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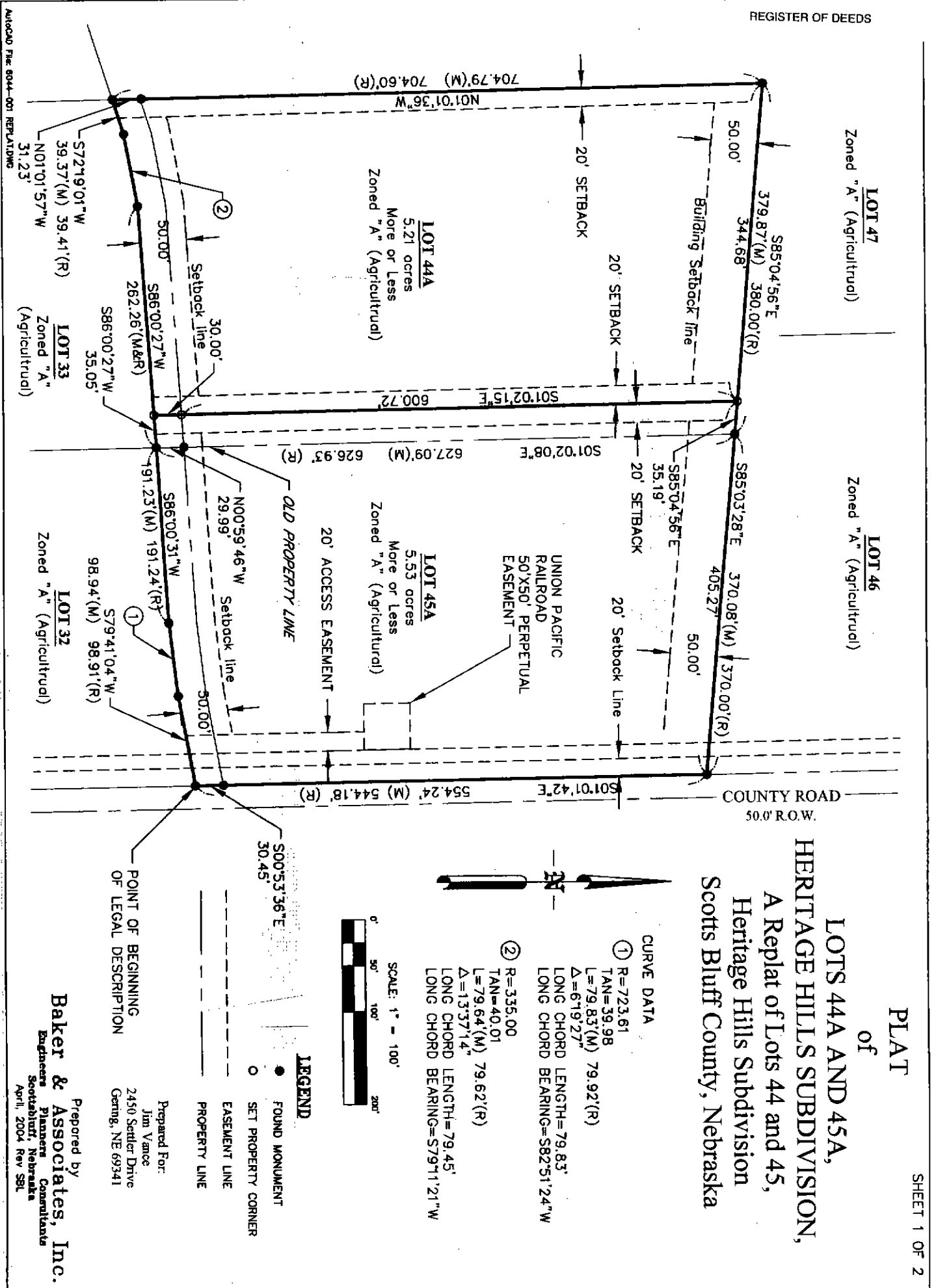
NUM. INDEX 86  
 COMPUTER 83  
 PICTURED 80  
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RECORDED  
 SCOTTS BLUFF COUNTY, NE

Date 7-26-04 Time 9:35 a.m.  
 Inst 2004 - **05471**

*Jean A. Bauer*

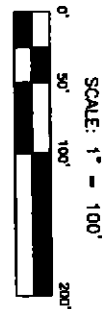
REGISTER OF DEEDS



PLAT  
 of  
 LOTS 44A AND 45A,  
 HERITAGE HILLS SUBDIVISION,  
 A Replat of Lots 44 and 45,  
 Heritage Hills Subdivision  
 Scotts Bluff County, Nebraska

SHEET 1 OF 2

CURVE DATA  
 ① R=723.61  
 TAN=39.98  
 L=79.83 (M) 79.92 (R)  
 Δ=619'27"  
 LONG CHORD LENGTH=79.83'  
 LONG CHORD BEARING=S82°51'24"W  
 ② R=335.00  
 TAN=40.01  
 L=79.64 (M) 79.62 (R)  
 Δ=13°37'14"  
 LONG CHORD LENGTH=79.45'  
 LONG CHORD BEARING=S79°11'21"W



LEGEND  
 ● FOUND MONUMENT  
 ○ SET PROPERTY CORNER  
 --- EASEMENT LINE  
 - - - PROPERTY LINE  
 ● POINT OF BEGINNING OF LEGAL DESCRIPTION

Prepared by  
**Baker & Associates, Inc.**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska  
 April, 2004 Rev SBL  
 Prepared For:  
 Jim Vance  
 2450 Settler Drive  
 Gering, NE 69341

PROPERTY DESCRIPTION For

A 10.74 acre tract, being all of Lots 44 and 45 of the Heritage Hill Subdivision according to a plat recorded in Volume 173, Page 294 of the Scotts Bluff County Deed Records, Nebraska. Said tract is situated in the north half of Section 26 Township 23 North, Range 55 West, of the 6th Principal Meridian and more particularly described by metes and bounds as follows:

BEGINNING: At a found 5/8" iron rod in the center of a gravel private road for the northeast corner of Lot 32, a point on the west right-of-way line of a County Road, the southeast corner of Lot 45 and the southeast corner of this tract;

THENCE: South 79°41'04" West, a distance of 98.94 feet (called 98.91 feet), along and with the common line of Lots 45 and 32 to a found 5/8" iron rod for the Point of Curvature (PC) of a 723.61 foot radius curve concave to the southeast. Said curve elements are a tangent distance of 39.98 feet and a chord bearing of South 82°51'24" West and distance of 79.83 feet;

THENCE: Southwesterly, a distance of 79.83 feet (called 79.92 feet) along the arc of the curve to a found 5/8" iron rod for the Point of Tangency (PT) of this curve;

THENCE: South 86°00'31" West, a distance of 191.23 feet (called 191.24 feet), along and with the common line of Lots 45 and 32 to a found 5/8" iron rod for the common corner of Lots 32, 33, 44 and 45 and for an angle point in the south line of this tract;

THENCE: South 86°00'27" West, a distance of 262.26 feet, along and with the south line of Lot 44 and the north line of Lot 33 to a found 5/8" iron rod for the PC of a 335.00 foot radius curve concave to the northwest. Said curve has the following elements: a central angle of 133°7'14", a tangent distance of 40.01 feet and a chord bearing of South 79°11'21" West and distance of 79.45 feet;

THENCE: Southwesterly, a distance of 79.45 feet (called 79.62 feet) along and with the arc of the curve to a found 5/8" iron rod for the PT of this curve;

THENCE: South 72°19'01" West, a distance of 39.37 feet (called 39.41 feet) along and with the south line of Lot 44 for the southwest corner of this tract in the gravel roadway. Said point is the common corner of Lots 34, 33, 44 and 43 of the Heritage acres Subdivision;

THENCE: North 01°01'36" West, a distance of 704.79 feet (called 704.60 feet), along and with the common line of Lots 44 and 43 to a found 5/8" iron rod in the south line of Lot 47, for the northeast corner of Lot 43 for the northwest corner of Lot 44 and this tract;

THENCE: South 85°04'56" East, a distance of 379.87 feet (called 380.00 feet), along and with the south line of Lots 47 and 46 and the north line of Lot 44 to a found 5/8" iron rod for the northeast corner of Lot 44 and an angle point in the north line of this tract;

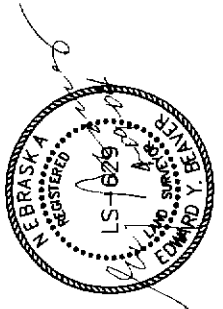
THENCE: South 85°03'28" East, a distance of 370.08 feet (called 370.00 feet) along and with the north line of Lot 44 and the south line of Lot 46 to a found 5/8" iron rod in the west line of the 66 foot County Road right-of-way for the northeast corner of Lot 44 and this tract;

THENCE: South 01°01'42" East, a distance of 554.24 feet (called 554.18 feet) along and with the west line of the said county Road to the POINT OF BEGINNING and containing 10.74 acres of land.

SURVEYOR'S CERTIFICATE

I, Edward Y. Beaver, Nebraska Registered Land Surveyor Number 629, do hereby certify that the tract of land described and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a 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 are horizontal earth surface distances given in feet and decimals of a foot; that the area is as shown; that the bearings are assumed; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 9th day of April 2004. Edward Y. Beaver Nebraska Registered Land Surveyor Number 629



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 44A AND 45A, HERITAGE HILLS SUBDIVISION, A REPLAT OF LOTS 44 AND 45, HERITAGE HILLS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA.

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

Owner: James C. Vance Date: 4-12-04  
James C. Vance

Owner: Linda L. Vance Date: 4-12-04  
Linda L. Vance

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }  
COUNTY OF SCOTTS BLUFF }

Before me, a Notary Public, qualified and acting in said County, personally came James C. and Linda L. Vance, Husband and Wife, known to me to be the identical persons 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 12th day of April 2004.

Lita Delcamp  
My Commission Expires: 2-11-08



APPROVAL AND ACCEPTANCE:

The foregoing plat of LOTS 44A AND 45A, HERITAGE HILLS SUBDIVISION, A Replat of Lots 44 and 45, Heritage Hills Subdivision, Scotts Bluff County, Nebraska, is hereby approved by Resolution of Scotts Bluff County, Nebraska this \_\_\_\_\_ day of \_\_\_\_\_, 2004, conditioned upon the fact Scotts Bluff County will not provide street or alley maintenance until minimum standards have been met as outlined in a certain regulation dated April 18, 1974, a copy of which is attached and made a part of this approval.

Shane D. Husted Date: June 21 2004  
County Commissioner

ATTEST: Chris Shively  
County Clerk

