

RECORDED
SCOTT'S BLUFF COUNTY, NE

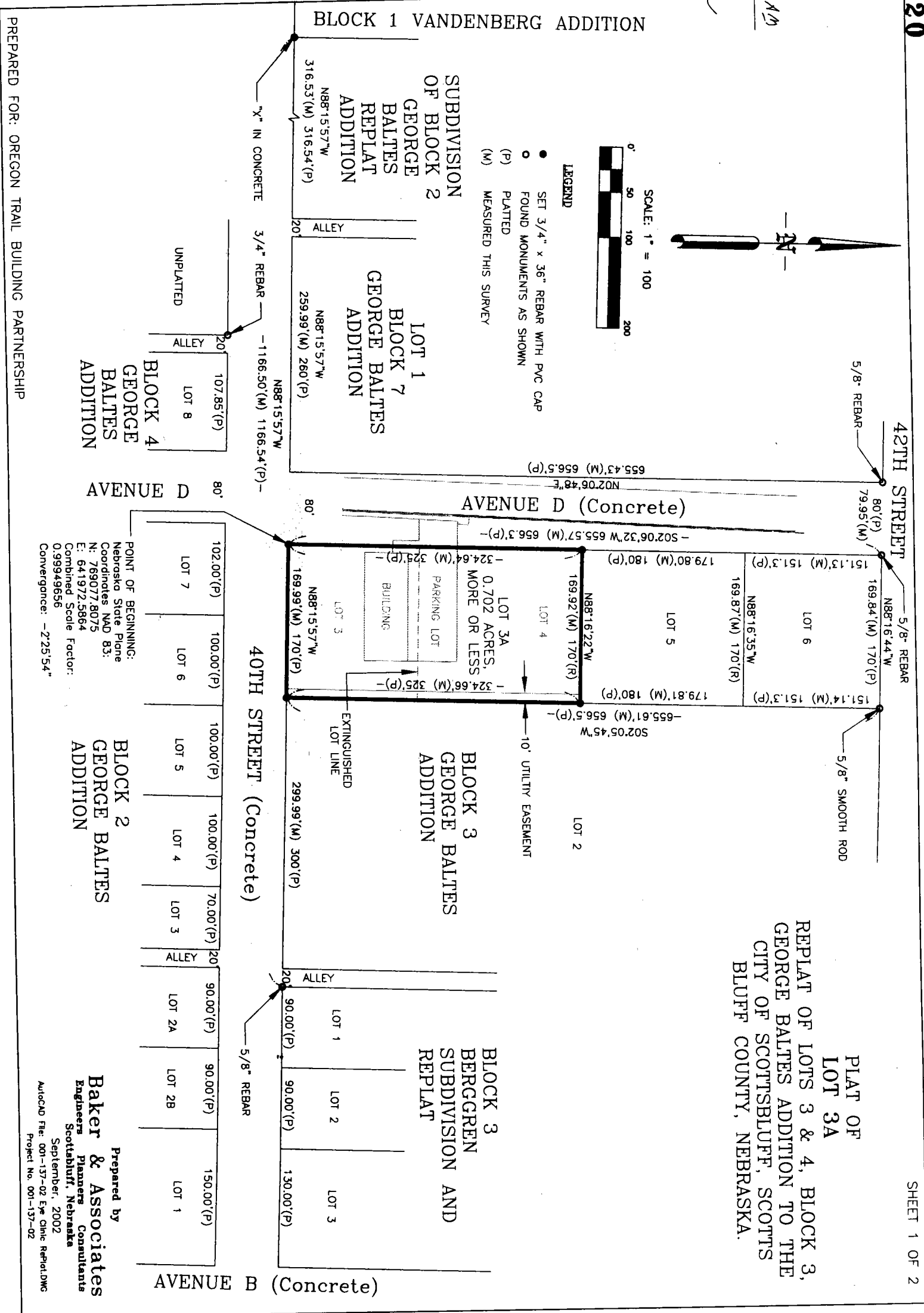
Date 12-5-02 Time 8:25 AM

Jan A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
 DOC TAX FD CHG PFT
 FLRS 11.50 PD CHG RET
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 CK NUM PY
 BY
 REC'D Eric - Baker & Assoc.

DATE ENTERED
 DRAWN BY
 CHECKED BY
 IMAGED



Prepared by
Baker & Associates
 Engineers Planners Consultants
 Scottsbluff, Nebraska
 September, 2002
 AutoCAD File: 001-137-02 Eye Clinic Replat.dwg
 Project No. 001-137-02

LEGAL DESCRIPTION:

Lot 3A, Replat of Lots 3 & 4, Block 3, George Baltes Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the intersection of the Northernly right-of-way (ROW) line of 40th Street with the Easterly ROW line of Avenue 'D,' said point being the POINT OF BEGINNING of this description; thence N02°06'32"E (Assumed basis of bearing) on said Easterly ROW line a distance of 324.64 feet to the Southwest corner of Lot 5, Block 3, George Baltes Addition; thence S88°16'35"E on the Southernly line of said Lot 5, a distance of 169.92 feet to a point on the Westerly line of Lot 2, Block 3, George Baltes Addition; thence S02°05'45"W on said Westerly line a distance of 324.66 feet to a point on said Northernly ROW line; thence N88°15'57"W on said Northernly ROW line a distance of 169.99 feet to the point of beginning, containing 0.702 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Donald A. Brush, Nebraska Registered Land Surveyor No. 511, do hereby certify that I platted the above description tract as:

LOT 3A, REPLATS OF LOTS 3 & 4, BLOCK 3, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

I further certify that the above described tract was surveyed by me or under my direct supervision; that the accompanying plat represents a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the area is as shown; that the bearings are based on the NAD83 State Plane Grid Bearings; that the distances are earth surface distances given in feet and decimals of a foot; and the monuments were found as indicated.

WITNESS MY HAND AND SEAL this 10th day of October, 2002 Donald A. Brush Nebraska Registered Land Surveyor No. 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:

LOT 3A, REPLAT OF LOTS 3 & 4, BLOCK 3, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

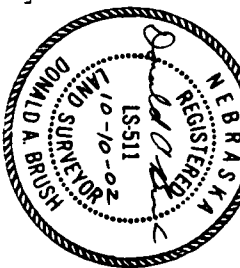
We hereby dedicate the easements to the use and benefit of the Public. The foregoing Plat is made with our free consent and in accordance with the desires of the undersigned Owners.

OREGON TRAIL BUILDING PARTNERSHIP, A NEBRASKA GENERAL PARTNERSHIP

Judson C. Marten Partner

Date: 10-10-02

PREPARED FOR: OREGON TRAIL BUILDING PARTNERSHIP



PLAT OF LOT 3A REPLAT OF LOTS 3 & 4, BLOCK 3, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

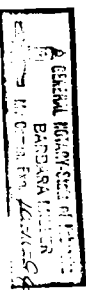
ACKNOWLEDGMENT

STATE OF NEBRASKA } COUNTY OF SCOTTSBLUFF } ss.

Before me, a notary public, qualified in said County, personally came Judson C. Marten, Partner of Oregon Trail Building Partnership, 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 10th day of October, 2002.

My Commission Expires: 10-11-2006



APPROVAL

The foregoing plat of LOT 3A, REPLAT OF LOTS 3 & 4, BLOCK 3, GEORGE BALTES 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

Dwain McLaughlin

DATE: 10-29-02

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.

My Commission Expires: 01-9-2004



Prepared by Baker & Associates Engineers Planners Consultants Scottsbluff, Nebraska September, 2002 AutoCAD File: 001-137-02 Eyr Clinic Rehabil.DWG Project No. 001-137-02