



**LEGAL DESCRIPTION:**

Lots 2A and 3A, a Replat of Lots 2 and 3, Subdivision of Block One, Henry Gritzfeld Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the center of said Section 14; thence S02°09'01"W along the North-South Quarter line of said section a distance of 128.71 feet; thence N88°14'30"W a distance of 29.65 feet to a point on the West Right of Way line of Avenue 'B', said point being the POINT OF BEGINNING of this description; thence S02°09'01"W along said Right of Way line a distance of 109.84 feet; thence S19°15'26"W along said Right of Way line a distance of 86.18 feet to a point on the North Right of Way line of U.S. Highway 26; thence N70°45'34"W along said Right of Way line a distance of 580.95 feet to a point on the East Right of Way line of Avenue 'D'; thence N02°11'10"E along said East Right of Way line a distance of 210.55 feet; thence S88°14'30"E along said North line a distance of 580.54 feet to a point on the West Right of Way line of Avenue 'B'; thence S02°09'01"W along said West Right of Way line a distance of 193.05 feet, containing 3.996 Acres, more or less.

**SURVEYOR'S CERTIFICATE:**

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that I surveyed the tract of land described above and shown on the accompanying drawing and platted the same as:

LOTS 2A AND 3A, REPLAT OF LOTS 2 AND 3, SUBDIVISION OF BLOCK 1, HENRY GRITZFELD ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

I further certify that the accompanying drawing is a correct delineation of said survey; that the drawing was made under my direct supervision, drawn to a scale of 80 feet to the inch; that the distances are earth surface distances given in feet and decimals of a foot; that the bearings are based on NAD83 State Plane Coordinates determined by GPS observations; that the areas are as shown; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 29th day of March, 2002.  
Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



**OWNER'S STATEMENT:**

We, the undersigned, being the owners of the real estate described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat, have caused such real estate to be platted as:

LOTS 2A AND 3A, REPLAT OF LOTS 2 AND 3, SUBDIVISION OF BLOCK ONE, HENRY GRITZFELD ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

We hereby dedicate the utility 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 A. Geady  
Clarence A. Geady, President  
WESTERN HOSPITALITY LLC

Date: 3-29-02

Autocad File: 377-REPLAT.DWG

**ACKNOWLEDGMENT**

State of Nebraska )  
County of Scotts Bluff ) SS.

Before me, a Notary Public, qualified and acting in said County, personally came Clarence Geady, President of Western Hospitality, LLC, 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 29 day of March, 2002.

My Commission Expires: 3-29-02



**APPROVAL:**

The foregoing plat of LOTS 2A AND 3A, REPLAT OF LOTS 2 AND 3, SUBDIVISION OF BLOCK ONE, HENRY GRITZFELD ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the Director of Development Services of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of LB, 71 approved on March 5, 1983, and to Article 1 of Chapter 20 or Ordinance No. 2600 of the City of Scottsbluff, as amended by Ordinance No. 2812 of the City.

Director of Planning, Building and Development

Dwain McLaughlin

**ACKNOWLEDGMENT**

State of Nebraska )  
County of Scotts Bluff ) SS.

Before me, a Notary Public, qualified and acting in said County, personally came Dwain McLaughlin, Director of Planning, Building and Development of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 29 day of April, 2002.

My Commission Expires: 6-21-03



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