FINAL PLAT OF

LOT 1, NELSON ADDITION

A PLAT OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

VICINITY MAP

Not to Scole

8TH STREET 30.00 33.00 NORTHWEST CORNER LEWELLEN PARCEL W.D. LEWELLEN 7.00' EASEMENT -BOOK 119, PAGE 558 SUBDIVISIONS SUBDIVISIONS N89'40'09"E 292.54 M 293' R BROADWA 147.00 145.54' M LOT 5. LOT 1 146' R NELSON **ADDITION** 0.537 ACRES, MORE OR LESS GARY NELSON BOOK 217, PAGE 187 GARY NELSON BOOK 217, PAGE 187 146' R 145.54' M 147.00 N89°40'09'T S89'40'09"W 292.54 M 293' R LOT 1, BLOCK 1 SCOTTSBLUFF BROADWAY SUBDIVISION BOOK 2005, PAGE 1431 POINT OF BEGINNING NORTHEAST CORNER NORTHWEST CORNER SCOTTSBLUFF SCOTTSBLUFF BROADWAY SUBDIVISION BROADWAY SUBDIVISION LEGEND SCALE: 1" = 50" FOUND REBAR SET CORNER

A TRACT OF LAND IN THE NORTHEAST CHARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF SCOTTSBLLIFF, COLUMY OF SCOTTS BLUFF, STATE OF NEBRASIKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION SOUTOFON'E, 1714.07 FEET, THENCE NOT 40 OF 1. 453.22 FEET TO A POINT ON THE EAST LINE OF LOT 4, OF THE MIDNEST SUBDINISON AS RECORDED IN BOOK 142 AT PAGE 24 OF THE RECORDS OF THE SCOTTS BLUFF CILIENT CLERK AND RECORDER, SAD POINT IS THE HOPPINEST CONDUCT OF THE SCOTTSBLUFF BROWDING SUBDINISON AS RECORDED IN BOOK 2008 AT PAGE 1431 OF SAD RECORDS, SAID POINT BEING THE TRUE POINT OF BECOMING

THENCE ALONG THE EAST LINE OF SAID LOT & NOO'SE'JT'N, BOLOG FEET TO THE SOUTHWEST CORNER OF THE PARCEL CHINED BY W. D. LEWELLEN AS RECORDED IN BOOK 119 AT PRISE. SIGN OF SAID RECORDS WHENCE A REBAR MONUMENT ON THE SOUTH LINE OF EMERIN STREET MEANS MODISE'ST'N, 60.00 FEET; THENCE ALONG THE SOUTH LINE OF SMD PARCEL HON'40'00'E, 202.54 FEET TO A POINT ON THE WEST LINE OF BROADWAY STREET; THENCE ALONG SHO WEST LINE SOU'52'37'E, 800.00 FEET TO THE HORTHEIST CORNER OF SHO SCHITCHISMLUFF ENDAGING SUBDIVISION; THENCE ALONG THE HORTH LINE OF SHO SUBDIVISION. SERVACION N. 292.54 FEET TO THE POINT OF REGIONIS.

SAID TRACT CONTAINS 0.537 ACRES MORE OR LESS.

SURVEYOR'S STATEMENT

l John D. Krieschel, a licensed land surveyor in the state of WYOMING, DO HEREBY STATE THAT THIS FINAL PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND BASED UPON MY KNOWLEDGE AND BELLEF, IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTEE, EITHER EXPRESSED OR IMPLIED.

WITNESS MY HAND AND SEAL this

JOHN D. KRIESCHEL NEBRASKA PLS #646 FOR AND BEHALF OF BAKER & ASSOCIATES, INC.



OWNER: Gary Nelson 1629 Black Hills Ct Alliance, NE 69301

ssociates ERS - ARCHITECTS - SURVEYORS

9

88

RECORD DISTANCE

MEASURED DISTANCE

NORTH QUARTER CORNER

OF SECTION 26, T22N, R55W

FINAL PLAT OF

LOT 1, NELSON ADDITION

A PLAT OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S STATEMENT:

CHARAC STATE FOR	
We, the undersigned, being the owners of the real estate shown on the accompanying plat, have caused such real estate to be platted as: LOT 1, NELSON ADDITION, A PLAT OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH RANGE 55 WEST, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, MEBRASKA.	
Gary Melson	Min Pela
Gary Nelson	Unis Nelson
ACKNOWLEDGEMENT:	

Before me, a Notary Public, qualified and acting in said County, personally came Gary Nelson, 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 50th day of 1/2/2/2, 20

We have a first firs

ACKNOWLEDGEMENT:

STATE OF NEBRASKA COUNTY OF SCOTTS BLUFF

STATE OF NEBRASKA COUNTY OF SCOTTS BLUFF

Before me, a Notary Public, qualified and acting in said County, personally came Unis Nelson, 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 1st day of May, 2007.

My Commission Expires: 20 Muy 2009



APPROVAL:

The foregoing plot of LOT 1, NELSON ADDITION, A PLAT OF A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH RANGE 55 WEST, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCIDITS BLUFF COUNTY, NEBRASKA, was approved by the City Monager of Scottshift, Nebreaka, Pursuant to Section 19-918 Release of Revised statutes of Nebroaka, as amended by Section 10 of LB. 71 approved on Morch 8, 1983, and to Article 1 of Chapter 20 or ordinance No. 2800 of the City of Scottsbluff, Nebreaka, as amended by ordinance No. 2812 of the City.

Dated this 200 day of MAY . 2007

By: Pleas Kullumum

Rick Kuckkahn, City Manager City of Scottsbluff

ACKNOWLEDGMENT

STATE OF NEBRASKA) SS SCOTTS BLUFF COUNTY)

Before me, a Notary public, qualified and acting in said County, personally came Rick Kuckkohn, City Manager for 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.

WITHESS MY HAND AND NOTARIAL SEAL this Znd day of M_{G.y.}, 2007.

Notary Public

My Commission Expires: \$-28-07

MATTA URBOALES

WISCOMPASSION EXPIRES

//a 28, 2007

Baker

Associates
Inc.