

17A

FINAL PLAT

BLOCK 1,
COUNTRY COMMERCIAL BUSINESS PARK
SITUATED IN THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF
SECTION 19, T22N-R54W,
SCOTTS BLUFF COUNTY, NEBRASKA

SURVEYORS CERTIFICATE

1. Kelly Beatty, a Nebraska Registered Land Surveyor, hereby certifies I have surveyed and prepared a plat of **BLOCK 1, COUNTRY COMMERCIAL BUSINESS PARK**, situated in the Southeast Quarter of the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the South Quarter Corner of Section 19, thence westerly on the south line of Section 19, on an assumed bearing of $N80^{\circ}30'00''W$, a distance of 106.97 feet, to the point of intersection with the southern extension of the east line of a Tract of Land as described in Instrument 2000 - 1772, Scotts Bluff County of Deeds Office, thence bearing $N00^{\circ}15'34''W$, on said extension line of Tract of Land as described in Instrument 2000 - 1772, a distance of 39.89 feet, to the point of intersection with the southeast corner of said Tract of Land, bearing $N02^{\circ}15'34''W$, a distance of 500.00 feet, to the northeast corner of said referenced Tract of Land, said point also being the southwest corner of a Tract of Land, as described in Instrument 2002 - 2042, thence northerly on the east line of said referenced Tract of Land, bearing $N00^{\circ}16'17''W$, a distance of 200.67 feet, to the Point of Beginning, thence continuing northerly on said east line of referenced Tract of Land as described in Instrument 2002 - 2042, bearing $N00^{\circ}16'17''W$, a distance of 208.71 feet, to the northeast corner of said Tract of Land, as described in Instrument 2002 - 2042, thence westerly on the north line of said Tract of Land, bearing $N89^{\circ}59'06''W$, a distance of 208.71 feet, thence bearing $S00^{\circ}16'17''E$, a distance of 208.71 feet, thence bearing $S89^{\circ}59'06''E$, a distance of 208.71 feet, to the Point of Beginning, containing an area of 1.00 acres more or less.

AND said Tract of Land to include a 20 foot wide access and utility easement from the west line of said described 1.00 acre Tract of Land, to the west line of Tract of Land as described in Instrument 2002-2042, with 20 foot wide access and utility easement more particularly described as follows: Beginning at the Northwest Corner of Tract of Land as described in Instrument 2002-2042, thence easterly on the north line of said Tract to the Northwest Corner of above referenced 1.00 acre Tract of Land, thence southerly on the west line of 1.00 acre Tract of Land, a distance of 20 feet, thence westerly on a line bearing 20 feet south of and parallel with the north line of Tract of Land as described in Instrument 2002-2042, to the point of intersection with the west line of said Tract of Land as described in Instrument 2002-2042, thence northerly on the west line of said Tract of Land in Instrument 2002-2042, a distance of 20 feet, to the Point of Beginning.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That each lot and block has its own number and that the boundary of the plat is shown with a heavy, solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 17th day of December 2004
FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.

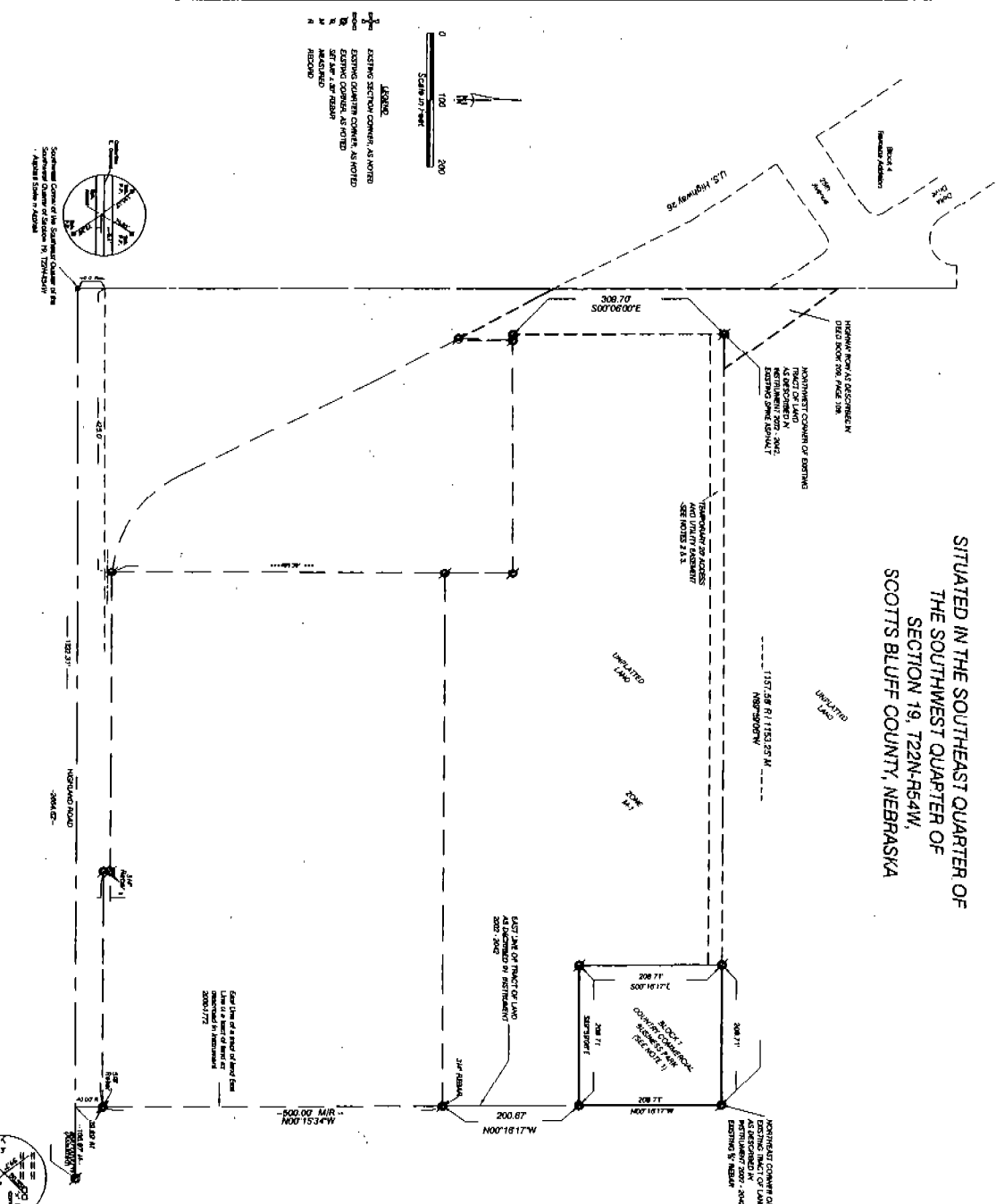
Kelly A. Beatty
Kelly A. Beatty, Nebraska Registered Land Surveyor, L.S. 476



NOTE: 1. Block 1, Country Commercial Business Park, contains one cell tower structure and control building, requiring no public utility services except electrical power. If sewer and water services are required, a private septic system and well will be installed according to City and State regulations, until public sewer and water mains are available to connect to.

2. Temporary access to Block 1, Country Commercial Business Park, is provided by a temporary 20 foot wide access and utility easement along the north side of the Tract of Land as described in Instrument 2002-2042, from the highway right of way as described in Deed Book 208, Page 109 to the west line of Block 1, as shown on the plat. At the present time, this access easement is not physically constructed. Present access to Block 1 is provided along the east side of the 1.00 acre Tract, down to Highland Road. If the owner of Block 1 requires the 20 foot access easement to be constructed, the owner of land as described in Instrument 2002-2042, will provide this access.

3. This temporary access easement to be vacated and replaced with permanent street access upon future development of the unplatted parcel of land. Block 1, Country Commercial Business Park is restricted to current use only, until permanent street access is provided.



RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-25-05 Time 3:52 PM
Inst. 2005 - 628

Kelly Beatty
BY Kelly Beatty

REGISTER OF DEEDS

PROPERTY NO. 2
DEED TAX 1.00 PD CHG RET
TOTAL CHG RET
BY Kelly Beatty

NUM. INDEX B-3
COMPUTER 3
PICTURED 3
INDEXED 3

BLOCK 1
COUNTRY COMMERCIAL BUSINESS PARK
SITUATED IN THE SE1/4 OF THE SW1/4 OF
SECTION 19, T22N-R54W
SCOTTS BLUFF COUNTY, NEBRASKA,
SHEET 2 of 2

OWNER'S STATEMENT

We, the undersigned being the owners of land as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as BLOCK 1, COUNTRY COMMERCIAL BUSINESS PARK, situated in the Southeast Quarter of the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the 20 foot wide access and utility easement for the use and benefit of Block 1, Country Commercial Business Park, Scotts Bluff County, Nebraska.

Dated this 22nd day of December, 2004.

21st Century Land L.L.C.

by: [Signature]
Owen Palm, President

ACKNOWLEDGMENT

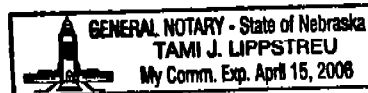
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Owen Palm, President of 21st Century Land L.L.C., to me known to be the identical person whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 22 day of December, 2004.

[Signature]
Notary Public

My Commission Expires: April 15, 2006



APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1, COUNTRY COMMERCIAL BUSINESS PARK, situated in the Southeast Quarter of the Southwest Quarter of Section 19, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed

this 18th day of January, 2005.

[Signature]
David Boeckner
Mayor

Attest: [Signature]
City Clerk

