

2004 - 00490

RECORDED  
SCOTTS BLUFF COUNTY, NE

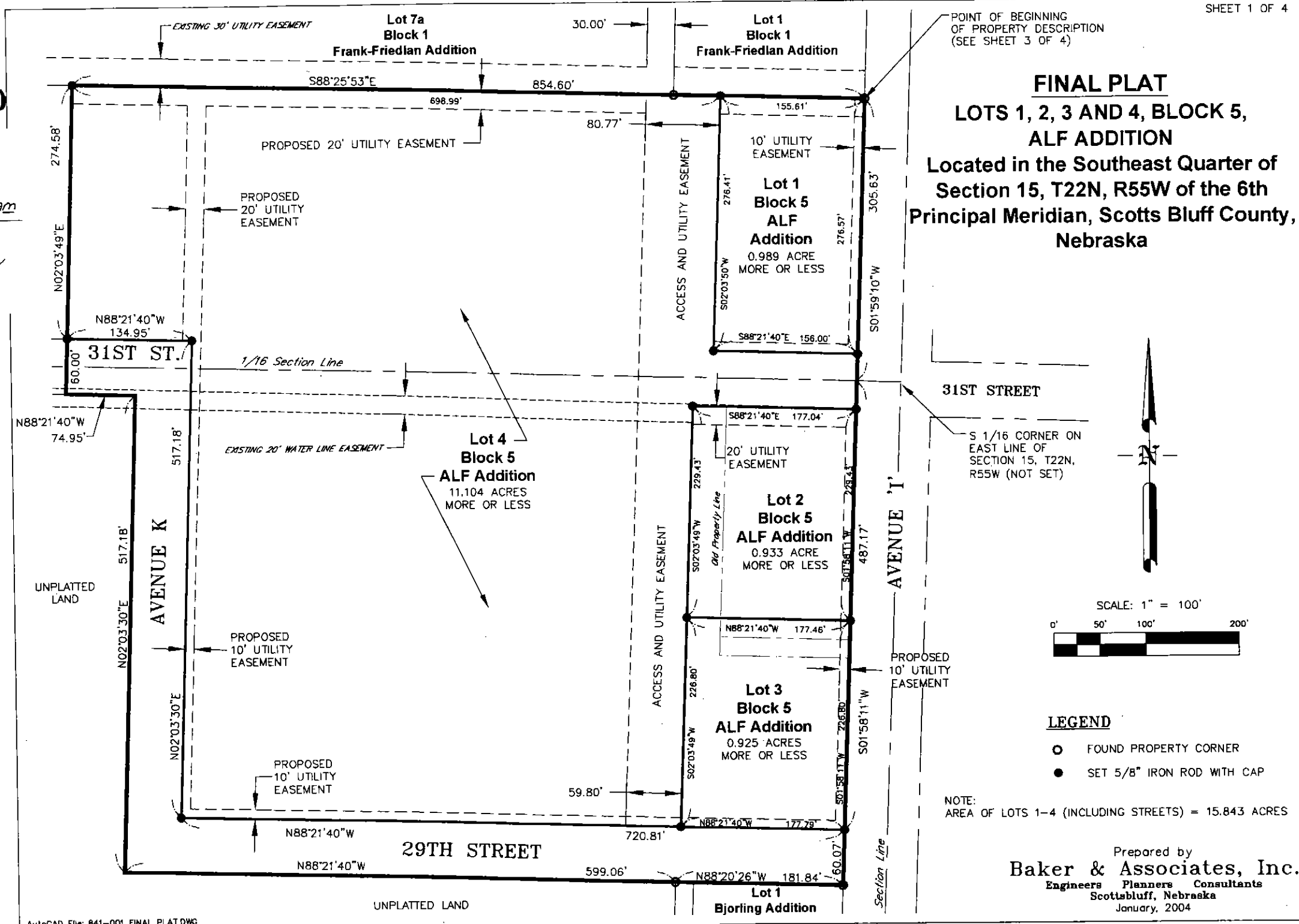
Date 1-26-04 Time 10:10 AM

Jean A. Bauer

REGISTER OF DEEDS

NUM. INDEX B J  
COMPUTER PICTURED J  
IMAGED

NUM PAGES 4  
DOC TAX PD CHG RET  
FEES 22.50 PD 1 CHG RET  
TOTAL CK NUM 06 37.00 BY  
REC'D Leah S. 00 BY  
Vroman

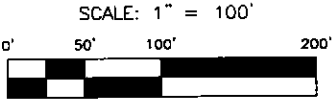
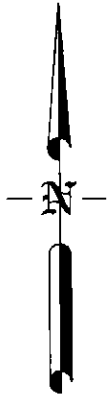


POINT OF BEGINNING OF PROPERTY DESCRIPTION (SEE SHEET 3 OF 4)

**FINAL PLAT**  
**LOTS 1, 2, 3 AND 4, BLOCK 5,**  
**ALF ADDITION**  
 Located in the Southeast Quarter of  
 Section 15, T22N, R55W of the 6th  
 Principal Meridian, Scotts Bluff County,  
 Nebraska

31ST STREET

S 1/16 CORNER ON EAST LINE OF SECTION 15, T22N, R55W (NOT SET)

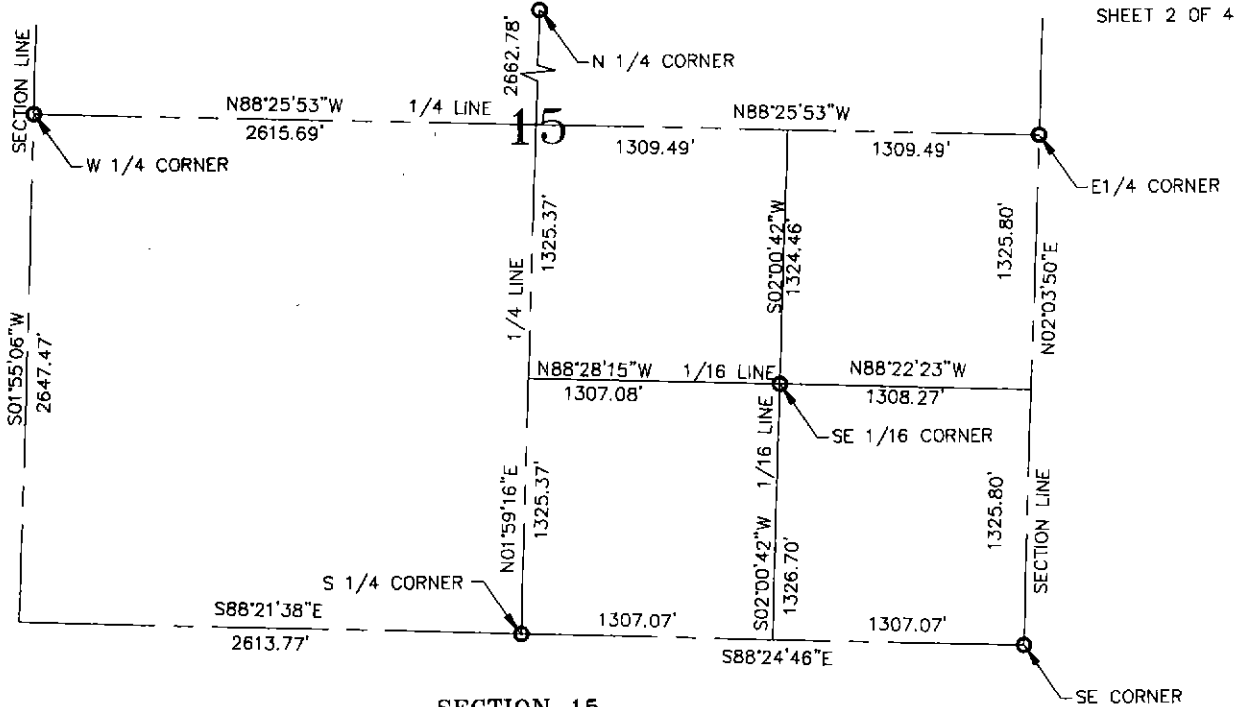


**LEGEND**

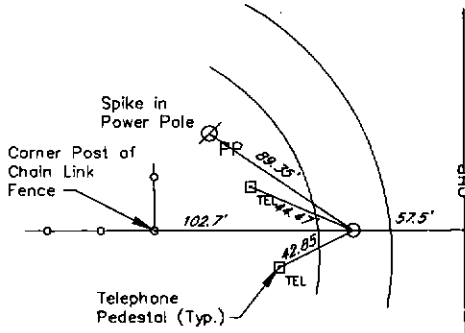
- FOUND PROPERTY CORNER
- SET 5/8" IRON ROD WITH CAP

NOTE: AREA OF LOTS 1-4 (INCLUDING STREETS) = 15.843 ACRES

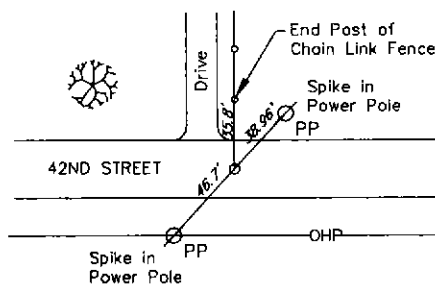
Prepared by  
**Baker & Associates, Inc.**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska  
 January, 2004



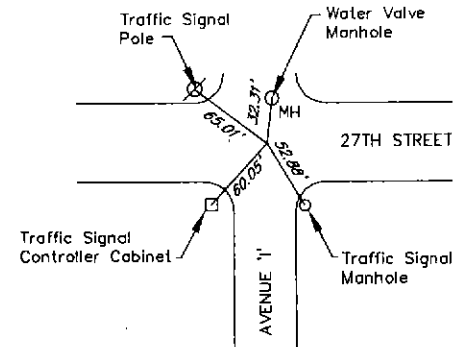
SECTION 15,  
TOWNSHIP 22 N, RANGE 55 W  
Not to Scale



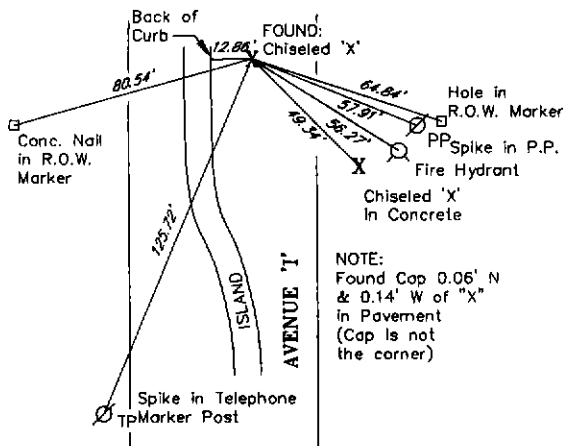
WEST 1/4 CORNER  
SECTION 15, T22N, R55W  
Not to Scale  
FOUND: 1" Pipe in Asphalt Surface



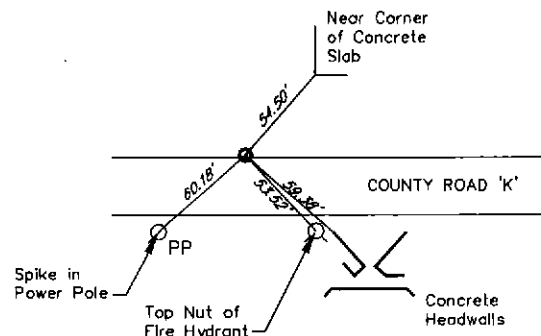
NORTH 1/4 CORNER  
SECTION 15, T22N, R55W  
Not to Scale  
FOUND: 60d Spike & Washer in  
Asphalt Surface



SOUTHEAST CORNER  
SECTION 15, T22N, R55W  
Not to Scale  
FOUND: Aluminum Cap



EAST 1/4 CORNER  
SECTION 15, T22N, R55W  
Not to Scale  
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 = 0.99949679



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  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
December, 2003

LEGAL DESCRIPTION:

BEGINNING: at a found iron rod which monuments the southeast corner of Lot 1, Block 1, Frank-Friedlan Addition to the City of Scottsbluff, as recorded in Deed Book 2002, Page 8589 of Deed Records of Scotts Bluff County

THENCE: South 01°59'10" West a distance of 305.63 feet, along and with the west right-of-way line of Avenue 'I' to an angle point, said point being the intersection of the south 1/16 line and said right-of-way line;

THENCE: South 01°58'11" West a distance of 487.17 feet, continuing along and with the west right-of-way line of Avenue 'I' to a set 5/8" iron rod in the said line, for the southeast corner of the proposed Lot 3, Block 5 of the ALF Addition;

THENCE: South 01°58'11" West along the same line a distance of 60.07 feet to a found iron rod which monuments the Northeast corner of Lot 1, Bjorling Addition to the City of Scottsbluff.

THENCE: North 88°20'26" West along the north line of said Lot 1, Bjorling Addition a distance of 181.84 feet to a found iron rod which monuments the Northwest corner of Lot 1, Bjorling Addition to the City of Scottsbluff.

THENCE: North 88°21'40" West a distance of 599.06 feet along a line parallel to the 1/16 line of said Section 15 and defining the proposed south right-of-way line of 29th Street to a point on the proposed west right-of-way line of Avenue 'K';

THENCE: North 02°03'30" East a distance of 517.18 feet on a line parallel to the east line of said Section 15 and defining the proposed west right-of-way line of Avenue 'K', to a point on the proposed south right-of-way line of 31st Street;

THENCE: North 88°21'40" West along said south right-of-way line a distance of 74.95 feet;

THENCE: North 02°03'49" East a distance of 60.00 feet to a point on the proposed north right-of-way line of 31st Street;

THENCE: North 02°03'49" East a distance of 274.58 feet to a point on the south property line of Lot 7a, Block 1, Frank-Friedlan Addition to the City of Scottsbluff, as recorded in Deed Book 2002, Page 8589 of Deed Records of Scotts Bluff County;

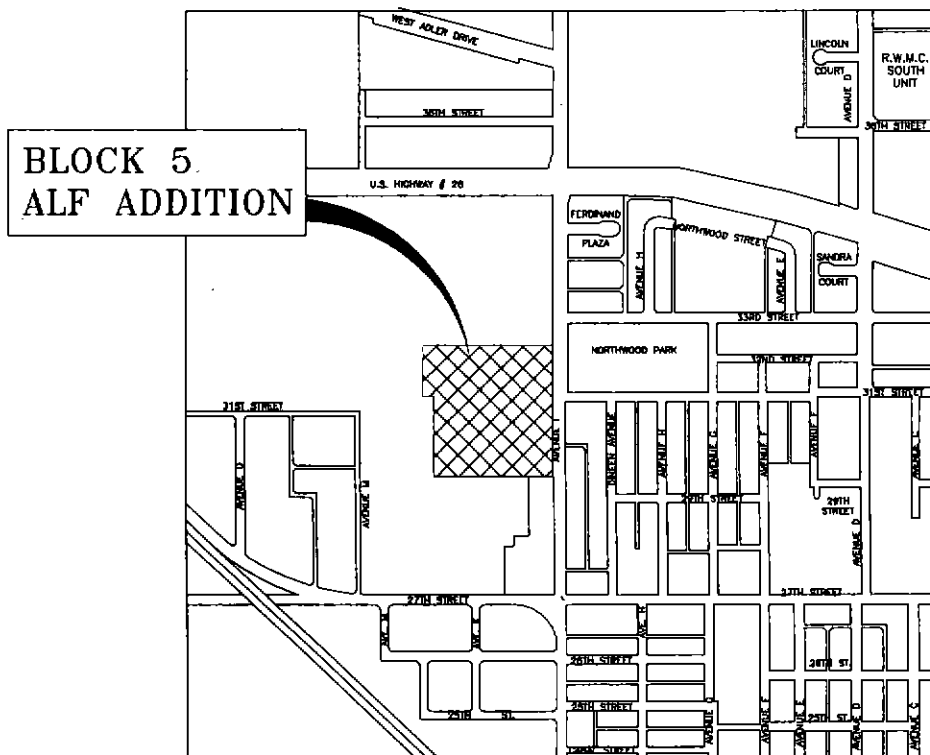
THENCE: South 88°25'53" East along said south line of Lot 1, Block 1 of the Frank-Friedlan Addition a distance of 854.60 feet to the POINT OF BEGINNING and containing 15.843 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Edward Y. Beaver, Nebraska Registered Land Surveyor 629, do hereby certify that the tract of land described and shown on the accompanying drawing was surveyed under my direct supervision; that the accompanying drawing is to the best of my knowledge and belief true and correct delineation of said survey drawn to a scale of 100 feet to the inch; that the drawing was made under my direct supervision; that the distances given are in feet and decimals of a foot; that the area is as shown; that the bearings are based on GPS grid azimuth Geoid 99, and that the monuments were found or set as indicated.

*Edward Y. Beaver*  
Dec

WITNESS MY HAND AND SEAL this 31 day of Dec, 2003.  
Edward Y. Beaver  
Nebraska Registered Land Surveyor Number 629



VICINITY MAP

Not to Scale

Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
December, 2003

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, 2, 3 AND 4, BLOCK 5, 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. The foregoing Plat is made with our free consent and in accordance with the desires of the undersigned Owners.

LOT 1, BLOCK 5, ALF ADDITION
By: Keith G. Zabba Date: 12-30-03
Representative
Team Investment Properties, L.L.C.

UNPLATTED LANDS
By: Roger Frank, President Date: 1/05/04
Frank Enterprises, Inc., A Wyoming Corporation

By: Stephen H. Hancock Date: 01-05-04

By: Margaret L. Hancock Date: 01-05-04

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came Keith G. Zabba, a representative of Team Investment Properties, L.L.C., known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of December, 2003.

Lita Delcamp My Commission Expires: 2-16-04

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 5th day of January, 2004.

Lita Delcamp My Commission Expires: 2-16-04

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } ss.



Before me, a Notary Public, qualified and acting in said County, personally came Stephen H. Hancock and Margaret L. Hancock, Husband and Wife, known to me to be the identical people who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 5th day of January, 2004.

Lita Delcamp My Commission Expires: 2-16-04



APPROVAL:

The foregoing plat of LOTS 1, 2, 3 AND 4, BLOCK 5, 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 5th day of January, 2004.

By: Fiona Libsack, Mayor

Attested: Bonnie Otte, City Clerk



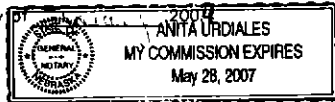
ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
SCOTTS BLUFF COUNTY } ss.

Before me, a Notary public, qualified and acting in said County, personally came Fiona Libsack, 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 her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 5th day of January, 2004.

Anita Urdiales Notary Public My Commission Expires: 11 May 2007



Prepared by Baker & Associates, Inc. Engineers Planners Consultants Scottsbluff, Nebraska December, 2003