

RECORDED  
SCOTT'S BLUFF COUNTY, NE

Date 3-10-08 Time 11:55AM  
Inst. 2008 1226

Jean a. Bauer

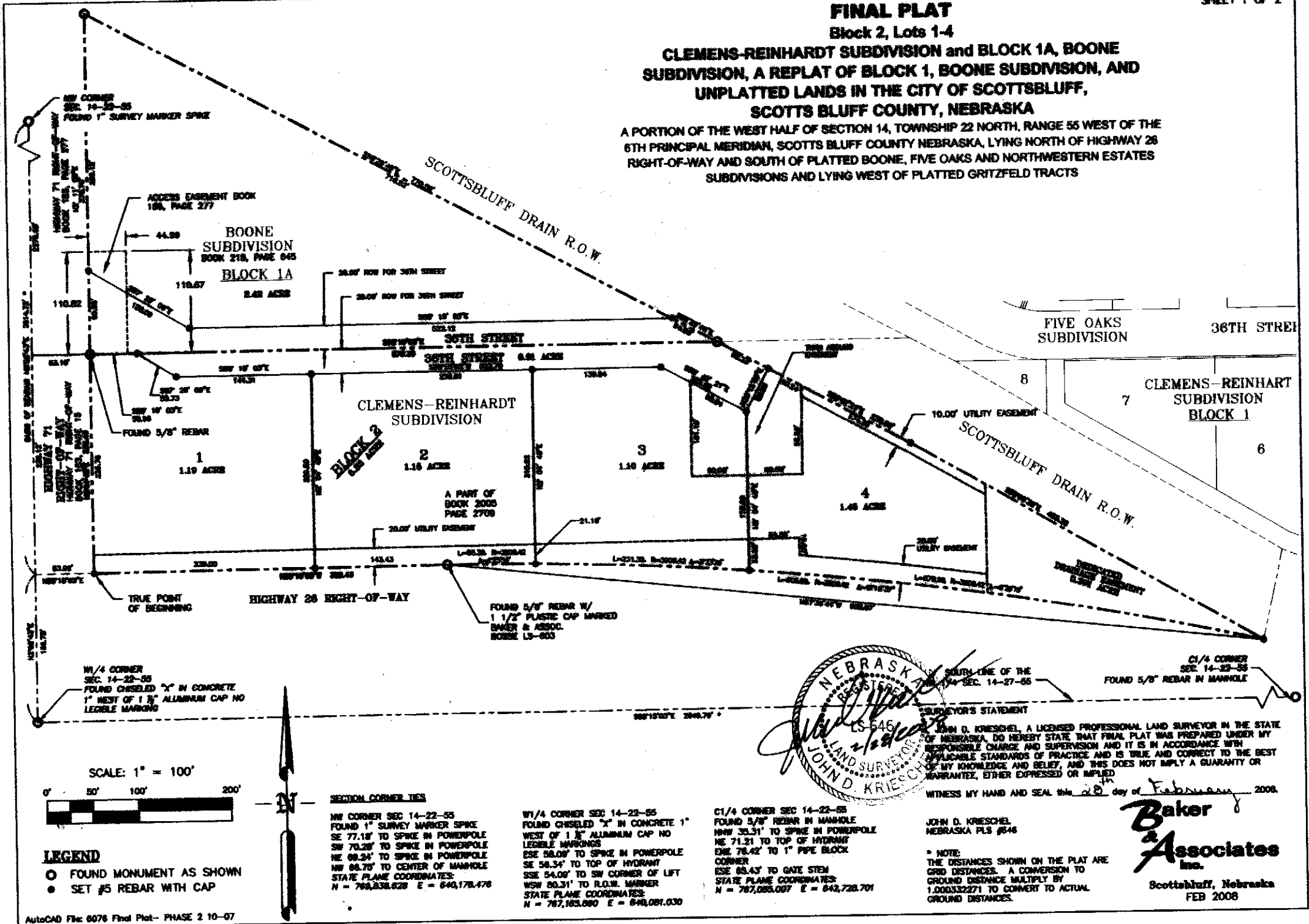
REGISTER OF DEEDS

# FINAL PLAT

## Block 2, Lots 1-4

### CLEMENS-REINHARDT SUBDIVISION and BLOCK 1A, BOONE SUBDIVISION, A REPLAT OF BLOCK 1, BOONE SUBDIVISION, AND UNPLATTED LANDS IN THE CITY OF SCOTT'SBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA

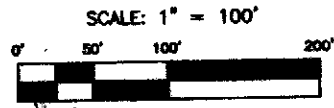
A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY NEBRASKA, LYING NORTH OF HIGHWAY 26 RIGHT-OF-WAY AND SOUTH OF PLATTED BOONE, FIVE OAKS AND NORTHWESTERN ESTATES SUBDIVISIONS AND LYING WEST OF PLATTED GRITZFELD TRACTS



N1/4 CORNER SEC. 14-22-55  
FOUND CHISELED "X" IN CONCRETE  
1" WEST OF 1" ALUMINUM CAP NO  
LEGIBLE MARKING

FOUND 5/8" REBAR W/  
1 1/2" PLASTIC CAP MARKED  
BAKER & ASSOC.  
BOOKS LS-603

C1/4 CORNER  
SEC. 14-22-55  
FOUND 5/8" REBAR IN MANHOLE



**LEGEND**  
○ FOUND MONUMENT AS SHOWN  
● SET #5 REBAR WITH CAP

**SECTION CORNER TIES**  
NW CORNER SEC 14-22-55  
FOUND 1" SURVEY MARKER SPIKE  
SE 77.18' TO SPIKE IN POWERPOLE  
SW 70.28' TO SPIKE IN POWERPOLE  
NE 68.34' TO SPIKE IN POWERPOLE  
NW 68.75' TO CENTER OF MANHOLE  
STATE PLANE COORDINATES:  
N = 768,838.628 E = 640,178.478

W1/4 CORNER SEC 14-22-55  
FOUND CHISELED "X" IN CONCRETE 1"  
WEST OF 1" ALUMINUM CAP NO  
LEGIBLE MARKING  
ESE 58.09' TO SPIKE IN POWERPOLE  
SE 58.34' TO TOP OF HYDRANT  
SSE 54.09' TO SW CORNER OF LIFT  
WSW 80.31' TO R.O.W. MARKER  
STATE PLANE COORDINATES:  
N = 767,183.080 E = 640,081.030

C1/4 CORNER SEC 14-22-55  
FOUND 5/8" REBAR IN MANHOLE  
NNW 33.31' TO SPIKE IN POWERPOLE  
NE 71.21 TO TOP OF HYDRANT  
ENE 78.42' TO 1" PIPE BLOCK  
CORNER  
ESE 65.43' TO ONE STEM  
STATE PLANE COORDINATES:  
N = 767,025.087 E = 642,728.701

**SURVEYOR'S STATEMENT**  
JOHN D. KRIESCHEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY STATE THAT FINAL PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND SUPERVISION AND IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS DOES NOT IMPLY A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.  
WITNESS MY HAND AND SEAL this 28th day of February 2008.

JOHN D. KRIESCHEL  
NEBRASKA PLS #646

**Baker & Associates Inc.**  
Scottsbluff, Nebraska  
FEB 2008

NUM PAGES 2  
DOC TAX PD CHG NET  
FEES 13.50 PD Z CHG RET  
TOTAL 13.50  
PRECTS 2  
NET



NUM INDEX BY C  
COMPILED BY JPA  
PICTURED BY  
IMAGED BY

FINAL PLAT

Block 2, Lots 1-4

CLEMENS-REINHARDT SUBDIVISION and BLOCK 1A, BOONE SUBDIVISION, A REPLAT OF BLOCK 1, BOONE SUBDIVISION, AND UNPLATTED LANDS IN THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA

A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTSS BLUFF COUNTY NEBRASKA, LYING NORTH OF HIGHWAY 26 RIGHT-OF-WAY AND SOUTH OF PLATTED BOONE, FIVE OAKS AND NORTHWESTERN ESTATES SUBDIVISIONS AND LYING WEST OF PLATTED GRITZFELD TRACTS

PROPERTY DESCRIPTION - BLOCK 2, LOTS 1-4 CLEMENS-REINHARDT SUBDIVISION:

A PARCEL OF LAND, A PART OF THAT PARCEL DESCRIBED IN INSTRUMENT #2005-2708 OF THE RECORDS OF THE SCOTTSS BLUFF COUNTY CLERK AND RECORDER IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH RANGE 55 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF SCOTTSSBLUFF, COUNTY OF SCOTTSS BLUFF IN THE STATE OF NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION, A MONUMENT FOUND IN PLACE WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS S88°15'03"E, 2648.81 FEET AND THE NORTHWEST CORNER OF SAID SECTION BEARS N02°02'43"E, 2874.47 FEET ON WHICH ALL BEARINGS HEREON ARE BASED; THENCE ALONG THE WEST LINE OF SAID SECTION N02°02'43"E, 198.75 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID SECTION S88°15'03"E, 63.02 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT INSTRUMENT #2005-2708, A POINT ON THE EAST LINE OF HIGHWAY 71 AS DESCRIBED IN BOOK 183 AT PAGE 15 OF SAID RECORDS;

THENCE ALONG SAID EAST LINE, ALONG THE WEST LINE OF SAID PARCEL N02°04'45E, 235.76 FEET TO THE SOUTHWEST CORNER OF SAID BOONE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION S88°15'03"E, 678.30 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE SCOTTSSBLUFF DRAIN SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID BOONE SUBDIVISION; THENCE ALONG SAID SOUTHWESTERLY LINE S88°47'21E, 238.89 FEET; THENCE CONTINUING ALONG SAID LINE S88°08'30E, 453.38 FEET TO A POINT ON THE NORTHERLY LINE OF HIGHWAY 28, A POINT ON A NEW-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTHERLY LINE, ALONG SAID CURVE WITH A CENTRAL ANGLE OF 17°14'37", A RADIUS OF 3808.42 FEET AND AN ARC LENGTH OF 905.69 FEET, THE LONG CHORD BEARS N81°38'44W, 903.87 FEET; THENCE CONTINUING ALONG SAID LINE N88°15'03W, 382.43 FEET TO THE POINT OF BEGINNING CONTAINING 5.33 ACRES MORE OR LESS;

PROPERTY DESCRIPTION - BLOCK 1A BOONE SUBDIVISION:

A PARCEL OF LAND, BLOCK 1, BOONE SUBDIVISION RECORDED IN BOOK 218 AT PAGE 845 OF THE RECORDS OF THE SCOTTSS BLUFF COUNTY CLERK AND RECORDER IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH RANGE 55 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF SCOTTSSBLUFF, COUNTY OF SCOTTSS BLUFF IN THE STATE OF NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION, A MONUMENT FOUND IN PLACE WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS S88°15'03"E, 2648.81 FEET AND THE NORTHWEST CORNER OF SAID SECTION BEARS N02°02'43"E, 2874.47 FEET ON WHICH ALL BEARINGS HEREON ARE BASED; THENCE ALONG THE WEST LINE OF SAID SECTION N02°02'43"E, 198.75 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID SECTION S88°15'03"E, 63.02 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED AT INSTRUMENT #2005-2708, A POINT ON THE EAST LINE OF HIGHWAY 71 AS DESCRIBED IN BOOK 183 AT PAGE 15 OF SAID RECORDS; THENCE ALONG SAID EAST LINE, ALONG THE WEST LINE OF SAID PARCEL N02°04'45E, 235.76 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID BOONE SUBDIVISION;

THENCE ALONG THE WEST LINE OF SAID SUBDIVISION ALONG THE EAST LINE OF SAID HIGHWAY AS DESCRIBED IN BOOK 185 AT PAGE 277 OF SAID RECORDS N02°11'08E, 378.70 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE SCOTTSSBLUFF DRAIN; THENCE ALONG SAID LINE AND THE NORTHEASTERLY LINE OF SAID SUBDIVISION S88°28'40E, 778.58 FEET TO THE WESTERLY ANGLE POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN INSTRUMENT #2005-2708 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID PARCEL N88°15'03W, 678.30 FEET TO THE POINT OF BEGINNING CONTAINING 2.88 ACRES MORE OR LESS

OWNER'S STATEMENT:

We, the undersigned, being the owners of the real estate described in the foregoing "Property Description" and shown on the accompanying plat, have caused such real estate to be platted as:

FINAL PLAT OF BLOCK 2, LOTS 1-4, CLEMENS-REINHARDT SUBDIVISION AND BLOCK 1A, BOONE SUBDIVISION, A REPLAT OF BLOCK 1, BOONE SUBDIVISION, AND UNPLATTED LANDS IN THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA

The Right-Of-Ways and easements shown on and referred to in the plat are hereby dedicated to the use and benefit of the public.

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

Clemens-Reinhardt, L.L.C.

By: Jan Reinhardt Date: 2-28-08  
Representative

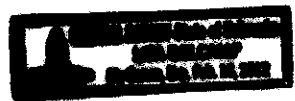
ACKNOWLEDGEMENT:

STATE OF NEBRASKA }  
COUNTY OF SCOTTSS BLUFF } SS.

Before me, a Notary Public, qualified and acting in said County, personally came JAMES L. REINHARDT a representative of Clemens-Reinhardt, L.L.C., 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 28 day of February 2008.

Lita Neelap  
My Commission Expires: 2-16-2012

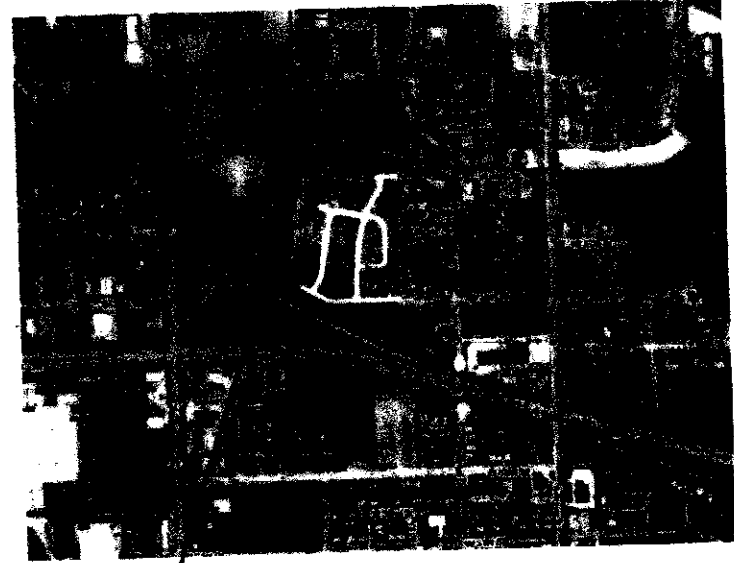


APPROVAL:

The foregoing FINAL PLAT OF BLOCK 2, LOTS 1-4, CLEMENS-REINHARDT SUBDIVISION AND BLOCK 1A, BOONE SUBDIVISION, A REPLAT OF BLOCK 1, BOONE SUBDIVISION, AND UNPLATTED LANDS IN THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 3rd day of March 2008.

By: [Signature]  
Mayor

Attested: [Signature]  
City Clerk



PROJECT LOCATION

VICINITY MAP  
NO SCALE

PREPARED BY:

**Baker & Associates**  
Inc.

Scottsbluff, Nebraska  
FEB 2008