

Date 9-27-04 Time 1:45pm  
Inst. 2004 - 7170  
Jean A. Bauer

REGISTER OF DEEDS

NUM. INDEX B-3  
COMPUTER JD  
PICTURED JD  
IMAGED JD

NUM PAGES 2  
DOC TAX PD CHG RET  
FEES 16.50 PD CHG RET 1.00  
TOTAL 17.50  
CK NUM ck 18.50 BY JD  
REC'D Don Brush BY JD

# PLAT OF

**Lots 1 and 2, Subdivision of Tract 6, Adler Tracts in the North Half of the Southeast Quarter of the Northeast Quarter (N1/2 SE1/4 NE1/4), Section 15, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.**

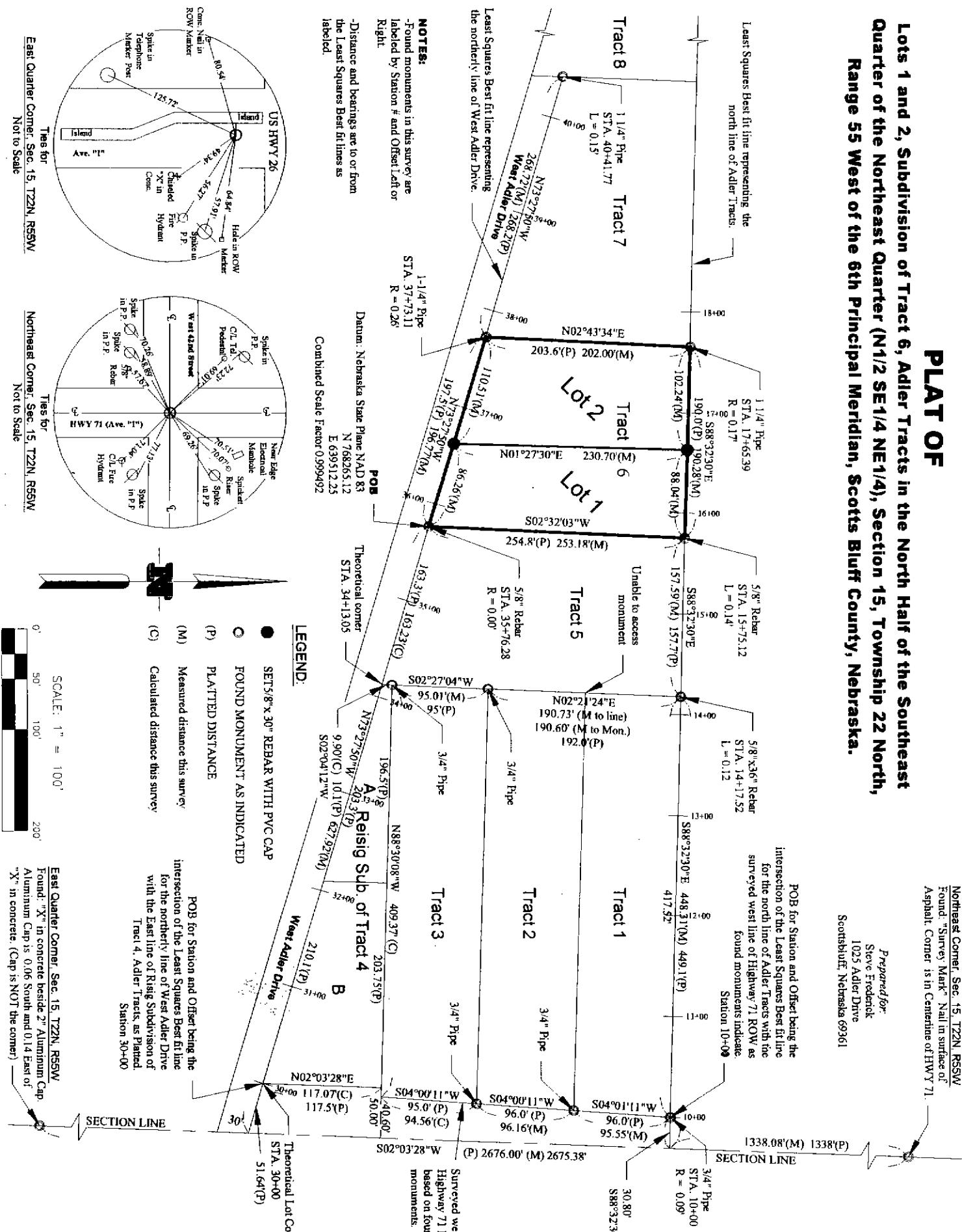
Northeast Corner, Sec. 15, T22N, R55W  
Found: "Survey Mark" Nail in surface of Asphalt. Corner is in Centerline of HWY 71

Prepared for:  
Steve Frederick  
1025 Adler Drive  
Scottsbluff, Nebraska 69361

POB for Station and Offset being the intersection of the Least Squares Best fit line for the north line of Adler Tracts with the surveyed west line of Highway 71 ROW as found monuments indicate.  
Station 10+00

POB for Station and Offset being the intersection of the Least Squares Best fit line for the north line of West Adler Drive with the East line of Rising Subdivision of Tract 4, Adler Tracts as Platted.  
Station 30+00

Surveyed west line of Highway 71 ROW based on found monuments.



**NOTES:**  
-Found monuments in this survey are labeled by Station # and Offset Left or Right  
-Distance and bearings are to or from the Least Squares Best fit lines as labeled.

Datum: Nebraska State Plane NAD 83  
N 768265.12  
E 639512.25  
Combined Scale Factor 0.999492

### LEGEND:

- SETS 5/8"x30" REBAR WITH PVC CAP
- FOUND MONUMENT AS INDICATED
- (P) PLATTED DISTANCE
- (M) Measured distance this survey
- (C) Calculated distance this survey

SCALE: 1" = 100'



East Quarter Corner, Sec. 15, T22N, R55W  
Found: "X" in concrete beside 2" Aluminum Cap  
Aluminum Cap is 0.06 South and 0.14 East of "X" in concrete. (Cap is NOT the corner)

**Panhandle Land Surveying**  
Donald A. Brush, Registered Land Surveyor  
870 SB Road, Morrill, Nebraska, 69358  
Phone: (308) 247-2602

Plat of  
Lots 1 & 2, Sub. of Tract 6, Adler Tracts in the N1/2 SE1/4 NE1/4,  
Sec. 15, T22N, R55W, 6th P.M., Scotts Bluff County, Nebraska.

# PLAT OF Lots 1 and 2, Subdivision of Tract 6, Adler Tracts in the North Half of the Southeast Quarter of the Northeast Quarter (N1/2 SE1/4 NE1/4), Section 15, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska.

### LEGAL DESCRIPTION:

Lots 1 and 2, Subdivision of Tract 6, Adler Tracts in the North Half of the Southeast Quarter of the Northeast Quarter (N1/2 SE1/4 NE1/4) of Section 15, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the Northernly Line of West Adler Drive with the West Line of Tract 5 of said Adler Tracts, said point being the southwest corner of said Tract 5 and being the POINT OF BEGINNING of this description; thence N73°27'50"W on said Northernly Line a distance of 196.77 feet to the southeast corner of Tract 7 of said Adler Tracts; thence N02°43'34"E on the east line of said Tract 7, a distance of 202.00 feet to a point on the northernly line of said Adler Tracts, said point being the northeast corner of said Tract 7; thence S88°32'30"E on said northerly line of Adler Tracts a distance of 190.28 feet to the northwest corner of said Tract 5; thence S02°32'03"W on said West Line of Tract 5 a distance of 253.18 feet to the point of beginning, containing 0.996 acres, more or less, or 43,382.37 square feet, more or less.

### OWNER'S STATEMENT:

We, Stephen E. Frederick and Maria L. Pineda, husband and wife, being the owner(s) of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be placed as:

Lots 1 and 2, Subdivision of Tract 6, Adler Tracts, in the North Half of the Southeast Quarter of the Northeast Quarter (N1/2 SE1/4 NE1/4) of Section 15, Township 22 North, Range 55 West, 6th P.M., Scotts Bluff County, Nebraska.

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

Dated this 24th day of August, 2004.

Stephen E. Frederick Maria L. Pineda  
Stephen E. Frederick, husband Maria L. Pineda, wife

### Acknowledgement

State of Nebraska )  
                          ) ss.  
County of Scotts Bluff )

Before me, a Notary Public, qualified and acting in said County, personally came Stephen E. Frederick and Maria L. Pineda, husband and wife, know 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 seal this 24th day of August, 2004.

Cynthia Ann Dickinson  
Notary Public

My commission Expires: 10/10/07

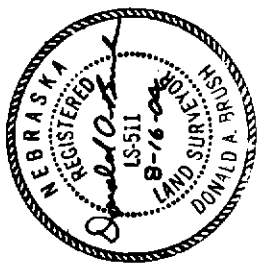


### SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that between June 7, 2004, and July 29, 2004, the tract of land described above 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 by me or under my direct supervision; that the distances are earth surface distances given in feet and decimals of a foot; that the areas are as shown; that the bearings are based on Nebraska State Plane NAD 83 Grid bearings; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 16th day of August, 2004.

Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



### APPROVAL AND ACCEPTANCE:

The foregoing plat of "Lots 1 and 2, Subdivision of Tract 6, Adler Tracts, in the North Half of the Southeast Quarter of the Northeast Quarter (N1/2 SE1/4 NE1/4) of Section 15, Township 22 North, Range 55 West, 6th P.M., Scotts Bluff County, Nebraska," was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 20th day of September, 2004.

By: Fiona Libbeck  
Fiona Libbeck, Mayor

Attested: Bonnie Ott  
Bonnie Ott, City Clerk

### Acknowledgement

State of Nebraska )  
                          ) ss.  
County of Scotts Bluff )

Before me, a Notary Public, qualified and acting in said County, personally came Fiona Libbeck, 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 his voluntary act and deed.

WITNESS my hand and Notarial Seal this 20th day of September, 2004.

James M. Gasperis  
Notary Public

My Commission Expires: 10-19-06



Perhandle Land Surveying  
Donald A. Brush, Registered Land Surveyor  
870 SB Road, Kearl, Nebraska, 69358  
Phone: (308) 247-2602

Plat of  
Lots 1 & 2, Sub. of Tract 6, Adler Tracts in the N1/2 SE1/4 NE1/4,  
Sec. 15, T22N, R55W, 6th P.M., Scotts Bluff County, Nebraska.