

NUM PAGES 3
 DOC TAX PD CHG RET
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 CK NO. ck 21.00 BY
 REC'D Don Brush BY

Inst 2002 - 08589

RECORDED
 SCOTTS BLUFF COUNTY, NE

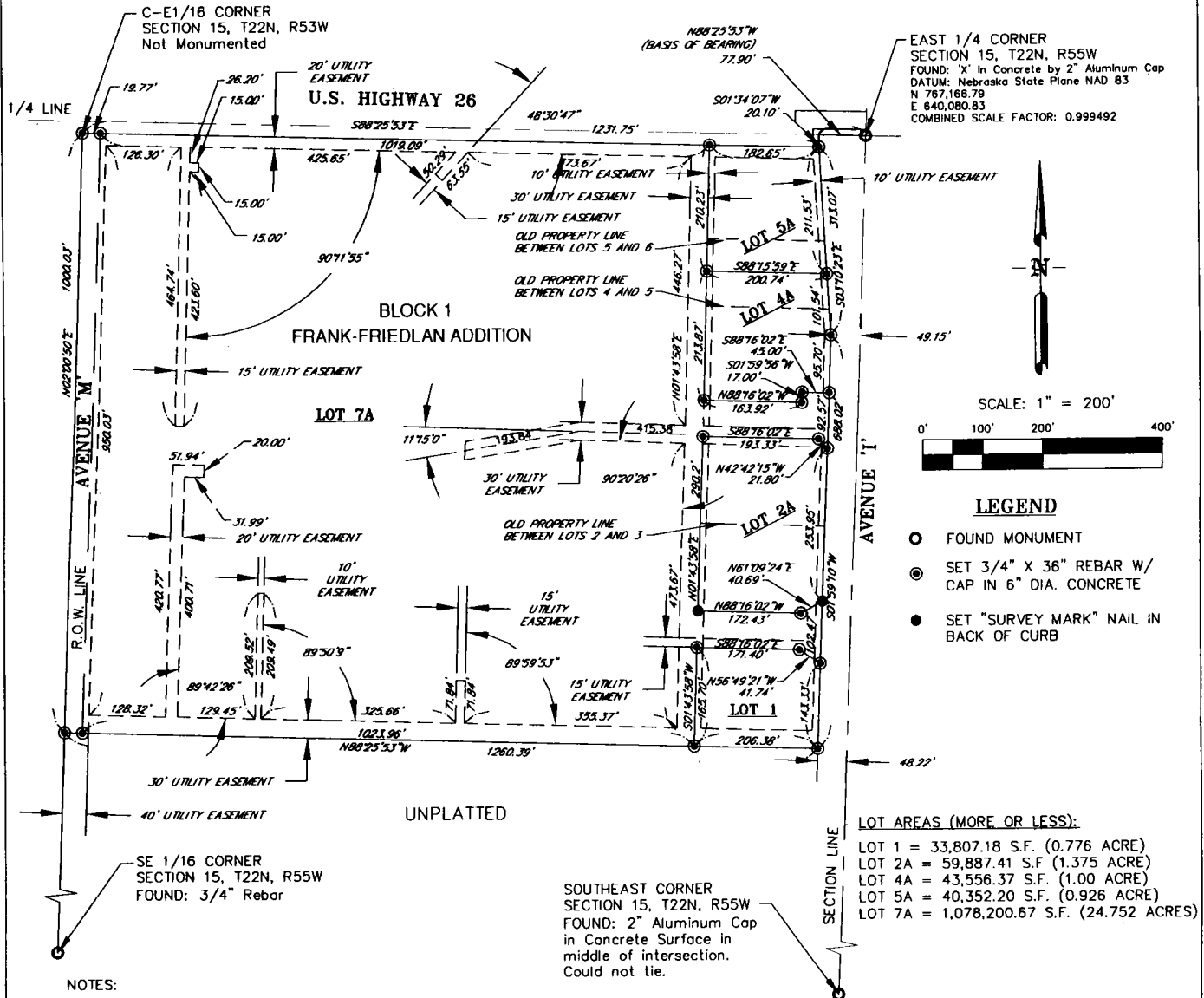
Date 11-6-02 Time 4:02

Juan A. Bauer

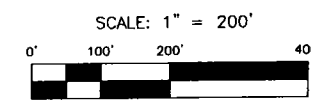
REGISTER OF DEEDS

SHEET 1 OF 3

FINAL PLAT OF
 LOTS 1, 2A, 4A, 5A & 7A
 A REPLAT OF LOTS 1 THROUGH 7, BLOCK 1,
 FRANK-FRIEDLAN ADDITION TO THE CITY OF
 SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



EAST 1/4 CORNER
 SECTION 15, T22N, R55W
 FOUND: 'X' in Concrete by 2" Aluminum Cap
 DATUM: Nebraska State Plane NAD 83
 N 767.168.79
 E 840.080.83
 COMBINED SCALE FACTOR: 0.999492



- LEGEND**
- FOUND MONUMENT
 - SET 3/4" X 36" REBAR W/ CAP IN 6" DIA. CONCRETE
 - SET "SURVEY MARK" NAIL IN BACK OF CURB

LOT AREAS (MORE OR LESS):
 LOT 1 = 33,807.18 S.F. (0.776 ACRE)
 LOT 2A = 59,887.41 S.F. (1.375 ACRE)
 LOT 4A = 43,556.37 S.F. (1.00 ACRE)
 LOT 5A = 40,352.20 S.F. (0.926 ACRE)
 LOT 7A = 1,078,200.67 S.F. (24.752 ACRES)

NOTES:

Bearings are based on Nebraska State Plane Grid Bearings NAD 83.

See Sheet 2 of 3 for ties and dimensions for Section.

The purpose of this Replat is as follows:

- 1) To correct dimensioning errors found on the previous plat after it was recorded.
- 2) To combine Lots 2 & 3 into Lot 2A and to combine Lots 4, 5, & 6 into Lots 4A and 5A.
- 3) To move the Lot line between Lot 7 and Lot 4 (Lot 7A and Lot 4A).
- 4) To add utility easements; to increase the size of utility easements; and to change the shape of utility easements

The lot corner markers for the plat of Lots 1 through 7, Frank-Friedlan Addition were not set pending completion of the dirt work for the site. This Replat was being prepared at the completion of the dirt work. The lot corner markers as shown on the plat of Lots 1 through 7, Frank-Friedlan Addition will not be set unless they are shown in this plat as being set.

LEGAL DESCRIPTION

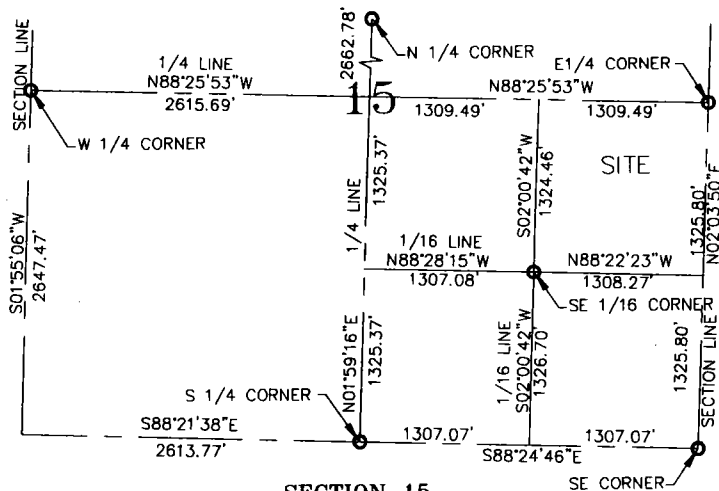
Part of the Northeast quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 15, Township 22 North, Range 55 West of the 6th Principal Meridian, Scottsbluff County, Nebraska, more particularly described as follows:

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 313.07 feet on said westerly ROW line to a set 3/4" Rebar; thence S01°59'10"W a distance of 688.02 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.

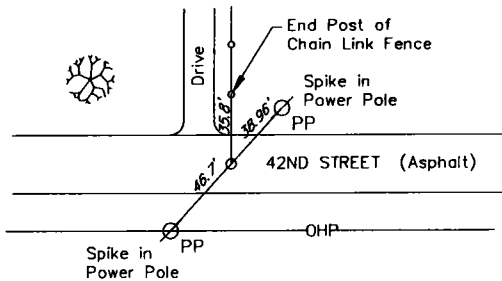
Prepared by
Baker & Associates, Inc.
 Engineers Planners Consultants
 Scottsbluff, Nebraska
 September, 2002
 AutoCAD File: 820-2-REPLAT.DWG



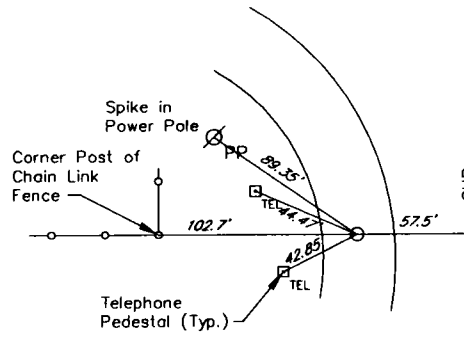
VICINITY MAP
Not to Scale



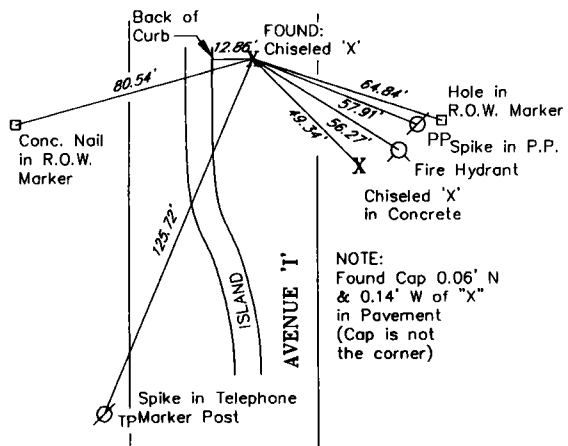
SECTION 15,
TOWNSHIP 22 N, RANGE 55 W
Not to Scale



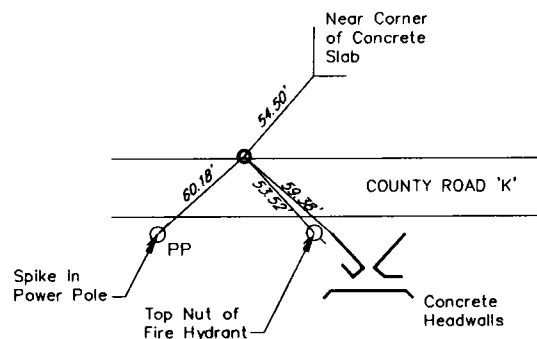
NORTH 1/4 CORNER
SECTION 15, T22N, R55W
FOUND: 60d Spike & Washer in Asphalt Surface



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 = 0.999492



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
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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 LOTS 1, 2A, 4A, 5A & 7A, REPLAT OF LOTS 1 THROUGH 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 200 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 0.999492 should be applied to earth surface distances to return to Grid distances; that the earth surface areas are 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 16th day of September, 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:

LOTS 1, 2A, 4A, 5A & 7A, REPLAT OF LOTS 1 THROUGH 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]
Director of Land Development
Wal-Mart Stores, Inc., A Delaware Corporation

Date: 10/8/02

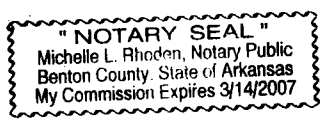
ACKNOWLEDGMENT

STATE OF Arkansas)
COUNTY OF Benton) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Steve Nickel of Wal-Mart Stores, Inc., A Delaware 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 22nd day of October, 2002.

Michelle L Rhoden
My Commission Expires: 3-14-07



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1, 2A, 4A, 5A, & 7A, REPLAT OF LOTS 1 THROUGH 7, BLOCK 1, FRANK-FRIEDLAN 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 L.B. 71 approved on March 5, 1983, and to Article 1 of Chapter 20 of Ordinance No. 2600 of the City of Scottsbluff, as amended by Ordinance No. 2812 of the City.

Director of Planning, Building and Development

[Signature]
Dwain McLaughlin

10-29-02
DATE

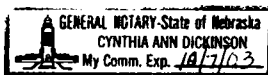
ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTSBLUFF) ss.

Before me, a notary public, qualified 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 29th day of October, 2002.

Cynthia Ann Dickinson
My Commission Expires: 10/7/03



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