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 REC'D Brian - Baker & Associates

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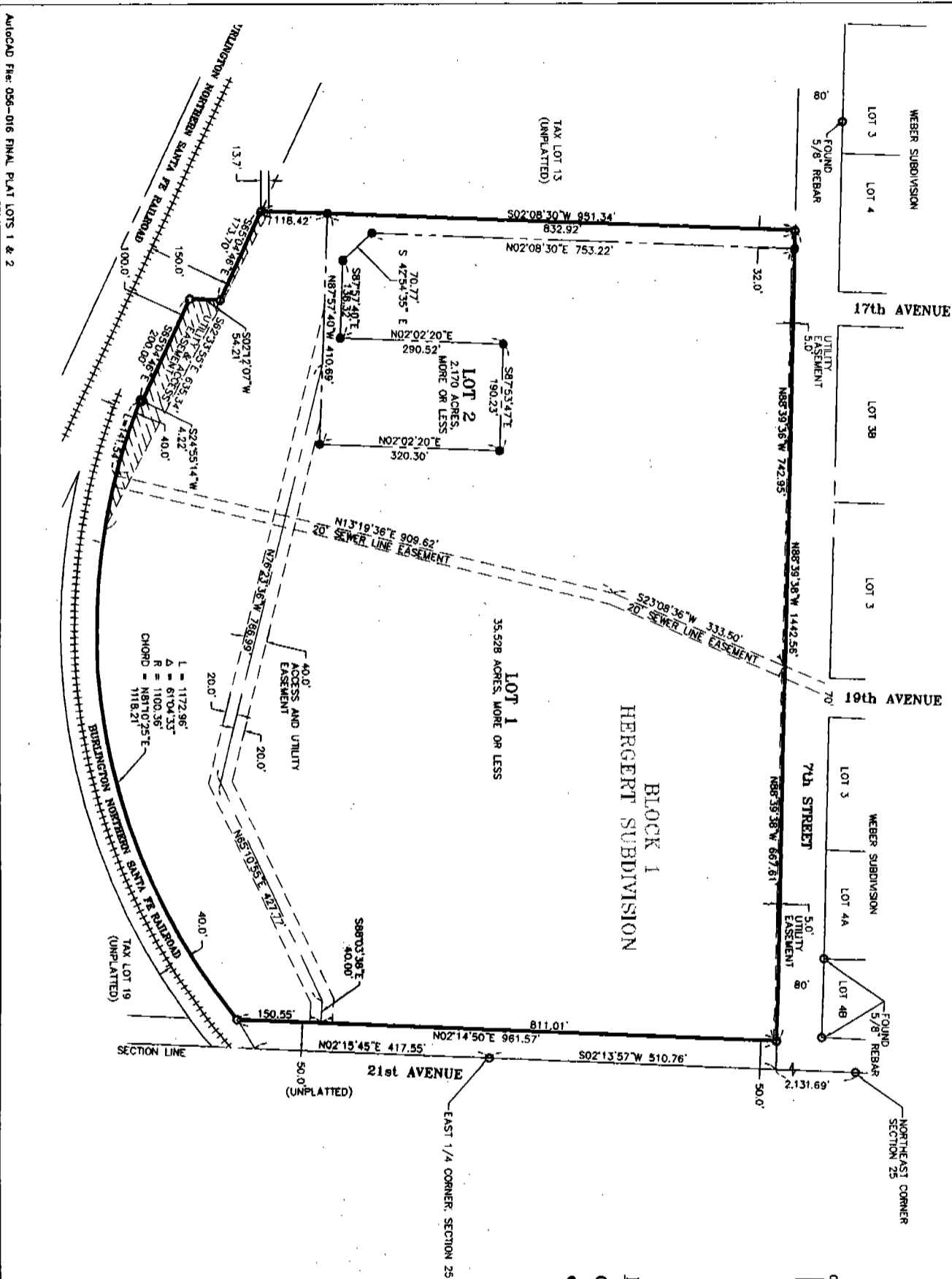
RECORDED  
 SCOTT'S BLUFF COUNTY, NE

Date 2-25-05 Time 3:40 PM

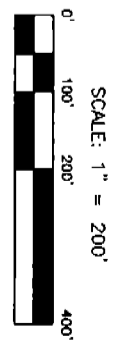
Inst. 2005 - **1429**  
*Jean A. Bauer*

REGISTER OF DEEDS

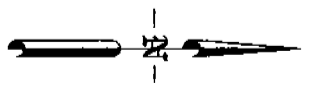
FINAL PLAT  
 OF  
**Lots 1 & 2, a Replat of**  
**BLOCK 1, HERGERT SUBDIVISION**  
 SCOTT'S BLUFF COUNTY, NEBRASKA



- Legend**
- FOUND MONUMENT AS NOTED
  - SET 3/4" X 36" REBAR



Prepared for  
 CLARENCE DAVID HERGERT  
 1424 Avenue B  
 Scottsbluff, Nebraska



**Baker & Associates**  
 Inc.  
 Scottsbluff, Nebraska  
 December 2004

*Lot 1 & 2, a Replat of*  
**LEGAL DESCRIPTION OF BLOCK ONE (1), HERGERT SUBDIVISION,**  
 Scotts Bluff County, Nebraska.

Part of the South Half of the Northeast Quarter, and part of the North half of the Southeast Quarter of Section 25, Township 22 North, Range 55 West of the 6th Principal Meridian, Scottsbluff, Scotts Bluff County, Nebraska, (formally known as Tax Lot 14 and Tax Lot 15), more particularly described as follows:

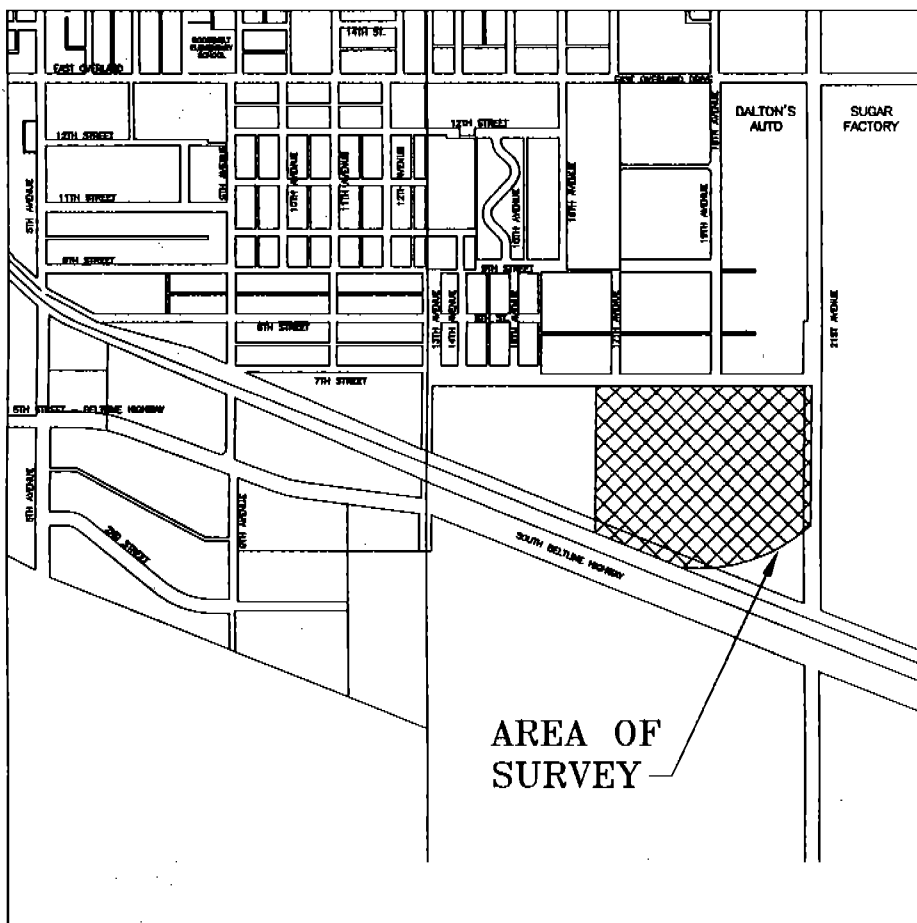
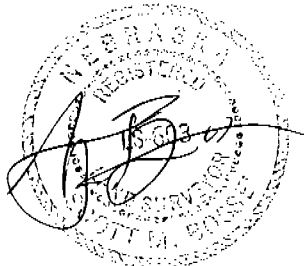
Commencing at the Northeast corner of said Section 25; thence S02°14'46"W on the East line on said Section a distance of 2,131.69 feet; thence N88°39'38"W a distance of 50.01 feet to the intersection of the southerly right-of-way (ROW) line of 7th Street and the westerly ROW line of 21st Avenue, said point being the POINT OF BEGINNING of this description; thence N88°39'38"W on said southerly ROW line of 7th Street a distance of 1442.56 feet; thence S02°08'30"W a distance of 951.34 feet to the northerly right of way line of the Burlington Northern Santa Fe Railroad, said point being 150 feet distant, northerly at right angles from the center line of the main track of said Railroad; thence S65°04'46"E on said northerly Right-of-way line a distance of 173.70 feet to the west line of the Northeast quarter of the Southeast quarter of said section 25; thence continuing on said northerly Right-of-way line and on said West line S02°12'07"W a distance of 54.21 feet; thence S65°04'46"E a distance of 200.00 feet on said Northerly Right-of-way line; thence S24°55'14"W a distance of 4.22 on said Northerly Right-of-way line; thence continuing on said Northerly Right-of-way line on a non-tangent curve to the left a distance of 1,172.96 feet, said curve having an included angle of 61°04'33" and a radius of 1,100.36 feet, a long chord bearing of N81°10'25"E and a long chord length of 1118.21 feet, to a point on the said westerly ROW line of 21st Avenue; thence N02°14'49"E on the said westerly ROW line a distance of 961.57 feet to the point of beginning, containing 37.698 acres, more or less.

**SURVEYOR'S CERTIFICATE:**

I, Scott M. Bosse, Nebraska Registered Land Surveyor Number 603, do hereby certify that I surveyed and platted the tract of land described above and shown on the accompanying drawing; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 200 feet to the inch; that the drawing was made under my direct supervision; that the distances are Real World distances given in feet and decimals of a foot; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 23rd day of December, 2004.

Scott M. Bosse  
 Nebraska Registered Land Surveyor Number 603

**VICINITY MAP**  
 Not to Scale

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

OWNER'S STATEMENT

We, Clarence D. Hergert and Nancy J. Hergert, Husband and Wife, 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, a replat of* BLOCK ONE (1), HERGERT SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA

We hereby dedicate the 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.

By: Clarence D. Hergert Date: 24 Jan 05  
Clarence D. Hergert, Husband

By: Nancy J. Hergert Date: Jan 24, 2005  
Nancy J. Hergert, Wife

ACKNOWLEDGMENT

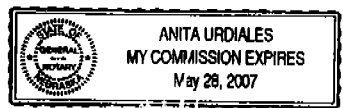
STATE OF NEBRASKA }  
COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came Clarence D. Hergert and Nancy J. Hergert, 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 24<sup>th</sup> day of January, 2005.

Anita Urdiales

My Commission Expires: May 28, 2007



APPROVAL AND ACCEPTANCE

*Lots 1 & 2, a replat of* The foregoing plat of BLOCK ONE (1), HERGERT SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 20<sup>th</sup> day of February, 2004.

By: David Boeckner  
David Boeckner, Mayor

Attested: Bonnie Otte  
Bonnie Otte, City Clerk



ACKNOWLEDGMENT

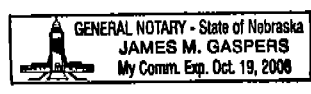
STATE OF NEBRASKA }  
COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came David Boeckner, 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 27<sup>th</sup> day of February, 2004.

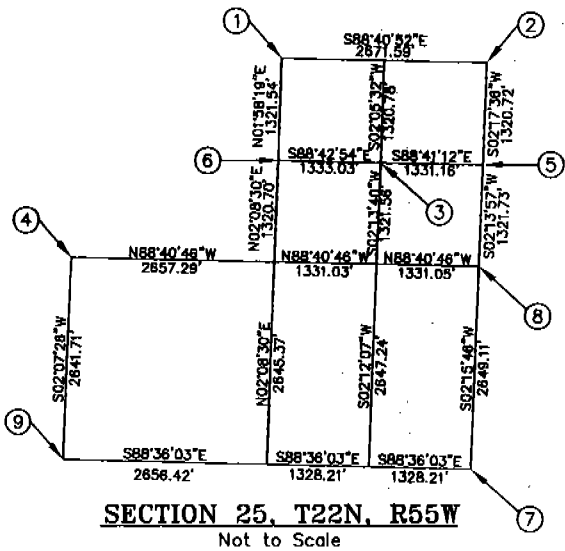
James M. Gasper

My-Commission Expires: 10-19-2006



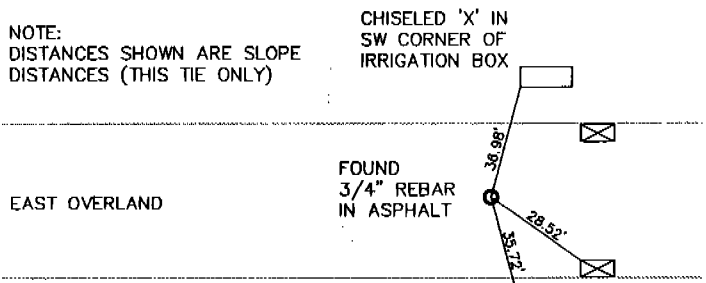
SECTION CORNER TIES

SHEET 4 OF 5

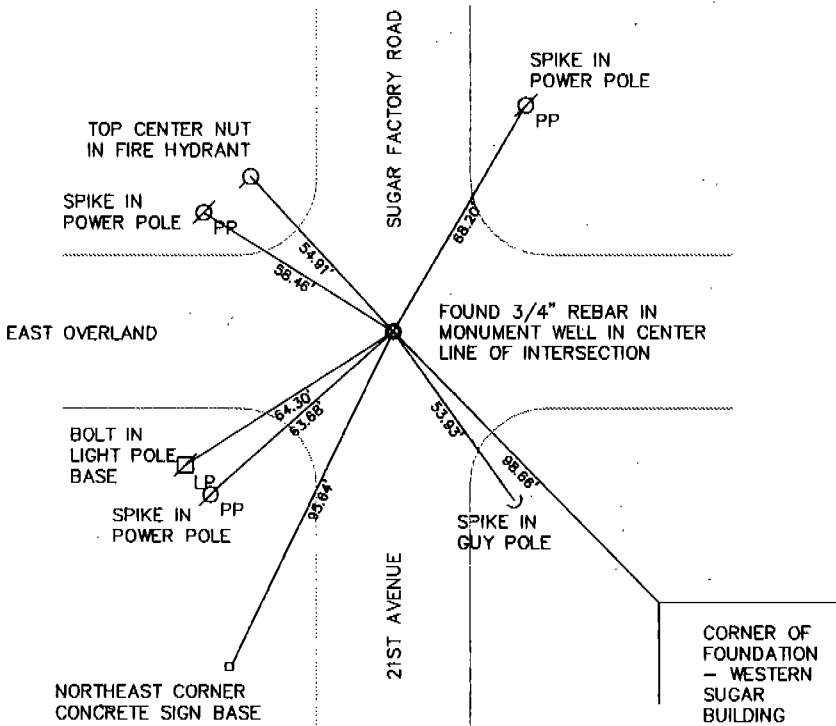


**SECTION 25, T22N, R55W**  
Not to Scale

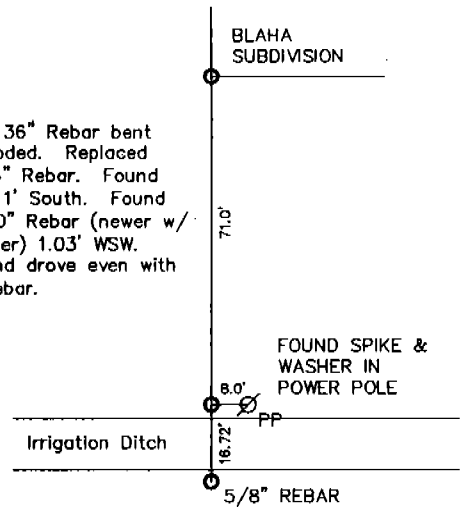
NOTE:  
DISTANCES SHOWN ARE SLOPE  
DISTANCES (THIS TIE ONLY)



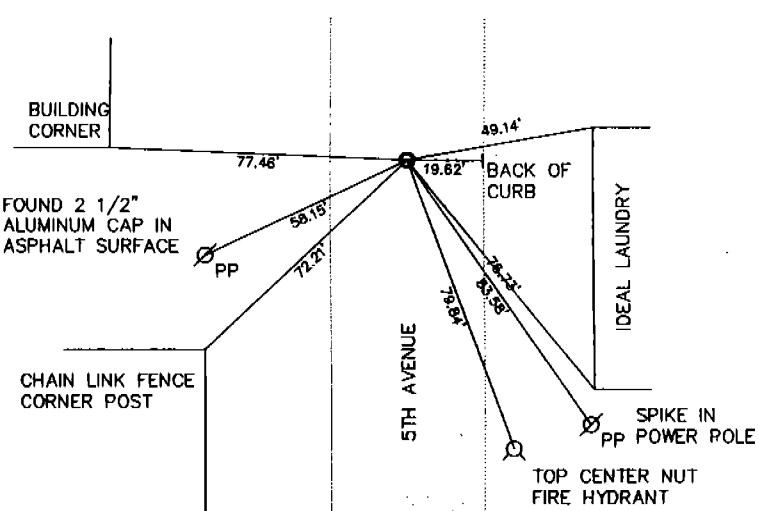
**DETAIL 1**  
SOUTH 1/4 SECTION CORNER  
SECTION 25, T22N, R55W  
Not to Scale



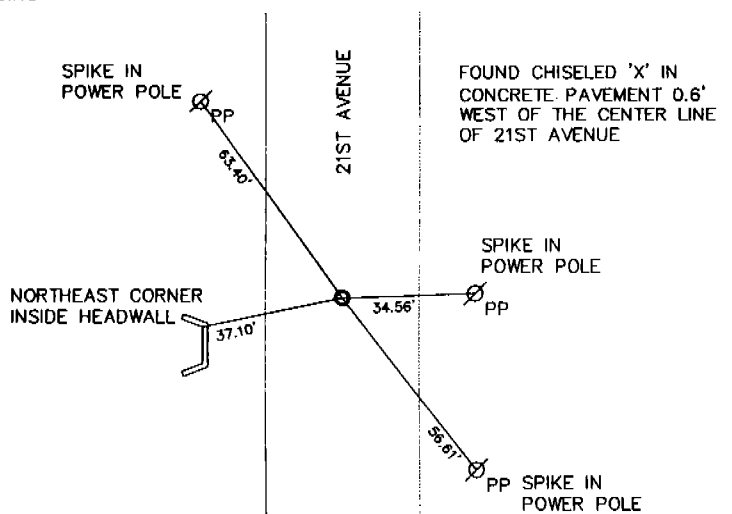
**DETAIL 2**  
NORTHEAST CORNER  
SECTION 25, T22N, R55W  
Not to Scale



**DETAIL 3**  
NE 1/16 CORNER  
SECTION 25, T22N, R55W  
Not to Scale



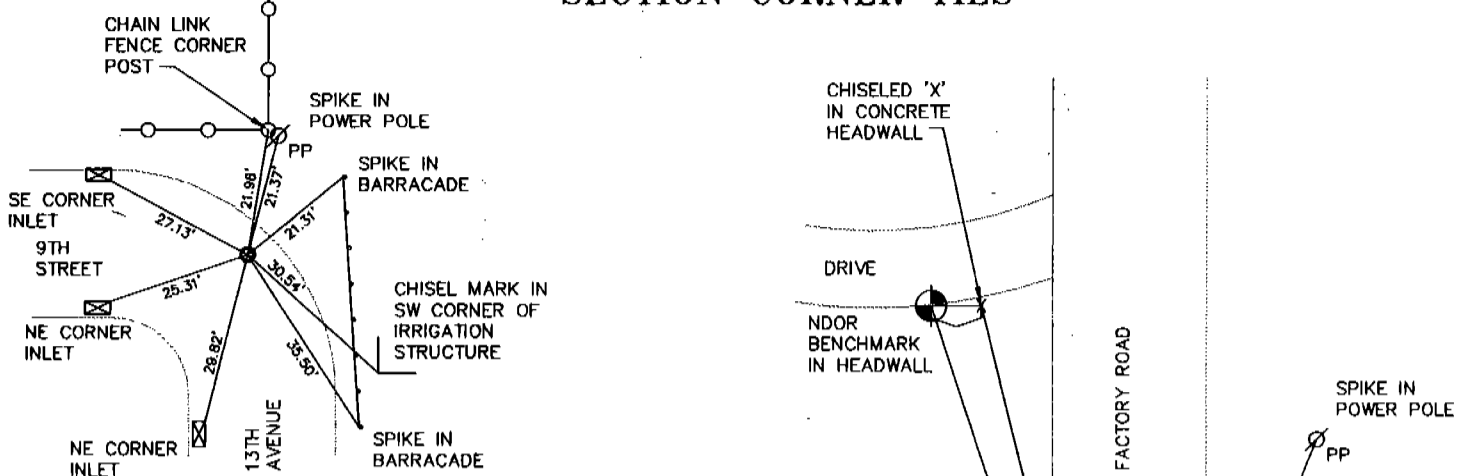
**DETAIL 4**  
WEST 1/4 CORNER  
SECTION 25, T22N, R55W  
Not to Scale



**DETAIL 5**  
NORTH 1/16 CORNER  
SECTION 25, T22N, R55W  
Not to Scale

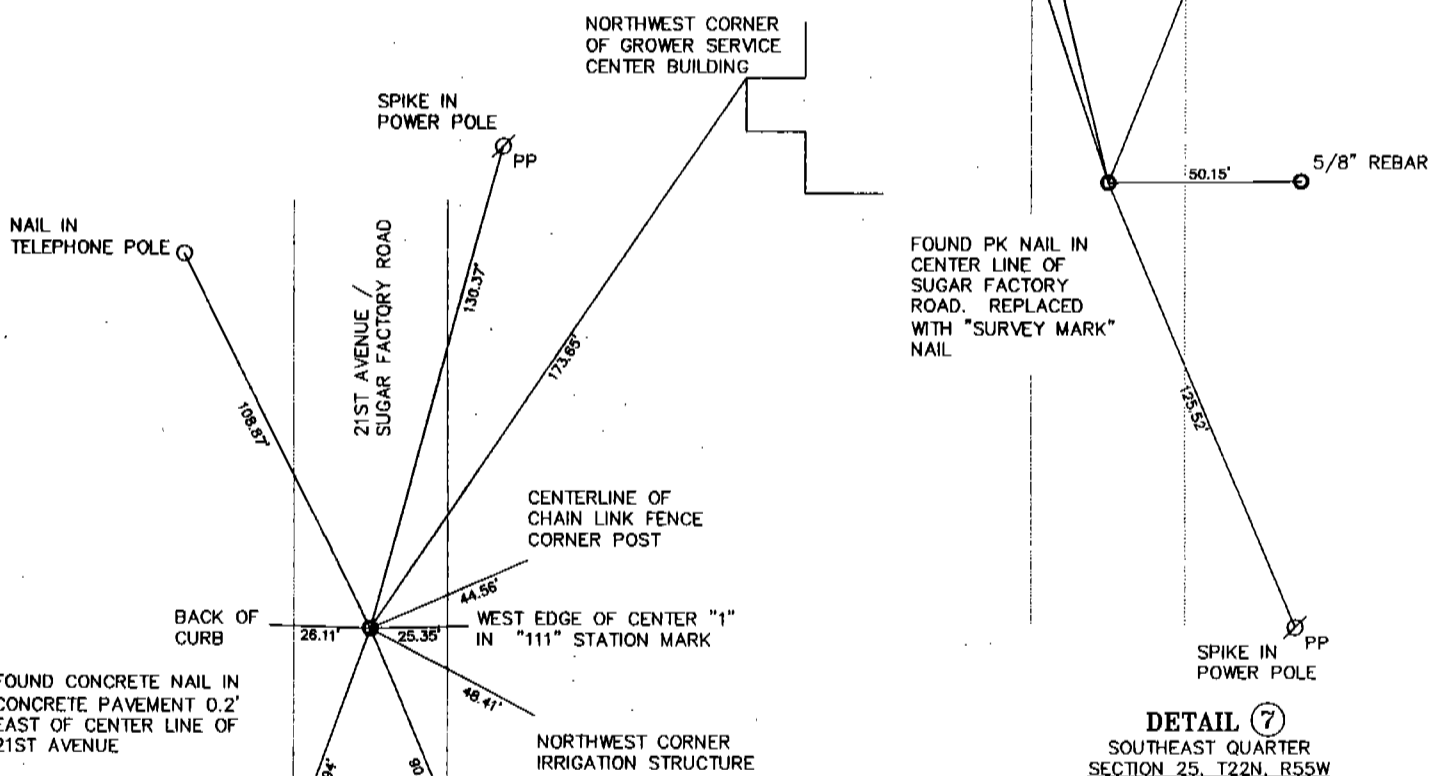
Prepared by  
**Baker & Associates, Inc**  
Engineers Planners Consultants  
Scottsbluff, Nebraska

SECTION CORNER TIES



**DETAIL ⑥**  
 NORTHWEST CORNER OF THE  
 SW 1/4 OF THE NE 1/4  
 SECTION 25, T22N, R55W  
 Not to Scale

FOUND 3/4" REBAR IN  
 ASPHALT SURFACE 3.6' WEST  
 OF CENTER LINE OF 13TH  
 AVENUE AND 2.9' SOUTH OF  
 CENTER LINE OF 9TH STREET.  
 CORNER IS 3.6' WEST OF  
 FENCE LINE TO NORTH



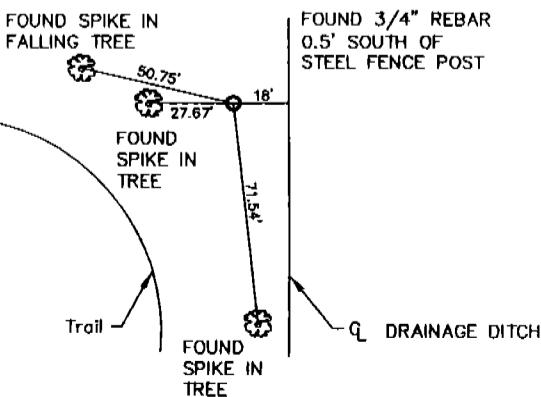
**DETAIL ⑦**  
 SOUTHEAST QUARTER  
 SECTION 25, T22N, R55W  
 Not to Scale

FOUND CONCRETE NAIL IN  
 CONCRETE PAVEMENT 0.2'  
 EAST OF CENTER LINE OF  
 21ST AVENUE

FOUND PK NAIL IN  
 CENTER LINE OF  
 SUGAR FACTORY  
 ROAD. REPLACED  
 WITH "SURVEY MARK"  
 NAIL

SPIKE IN  
 TELEPHONE POLE

**DETAIL ⑧**  
 EAST 1/4 CORNER  
 SECTION 25, T22N, R55W  
 Not to Scale



**DETAIL ⑨**  
 SOUTHWEST CORNER  
 SECTION 25, T22N, R55W  
 Not to Scale

Prepared by

**Baker & Associates, Inc**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska

December, 2004

AutoCAD File: 056-016 Final Plat Lots 1 & 2.dwg