

**PLAT OF
LOTS 5B AND 5C,
REPLAT OF LOTS 5, 8, 6, BLOCK 4,
ORIGINAL TOWN, CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA**

Property Description
For

A 0.322 acre tract of land, being all of Lot 5A of the Block 4 of the Original City of Scottsbluff, Scotts Bluff County, Nebraska. Said tract is situated in the southeast quarter of Section 23, Township 22 North Range 55 West of the 6th Principal Meridian and is more particularly described as follows:

BEGINNING: at a found Chiseled "X" in a concrete pad for the intersection of the north line of the 60 foot right-of-way of 17th Street and west line of the 70 foot right-of-way of Avenue "A" for the southeast corner of Block 4, Lot 5A and this tract.

THENCE: North 87°50'46" West, a distance of 139.91 feet (called 140.00 ft) along and with the north right-of-way line of 17th Street to a found 5/8" rebar. Said rebar is at the intersection of the east right-of-way line of the 20.00 foot wide platted Alley and the north right-of-way line of 17th Street and is the southwest corner of Lot 5A and this tract;

THENCE: North 01°58'08" East, a distance of 99.95 feet (called 100.00 ft), along and with the east right-of-way line of the said 20.00 foot alley to a found 1/2" rebar for the northwest corner of Lot 5A, the southwest corner of Lot 4, Block 4 and the northwest corner of this tract;

THENCE: South 87°52'57" East, a distance of 140.22 feet (called 140.00 ft), along and with the common line of Lots 5A and Lot 4 to a set 5/8" iron rod with a plastic cap marked "Baker LS 629" in the west right-of-way line of Avenue "A", for the southeast corner of Lot 4 and the northeast corner of Lot 5A and this tract;

THENCE: South 01°52'11" West, a distance of 50.01 feet (called 50.00 ft), along and with the east line of Lot 5A to a found 3/4" iron rod with a yellow cap marked "RLS 511" for an angle point in the east line of Lot 5A and this tract;

THENCE: South 02°25'21" West, a distance of 50.03 feet (called 50.00 ft), along and with the east line of Lot 5A and the west right-of-way line of Avenue "A" to the POINT OF BEGINNING and containing 0.322 acres of land in the City of Scottsbluff, Scotts Bluff County, Nebraska.

I, Edward Y. Beaver, a Nebraska Registered Land Surveyor Licensee No 629, hereby certify to the following statements are true and correct to the best of my knowledge and belief:

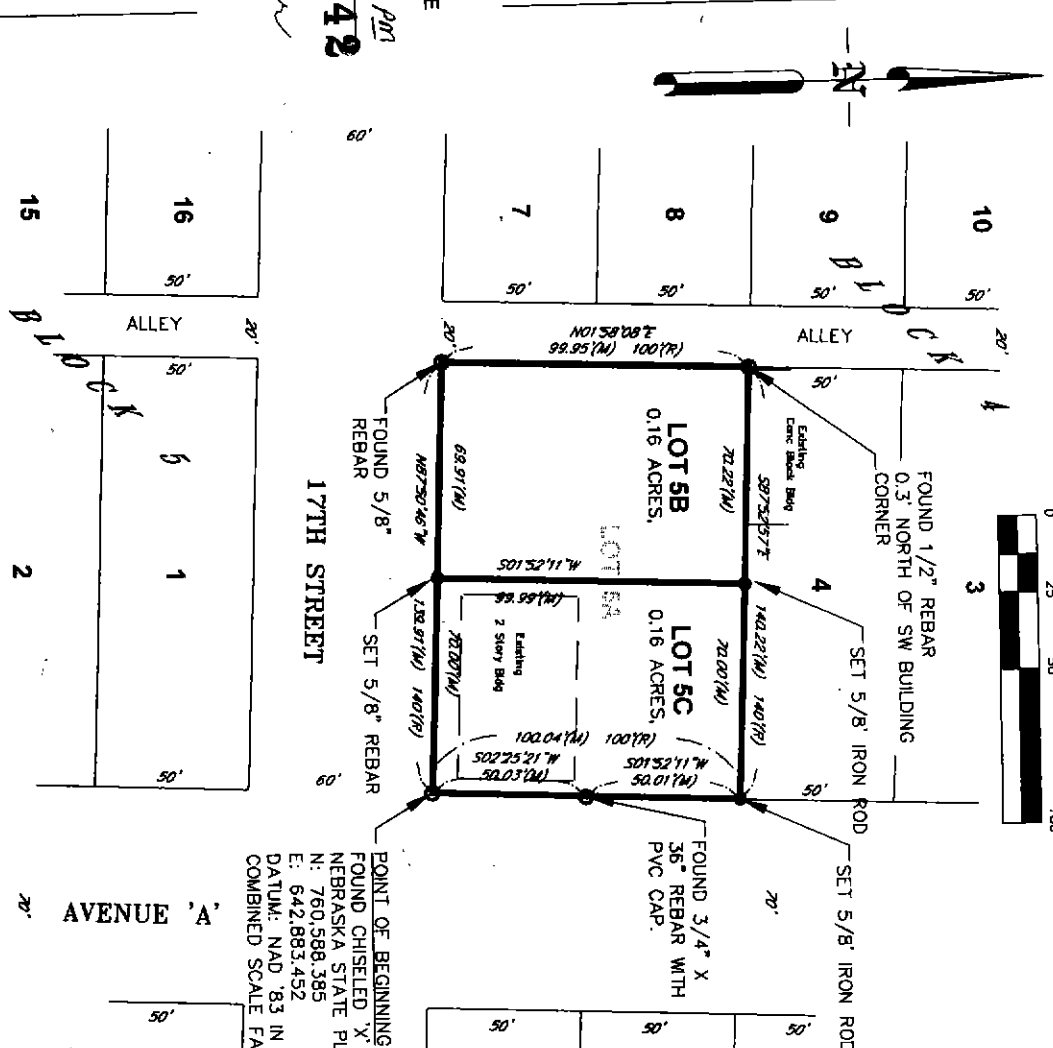
1. This map was prepared from notes taken or data collected during a field survey made on the ground at the location shown.
2. The monuments shown on the map were set or found as noted
3. The monuments shown on the map were set or found as noted
4. The Bearing and Distance in feet are based on the GEOID 99 model corrected for earth surface distances.
5. The narrative description agrees with the map, Deed and record search and the field information

This survey substantially complies with the current laws of the State of Nebraska and the Guidelines of the Nebraska Professional Land Surveyor Association.

E. Y. Beaver
E. Y. Beaver
RLS No 629

Baker & Associates
Inc.
Scottsbluff, Nebraska
MAY 2004

SCALE: 1" = 50'



NUM. INDEX
COMPUTER
PICTURED
IMAGED

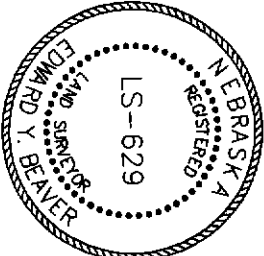
RECORDED
SCOTTS BLUFF COUNTY, NE

Date 6-30-04 Time 2:15 PM
Inst 2004 - 04842

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DOC TAX PD CHG RET
FEES 11.50 PD CHG RET
TOTAL
CK NUM BY
REC'D Brad Baker & Assoc.



- LEGEND:**
- (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE
 - FOUND MONUMENT AS INDICATED
 - SET MONUMENT AS INDICATED

PLAT OF
LOTS 5B AND 5C,
A REPLAT OF LOT 5A, REPLAT OF LOTS 5 & 6,
BLOCK 4, ORIGINAL TOWN, CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

SHEET 2 OF 2

OWNER'S STATEMENT:

We, Merlin Brown and Arthur Solarte, being the owners of the real estate described above and shown on the accompanying plat, have caused such real estate to be platted as LOTS 5B AND 5C, A REPLAT OF LOT 5A, REPLAT OF LOTS 5 & 6, BLOCK 4, ORIGINAL TOWN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

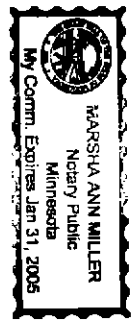
The foregoing Plat is made with our free consent and in accordance with the desires of the Owners:

Dated this 26 day of May, 2004.

by Merlin Brown
Merlin Brown

Arthur Solarte
Arthur Solarte

ACKNOWLEDGMENT
State of Minnesota)
County of Dakota) SS.



Before me, a Notary public, qualified and acting in said County, personally came Merlin Brown, 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 26th day of May, 2004.

Marsha Ann Miller
My Commission Expires: 1/31/2006

ACKNOWLEDGMENT
State of Minnesota)
County of Dakota) SS.



Before me, a Notary public, qualified and acting in said County, personally came Arthur Solarte, 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 14 day of June, 2004.

Anne Elizabeth Paul
My Commission Expires: 01-31-2007

APPROVAL:

The foregoing plat of LOTS 5B AND 5C, A REPLAT OF LOT 5A, REPLAT OF LOTS 5 & 6, BLOCK 4, ORIGINAL TOWN, 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 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
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 26th day of June, 2004.

Dwain McLaughlin
My Commission Expires: 6-28-07



Baker
Associates
line.
Scottsbluff, Nebraska
MAY 2004