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DOC TAX PD _____ CHG _____ RET _____
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REC'D Rick Wallace - MC Schaff BY _____

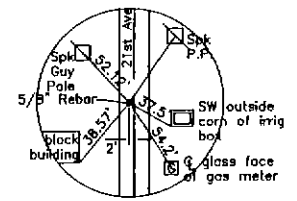
RECORDED
SCOTTS BLUFF COUNTY, NE

Date 3-19-04 Time 2:55 P.M.

Jean A. Bauer
REGISTER OF DEEDS

FINAL PLAT

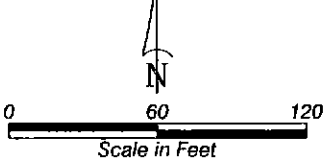
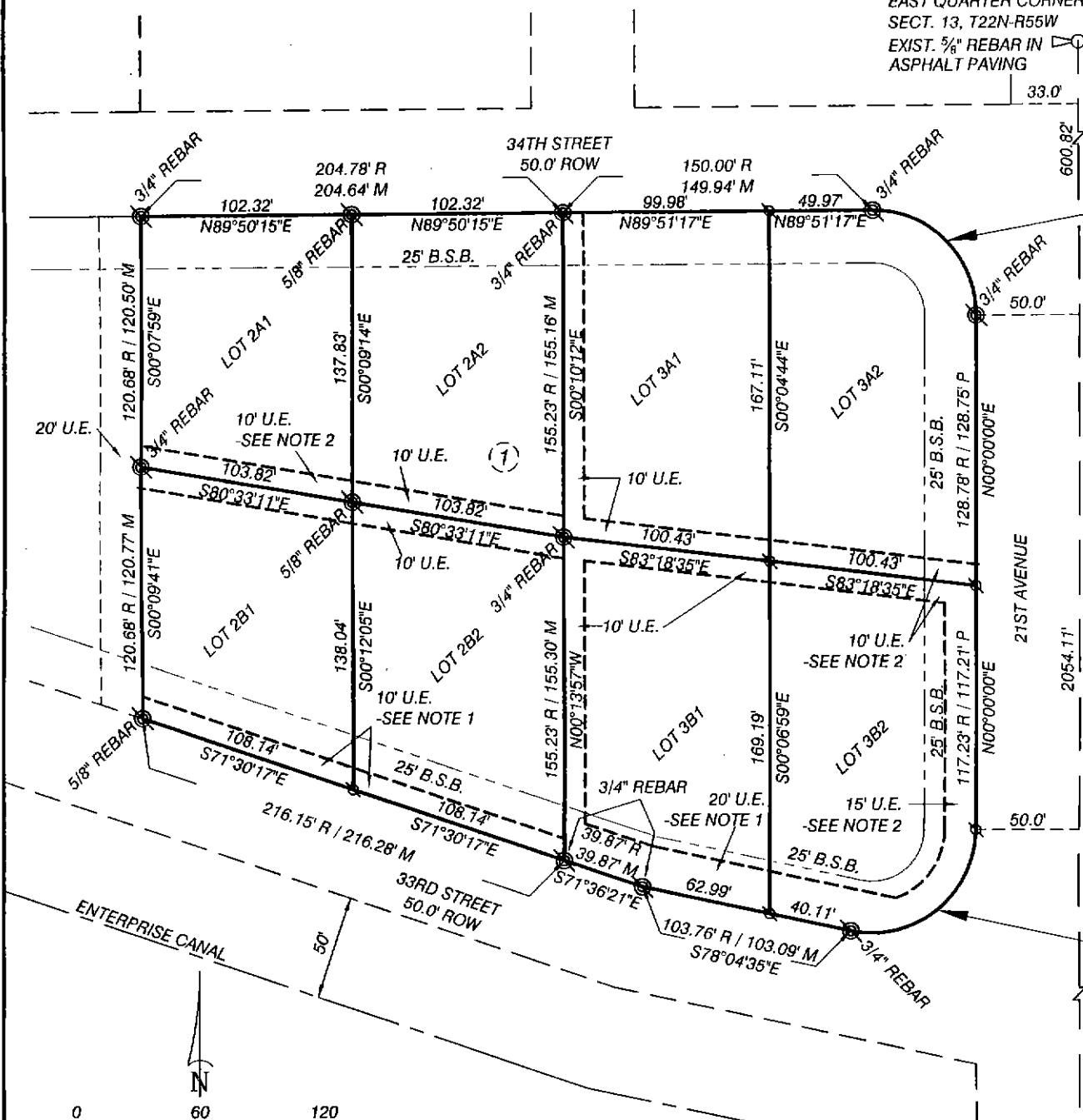
LOTS 2A1, 2A2, 2B1, 2B2, 3A1, 3A2, 3B1, 3B2,
BLOCK 1, DITCH NORTH ADDITION, *Subdivision of*
A REPLAT OF LOTS 2A, 2B, 3A, AND 3B, BLOCK 1,
DITCH NORTH ADDITION, AN ADDITION IN THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA.



EAST QUARTER CORNER
SECT. 13, T22N-R55W
EXIST. 5/8" REBAR IN ASPHALT PAVING

CURVE DATA
R = 50.0' R/M
ARC = 78.74' M
Δ = 90°13'47"
C.B. = S44°53'49"E
C.L. = 70.85'

CURVE DATA
R = 50.0' R/M
ARC = 88.39'
Δ = 101°17'10"
C.B. = S51°04'58"E
C.L. = 77.32'

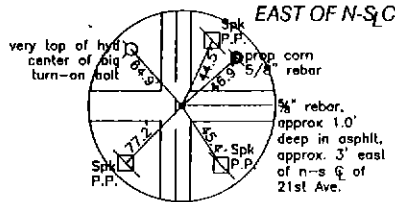


- LEGEND**
- EXISTING CORNER, AS NOTED
 - SET 5/8" x 30" REBAR
 - BLOCK NUMBER
 - B.S.B. BUILDING SETBACK
 - M MEASURED
 - R RECORD
 - ROW RIGHT OF WAY
 - U.E. UTILITY EASEMENT
 - BUILDING SETBACK LINE

NOTE 1: This Utility Easement is for the non-exclusive purpose of extending water service laterals to Lots 2B1, 2B2, 3B1, and 3B2.

2: This Utility Easement is for the non-exclusive purpose of extending sanitary sewer service laterals to Lots 3A1 and 3A2. Lot 2A2 will be served by a sanitary sewer service lateral from the north - south sewer main on the west side of Lot 2A1, across the south 10' easement line of Lot 2A1.

SOUTHEAST CORNER
SECT. 13, T22N-R55W
EXIST. 5/8" REBAR, APPROX. 0.1' DEEP IN ASPHALT, APPROX. 3' EAST OF N-S/C 21ST AVENUE



LOTS 2A1, 2A2, 2B1, 2B2, 3A1, 3A2, 3B1, AND 3B2, BLOCK 1, DITCH NORTH ADDITION, SCOTTSBLUFF, NEBRASKA SHEET 2 OF 4

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Lots 2A1, 2A2, 2B1, 2B2, 3A1, 2A2, 3B1, and 3B2, Block 1, Ditch North Addition, a Replat of Lots 2A, 2B, 3A, and 3B, Block 1, Ditch North Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

Subdivision of 103

That the accompanying plat is a true delineation of said survey drawn to a scale of 60 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 23rd day of February, 2004. FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

[Handwritten signature of Kelly A. Beatty]

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



OWNER'S STATEMENT

We, the undersigned being the owners of Lots 2A, 2B, 3A, and 3B, Block 1, Ditch North Addition, to the City of Scottsbluff, Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as LOTS 2A1, 2A2, 2B1, 2B2, 3A1, 3A2, 3B1, AND 3B2, BLOCK 1, DITCH NORTH ADDITION, a REPLAT OF LOTS 2A, 2B, 3A, AND 3B, BLOCK 1, DITCH NORTH ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

Subdivision of 103

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the easements shown on the plat for the use and benefit of the public.

DATED THIS 8th DAY OF March, 2004

Owner: Lots 2A and 3A, Block 1

Owner: Lot 2B, Block 1

[Handwritten signature of Rick J. Wayman]
Rick J. Wayman, Husband

[Handwritten signature of Thomas J. Flaherty]
Thomas J. Flaherty, Husband

[Handwritten signature of Kathryn A. Wayman]
Kathryn A. Wayman, Wife

[Handwritten signature of Kathryn E. Flaherty]
Kathryn E. Flaherty, Wife

Owner: Lot 3B, Block 1
Consolidated Service, Inc.
a Nebraska Corporation

[Handwritten signature of Rick J. Wayman, CSP]
Rick J. Wayman, President

LOTS 2A1, 2A2, 2B1, 2B2, 3A1,
3A2, 3B1, AND 3B2, BLOCK 1,
DITCH NORTH ADDITION,
SCOTTSBLUFF, NEBRASKA
SHEET 3 OF 4

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Rick J. Wayman and Kathryn A. Wayman, Husband and Wife, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 8th DAY OF March, 2004.

Kathleen J Birch
Notary Public

My Commission Expires: 2-14-05



ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Thomas ^(TF) Flaherty and Kathryn E. Flaherty, Husband and Wife, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 8 DAY OF March, 2004.

Kathy Larson
Notary Public



My Commission Expires: _____

LOTS 2A1, 2A2, 2B1, 2B2, 3A1,
3A2, 3B1, AND 3B2, BLOCK 1,
DITCH NORTH ADDITION,
SCOTTSBLUFF, NEBRASKA
SHEET 4 OF 4

ACKNOWLEDGEMENT

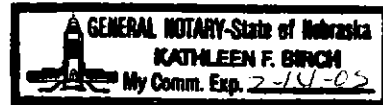
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Rick J. Wayman, President of Consolidated Service, Inc., a Nebraska Corporation, to me known to be the identical person whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 8th DAY OF March, 2004.

Kathleen F Birch
Notary Public

My Commission Expires: 2-14-05



APPROVAL AND ACCEPTANCE

(As presented by Reg. & Deeds Office) KAG

The foregoing plat of LOTS 2A1, 2A2, 2B1, 2B2, 3A1, ^{subdivisions of} 3A2, 3B1, AND 3B2, BLOCK 1, DITCH NORTH ADDITION, a REPLAT OF LOTS 2A, 2B, 3A, AND 3B, BLOCK 1, DITCH NORTH ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution dated this 15th day of March, 2004.

Diana Sissock
Mayor

Attest: Bernie Otte
City Clerk

