



2009-4975

NUM INDEX 2
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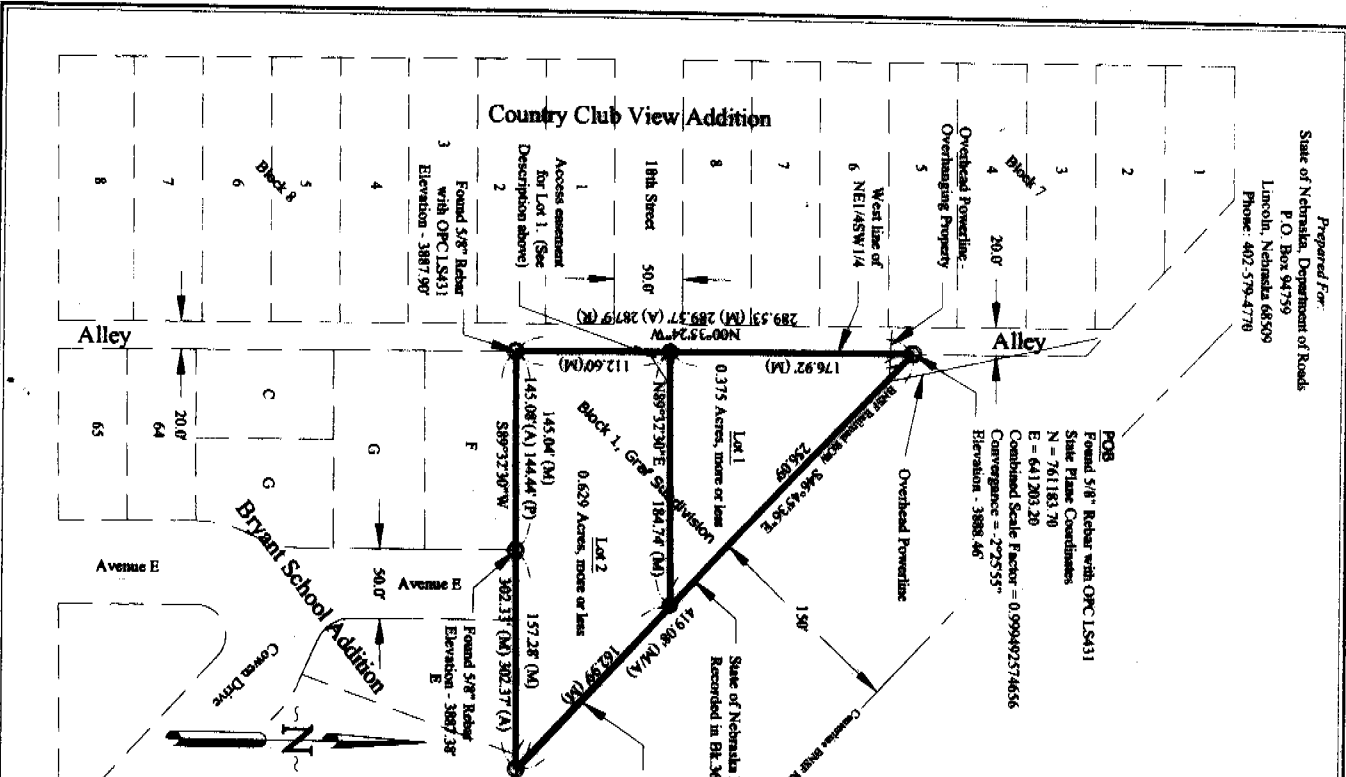
RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-1-09 Time 11:05 a.m.
Inst. 2009 4975
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DOG TAX PD CHG RET
FEES 11.50 PD CHG ✓ RET
TOTAL 11.50
REC'D Panhandle Land Surveying
RET

Prepared For:
State of Nebraska, Department of Roads
P.O. Box 94759
Lincoln, Nebraska 68509
Phone: 402-579-4770



Final Plat of Lots 1 and 2, Block 1, Graf Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

LEGAL DESCRIPTION:

A tract of land located in the Northeast Quarter of the Southwest Quarter of Section 23, 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 westerly line of said NE1/4 of said SW1/4 and the southerly right-of-way line of the BNSF railroad, thence S46°45'36"E on said southerly right-of-way line a distance of 419.08 feet to the intersection of said southerly right-of-way line with the northerly line of Bryant School Addition, thence S89°32'30"W on said southerly line a distance of 302.33 feet to the intersection of said northerly line with said West line, thence N00°35'24"W on said West line a distance of 289.53 feet to the point of beginning, containing 1.005 acres, more or less.

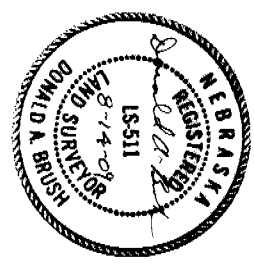
Access Easement:
Access easement in Lot 2, for the benefit of Lot 1, Block 1, Graf Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the westerly line of said Lot 2 with the extended centerline of 18th Street, said point being the POINT OF BEGINNING of this description, thence N00°35'24"W on said westerly line a distance of 16.06 feet to the northeast corner of said Lot 2, thence N89°32'30"E on the northerly line of said Lot 2 a distance of 25 feet, thence southeasterly a distance of 29.68 feet to the point of beginning, containing 200.7 square feet.

SURVEYOR'S CERTIFICATE:

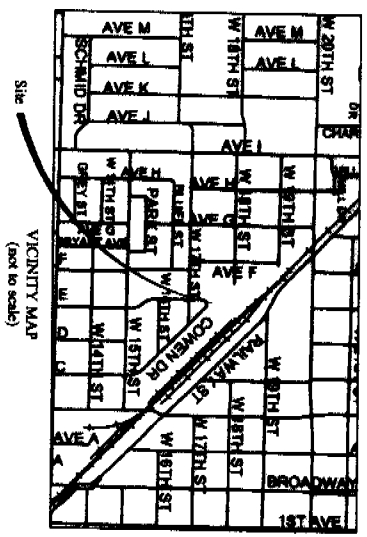
I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that on July 23, 2009, the tract described above and shown on the accompanying drawing was surveyed by me or under my direct supervision, that the accompanying drawing is a correct abridgement of said survey drawn to a scale of 100 feet to the inch, that the distances are earth-surface distances given in feet and decimals of a foot, that the bearings are true north bearings based on GPS RTK measurements, that the areas are as shown, and that all measurements were found or set as indicated.

WITNESS MY HAND AND SEAL this 14th day of August, 2009,
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



LEGEND:
● Set 5/8" x 30" Rebar with PVC Cap
○ Found Measurement as Indicated
(A) Allen L. Peters, L.S. 431, survey done on 5-12-2006
(P) Platted Distance
(M) Distance measured this survey

SCALE: 1" = 100'



Date August, 2009 Sheet No. 1 of 2

Job No.: 2009-07-028 Drawn by: DPO / Checked by: DAR Drawing File Name:
Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602
Copyright 2009

Final Plat of
Lots 1 and 2, Block 1, Graf Addition to the City of Scottsbluff
Scottsbluff County, Nebraska.

3:18 PM

Final Plat of
Lots 1 and 2, Block 1, Graf Addition to the City of Scottsbluff,
Scotts Bluff County, Nebraska.

OWNER'S STATEMENT

The State of Nebraska being the owner of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:

Lots 1 and 2, Block 1, Graf Addition to the
City of Scottsbluff, Scotts Bluff County, Nebraska.

The foregoing plat is made with the free consent and in accordance with the desires of the underigned owner.

Dated this 17th day of August, 2009.

Owner:
State of Nebraska

Frank Blankens
Frank Blankens
Property Management Supervisor
State of Nebraska

Acknowledgement:

State of Nebraska)
Country of Nebraska) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Frank Blankens, Property Management Supervisor, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 17th day of August, 2009.

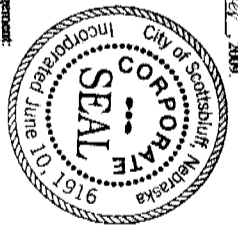
Sharon P. Popelzer
Notary Public
My commission Expires: Aug 4, 2012



APPROVAL AND ACCEPTANCE

The foregoing plat of "Lots 1 and 2, Block 1, Graf Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska," was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 17th day of September, 2009.

By: *Randy Meninger*
Randy Meninger, Mayor
Attested: *Gynthia A. Dickason*
Gynthia A. Dickason, City Clerk



Acknowledgement:

State of Nebraska)
Country of Scotts Bluff) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Randy Meninger, 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 31st day of September, 2009.

Donna Otte
Notary Public

My Commission Expires: 11-22-09



Date: August, 2009 Sheet No.: 2 of 2

Job No.: 2009-07-028 Drawn by: DPO / Checked by: DAB Drawing File Name:

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602
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Lots 1 and 2, Block 1, Graf Addition to the City of Scottsbluff,
Scotts Bluff County, Nebraska.