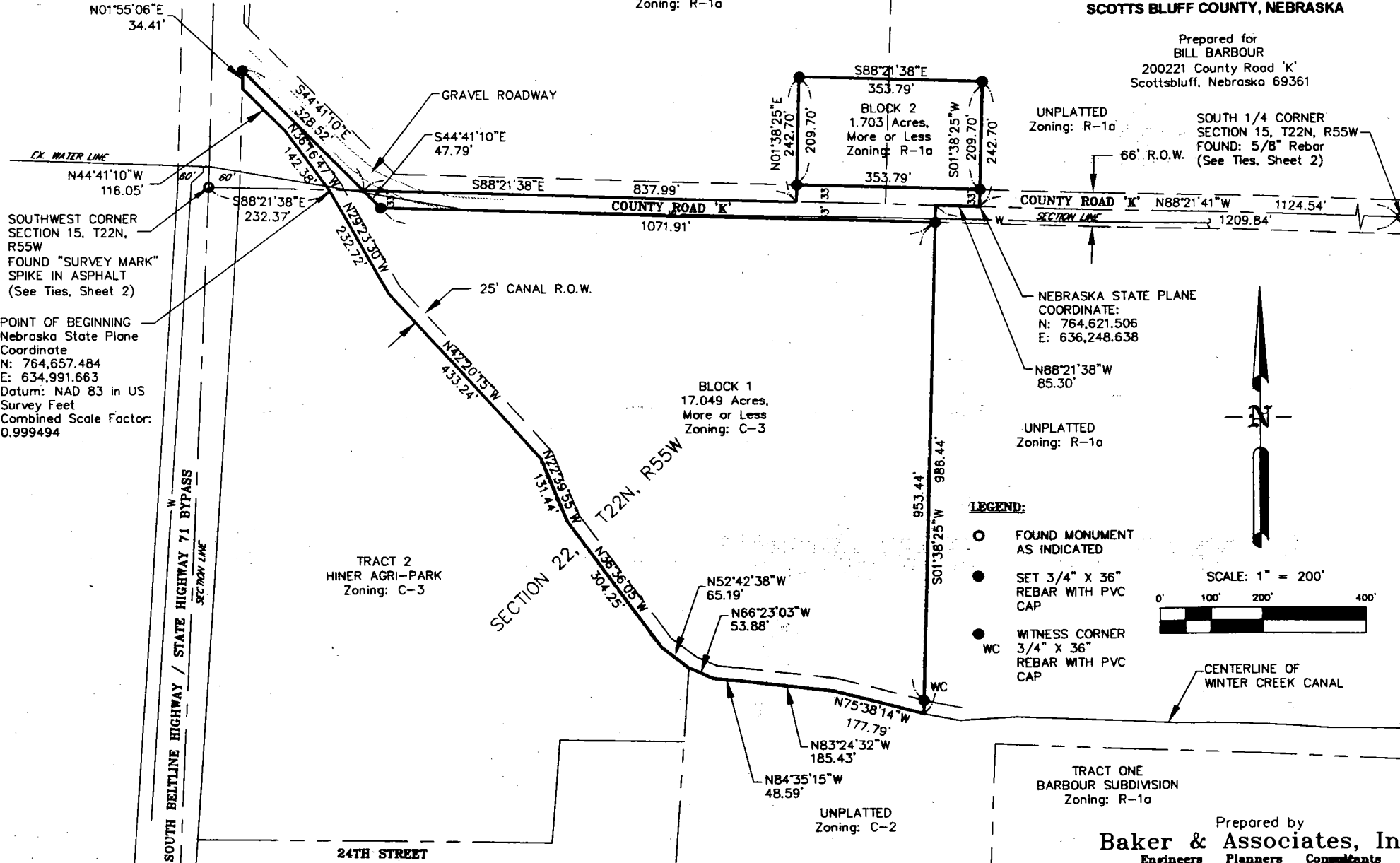
SECTION 15, T22N, R55W

FINAL PLAT  
BLOCKS 1 AND 2,  
BARBOUR'S THIRD SUBDIVISION  
TO THE CITY OF SCOTT'SBLUFF,  
SCOTT'S BLUFF COUNTY, NEBRASKA

Prepared for  
BILL BARBOUR  
200221 County Road 'K'  
Scottsbluff, Nebraska 69361

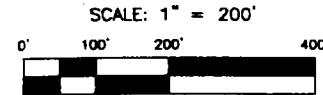
UNPLATTED  
Zoning: R-1a

SOUTH 1/4 CORNER  
SECTION 15, T22N, R55W  
FOUND: 5/8" Rebar  
(See Ties, Sheet 2)



LEGEND:

- FOUND MONUMENT AS INDICATED
- SET 3/4" X 36" REBAR WITH PVC CAP
- WC WITNESS CORNER 3/4" X 36" REBAR WITH PVC CAP

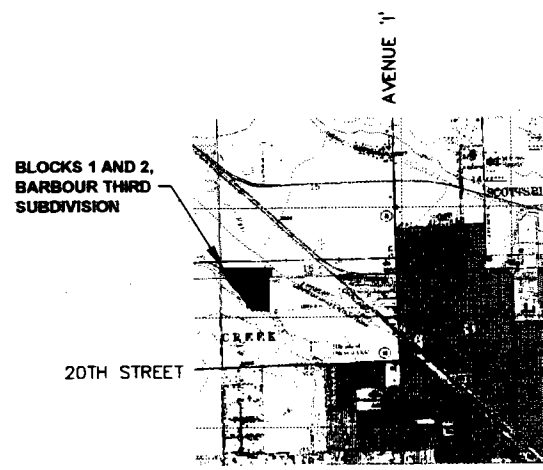


TRACT ONE  
BARBOUR SUBDIVISION  
Zoning: R-1a

Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
MARCH, 2002

Inst. 2002 - 02213

**FINAL PLAT**  
**BLOCKS 1 AND 2,**  
**BARBOUR THIRD SUBDIVISION**  
 TO THE CITY OF SCOTTSBLUFF,  
 SCOTTS BLUFF COUNTY, NEBRASKA



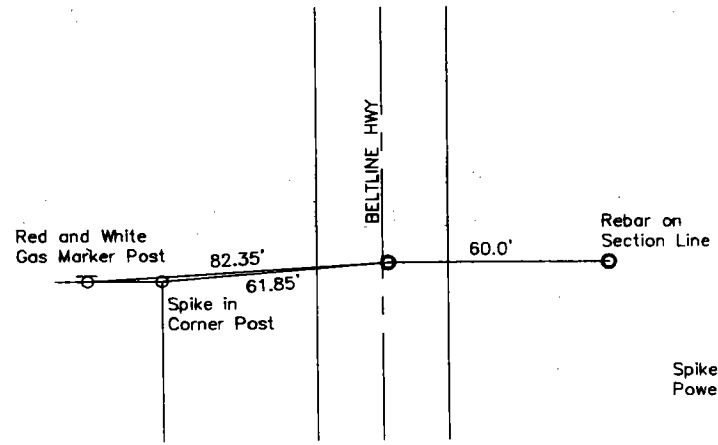
**VICINITY MAP**  
 Not to Scale



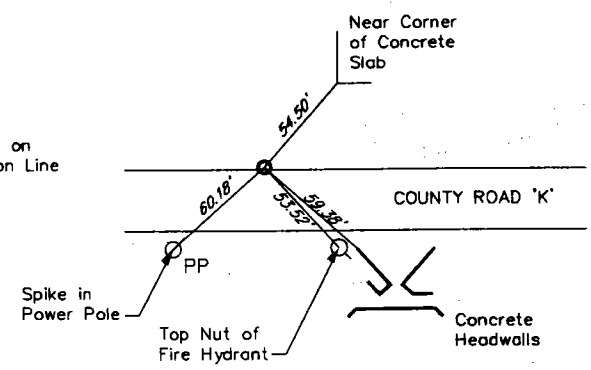
**LEGAL DESCRIPTION OF FINAL PLAT OF BARBOUR THIRD SUBDIVISION:**

Part of the North Half of the Northwest Quarter of Section 22 and part of the South Half of the Southwest Quarter of Section 15, all in Township 22 North, Range 55 West of the 6th Principal Meridian, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of said Section 22; thence S88°21'38"E on the North line of said Section 22 a distance of 232.37 feet to the intersection of the said North line with the easterly line of Tract 2, Hiner Agri-Park and centerline of Winter Creek Canal, said point being the POINT OF BEGINNING of this description; thence N36°16'47"W on the said easterly line and said centerline a distance of 142.38 feet; thence continuing on said easterly line and said centerline N44°41'10"W a distance of 116.05 feet to the intersection of said easterly line and said centerline with the easterly right-of-way line of the South Beltline Highway/Nebraska HWY 71 Bypass; thence N01°55'06"E on the said easterly right-of-way line a distance of 34.41 feet to the southerly right-of-way line of County Road K; thence S44°41'10"E on said southerly right-of-way line a distance of 328.52 feet to a point on the said North line of Section 22; thence S88°21'38"E on the said North line a distance of 837.99 feet; thence N01°38'25"E a distance of 242.70 feet; thence S88°21'38"E a distance of 353.79 feet; thence S01°38'25"W a distance of 242.70 to a point on said North line of Section 22; thence N88°21'38"W on said North line of Section 22 a distance of 85.30 feet; thence S01°38'25"W a distance of 986.45 feet to a point on the said centerline of Winter Creek Canal; thence on the said centerline the following courses:  
 N75°38'14"W a distance of 177.79 feet; thence N83°24'32"W a distance of 185.43 feet;  
 thence N84°35'15"W a distance of 48.59 feet; thence N66°23'03"W a distance of 53.88 feet to the northeasterly corner of said Tract 2, Hiner Agri-Park; thence continuing on said centerline and on the northeasterly line of said Tract 2, Hiner Agri-Park the following courses:  
 N52°42'38"W a distance of 65.19 feet; thence N36°36'05"W a distance of 304.25 feet;  
 thence N22°39'55"W a distance of 131.44 feet; thence N42°20'15"W a distance of 433.24 feet; thence N29°23'30"W a distance of 232.72 feet to the point of beginning, containing 19.844 acres more or less.



SOUTHWEST CORNER  
 SECTION 15, T22N, R55W  
 Not to Scale  
 FOUND  
 "Survey Mark" Spike in Asphalt



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

Prepared by  
**Baker & Associates, Inc.**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska  
 FEBRUARY, 2002

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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 BLOCKS 1 AND 2, BARBOUR'S THIRD SUBDIVISION 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 200 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 0.999494 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 28th day of February, 2002

Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



OWNER'S STATEMENT:

We, Wilburn Owen Barbour and Lillian Elizabeth Barbour, husband & wife, as tenants in common, an undivided one-half interest in each, being the owners of the real estate described above and shown on the accompanying plat, have caused such real estate to be platted as BLOCKS 1 AND 2, BARBOUR'S THIRD SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

We hereby dedicate the street 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 Owners.

Dated this 4 day of March, 2002.

by: Wilburn Owen Barbour  
Wilburn Owen Barbour, husband

by: Lillian Elizabeth Barbour  
Lillian Elizabeth Barbour, wife

ACKNOWLEDGMENT

State of Nebraska )  
 ) SS.  
County of Scotts Bluff )

Before me, a Notary public, qualified and acting in said County, personally came Wilburn Owen Barbour and Lillian Elizabeth Barbour, husband & wife, as tenants in common, an undivided one-half interest in each, known to me to be the identical persons 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 4 day of March, 2002.

Lita Delcamp  
My Commission Expires: 2-16-04



FINAL PLAT  
BLOCKS 1 AND 2,  
BARBOUR'S THIRD SUBDIVISION  
TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

APPROVAL:

The foregoing plat of BLOCKS 1 AND 2, BARBOUR'S THIRD SUBDIVISION 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 18th day of March, 2002.

By: David Boeckner  
David Boeckner, Mayor

Attested: Bonnie Otte  
Bonnie Otte, City Clerk



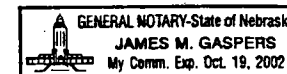
ACKNOWLEDGMENT

STATE OF NEBRASKA )  
 ) SS.  
SCOTTS BLUFF COUNTY )

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 18th day of March, 2002.

J. M. S.  
Notary Public  
My Commission Expires: \_\_\_\_\_



Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
MARCH, 2002

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