

186

RECORDED

SCOTTS BLUFF COUNTY NE

02 JUN 25 PM 2 56

Don R. Bauer

REGISTER OF DEEDS

NUM INDEX B-3  
COMPUTER 4  
PICTURED \_\_\_\_\_  
IMAGED \_\_\_\_\_

NUM PAGES 3  
DOC TAX 16.00 PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 16.00 PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
TOTAL \_\_\_\_\_  
CK NUM \_\_\_\_\_ BY \_\_\_\_\_  
REC'D Faber & Isaac BY \_\_\_\_\_

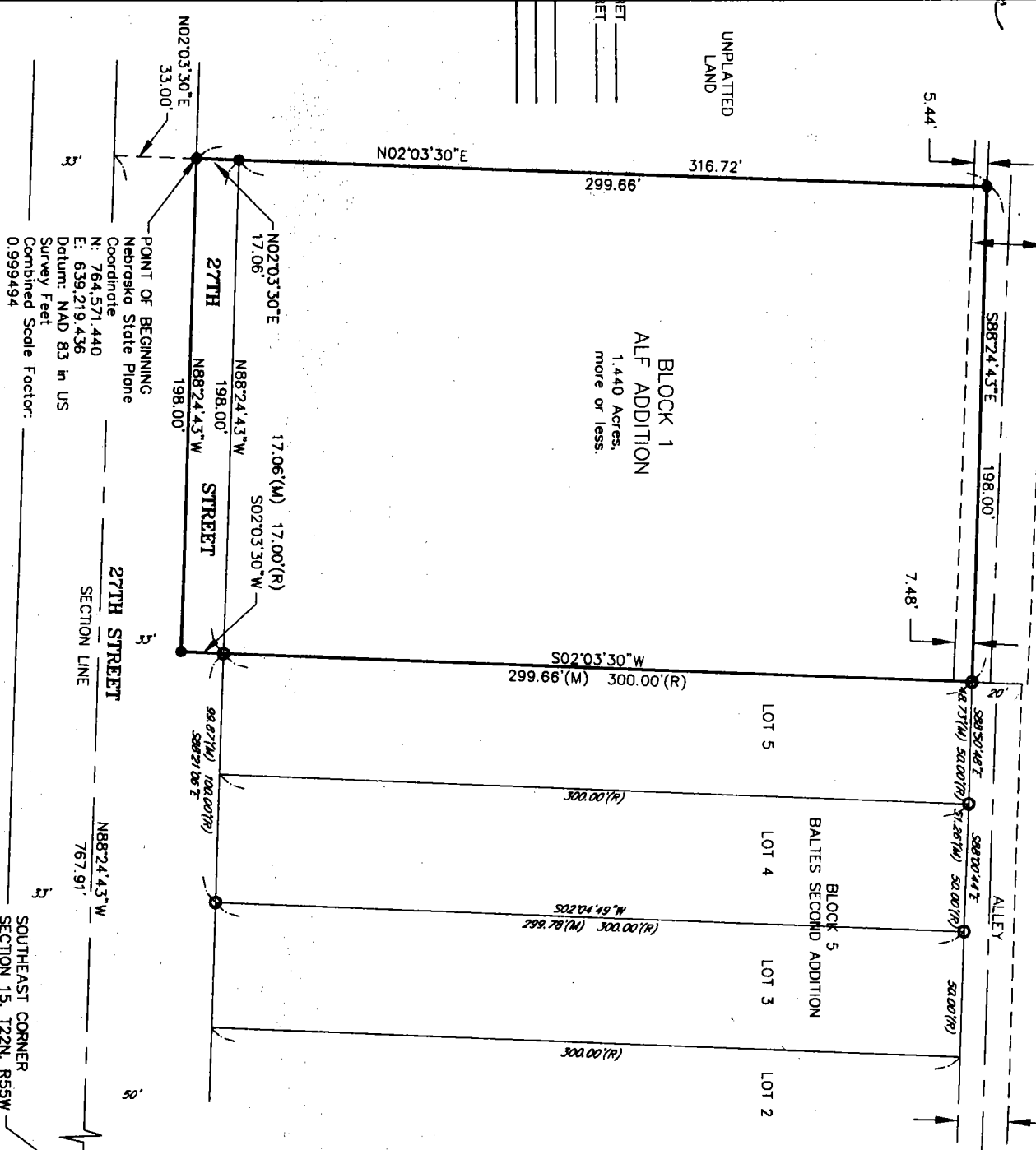
29.75' WIDE UTILITY EASEMENT  
(MISC. BOOK 139, PAGE 537)  
RECORDED FEBRUARY 25, 1997

20' WIDE ALLEY & UTILITY EASEMENT  
MISC. BOOK 95, PAGE 80  
RECORDED DECEMBER 12, 1977

UNPLATTED LAND

UNPLATTED LAND

BLOCK 1  
ALF ADDITION  
1.440 Acres,  
more or less.



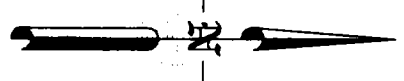
POINT OF BEGINNING  
Nebraska State Plane  
Coordinate  
N: 764,571.440  
E: 639,219.436  
Datum: NAD 83 in US  
Survey Feet  
Combined Scale Factor:  
0.999494

27TH STREET  
SECTION LINE

27TH STREET  
SECTION LINE

SOUTHEAST CORNER  
SECTION 15, T22N, R55W  
FOUND: Rebor

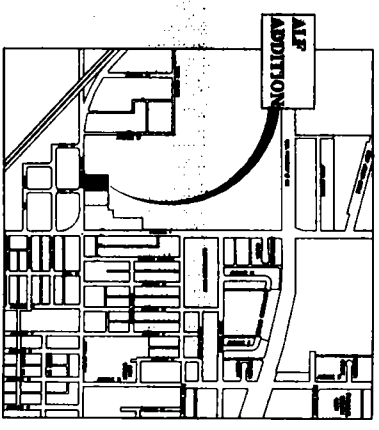
AUTOCAD File: 831-ORIGINAL.DWG



SCALE: 1" = 50'



- LEGEND:
- FOUND MONUMENT
  - SET 5/8" X 36" REBAR
  - (M) MEASURED DISTANCE
  - (R) RECORDED DISTANCE



VICINITY MAP  
Not to Scale

FINAL PLAT OF  
BLOCK 1  
ALF ADDITION  
AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

Inst. 2002 - 04942 SHEET 1 OF 3

Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners  
Scottsbluff, Nebraska  
JUNE 25, 2002

FINAL PLAT OF  
BLOCK 1  
ALF ADDITION  
AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTION:

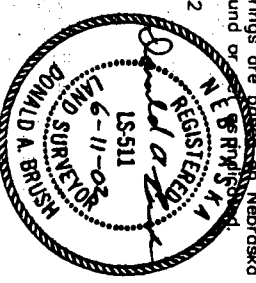
A tract of land located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 15, Township 22 North, Range 55 West of the 6th Principal Meridian, City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of said Section 15, thence N88°24'43"W along the South line of said Section a distance of 767.91 feet; thence N02°03'30"E a distance of 33.00 feet to a point on the Northernly Right-of-Way line of West 27th Street, said point being the POINT OF BEGINNING of this description; thence N02°03'30"E a distance of 316.72 feet; thence S88°24'43"E a distance of 198.00 feet to the Northwest Corner of Lot 5, Block 5, Baltes Second Addition; thence S02°03'30"W along west line of said Lot 5 a distance of 299.66 feet to the Southwest Corner of said Lot 5; thence S02°03'30"W a distance of 17.06 feet to a point on said Northernly Right-of-Way line; thence N88°24'43"W on said Northernly Right-of-Way line a distance of 198.00 feet to the point of beginning, containing 1.440 Acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that the tract of land described above and shown on the accompanying drawing was surveyed by me, or under my direct supervision, and platted as BLOCK 1, ALF 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 50 feet to the inch; that the drawing was made under my direct supervision; that the distances are earth surface distances given in feet and decimals of a foot; that a combined scale factor of 0.999494 should be applied to earth surface distances to obtain Grid distances; that the area is as shown; that the bearings are based on Nebraska State Plane NAD 83 Grid bearings; and that the monuments were found or

WITNESS MY HAND AND SEAL this 11th day of June, 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 "Legal Description" and shown on the accompanying plat, have caused such real estate to be platted as: BLOCK 1, ALF ADDITION, AN 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.

We hereby agree not to oppose, and to participate in, any special assessment district for the proposed Avenue 'K' adjacent to this real estate and any other improvement benefiting the owner, including water, sewer and pavement.

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

By: [Signature] Date: 06/14/02  
Roger Frank, President  
Frank Enterprises, Inc., A Wyoming Corporation

Autocad File: B31-001FKALDWK

ACKNOWLEDGEMENT:

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 11th day of June, 2002.

My Commission Expires: 2-11-04



APPROVAL:

The foregoing plat of BLOCK 1, ALF ADDITION, AN 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 June, 2002.

By: [Signature]  
David Boeckner, Mayor

Attested: [Signature]  
Bonnie Otte, City Clerk



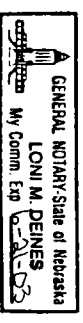
ACKNOWLEDGMENT  
STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } ss.

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 11th day of June, 2002.

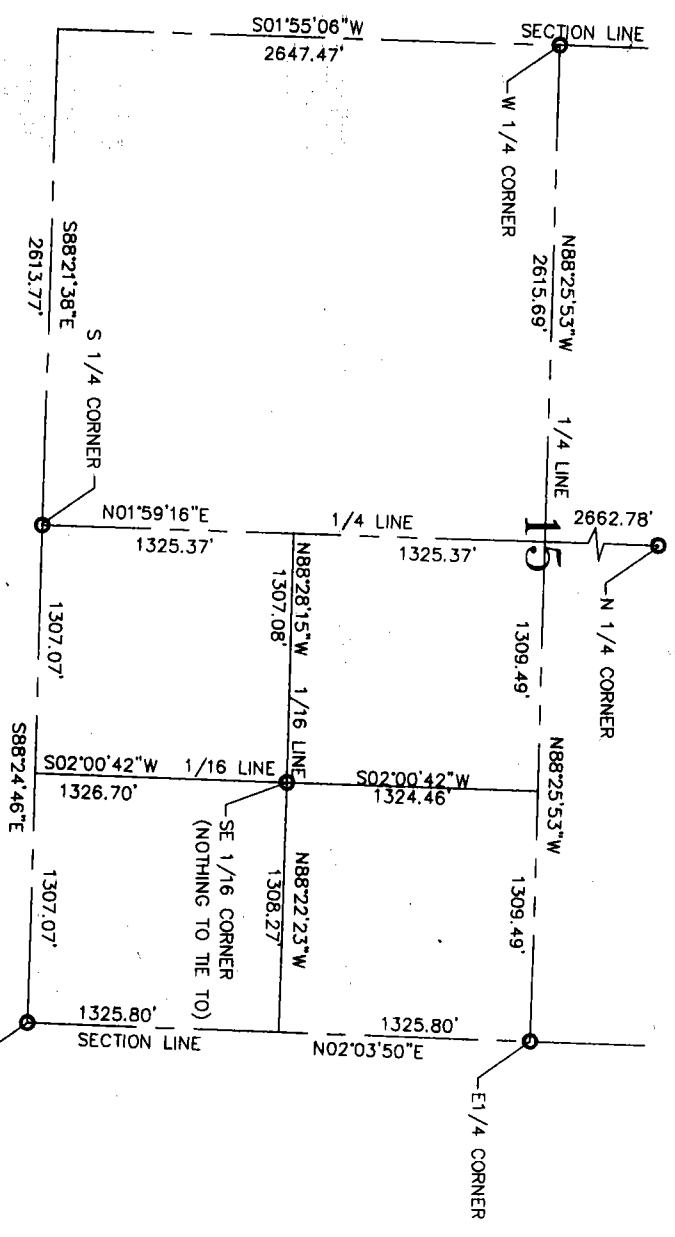
[Signature]  
Notary Public

My Commission Expires: 6-21-03

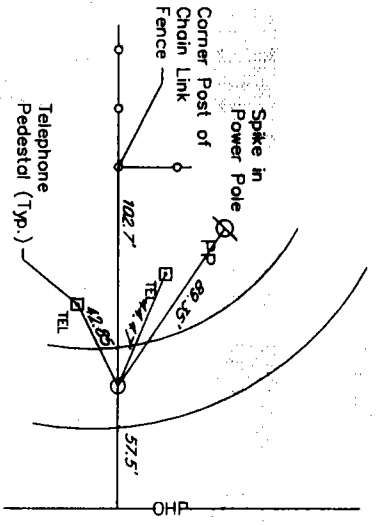


Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
June 11, 2002

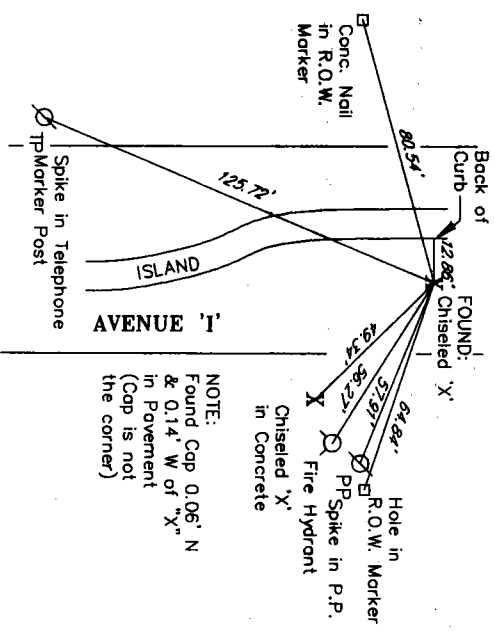
FINAL PLAT OF  
BLOCK 1  
ALF ADDITION  
AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA



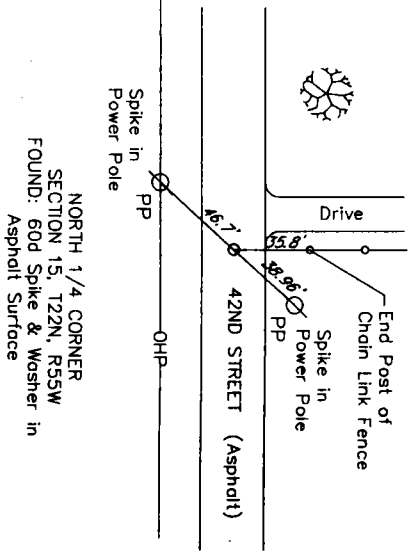
SECTION 15,  
TOWNSHIP 22 N, RANGE 55 W  
Not to Scale



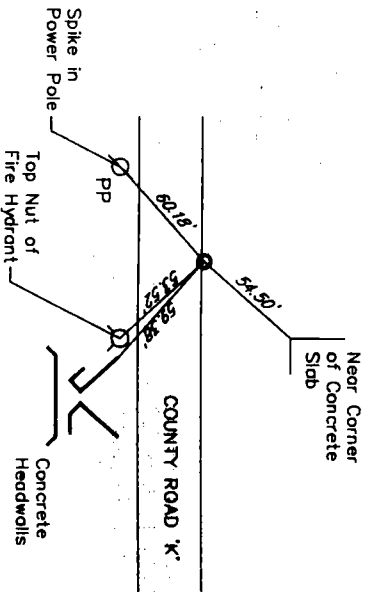
WEST 1/4 CORNER  
SECTION 15, T22N, R55W  
Not to Scale  
FOUND: 1" Pipe in Asphalt Surface



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



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



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