



2013-2155

NUM PAGES 3  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 22.00 PD \_\_\_\_\_ CHG ✓ RET \_\_\_\_\_  
 TOTAL 22.00  
 REC'D City of Scottsbluff  
 RET \_\_\_\_\_

RECORDED  
 SCOTTS BLUFF COUNTY, NE

Date 4-19-13 Time 2:11 pm

Inst. 2013 2155

*Jean A. Bauer*

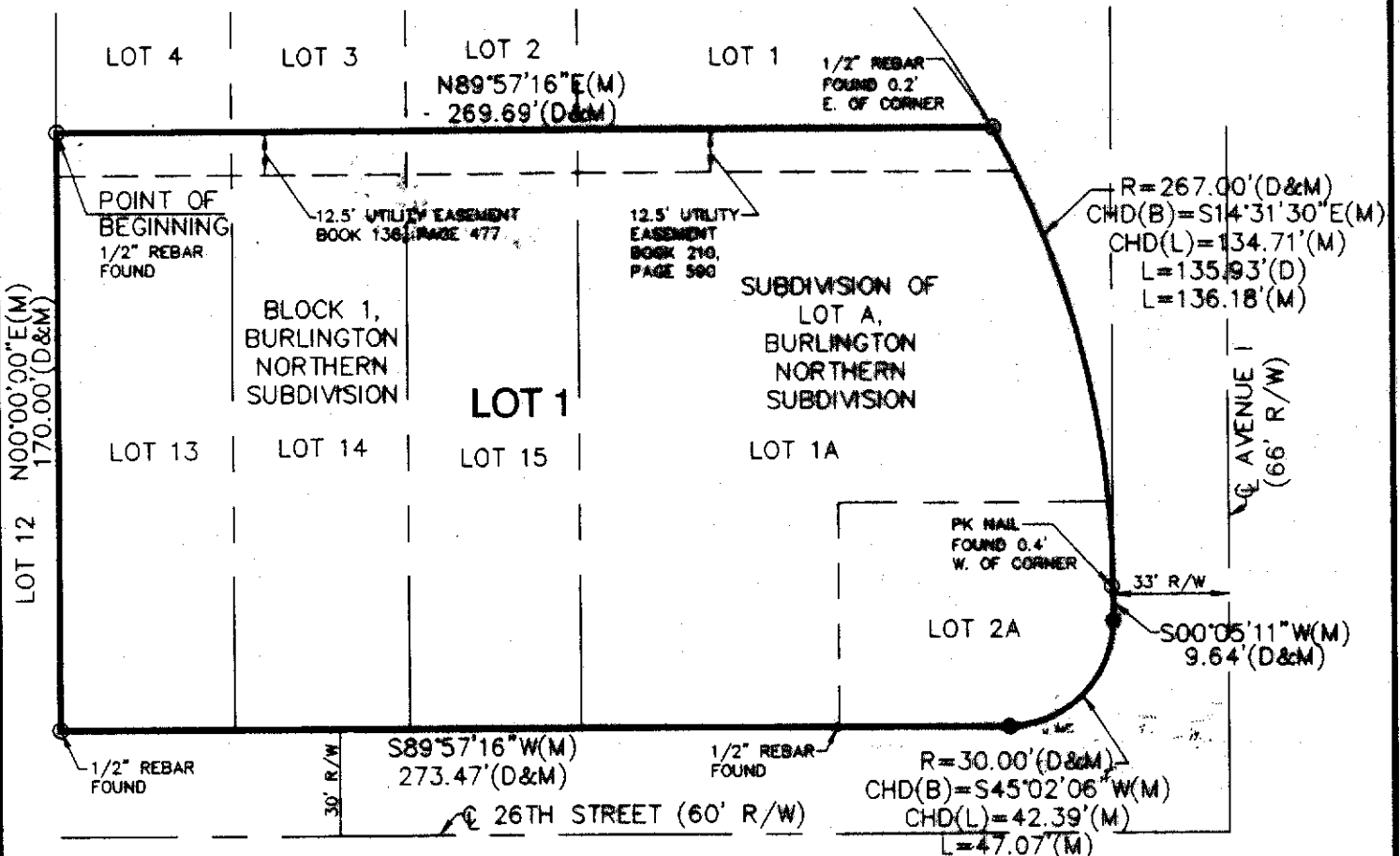
REGISTER OF DEEDS

2  
10

~~BOOK INDEX~~  
~~COMPUTER~~  
~~PICTURED~~  
~~INDEX~~

FINAL PLAT  
 LOT 1, O'REILLY'S ADDITION

A REPLAT OF LOTS 13, 14, 15, BLOCK 1, BURLINGTON NORTHERN SUBDIVISION  
 AND LOTS 1A & 2A, A SUBDIVISION OF LOT A, BLOCK 1, REPLAT OF LOTS 16-18,  
 BURLINGTON NORTHERN SUBDIVISION, ALL IN THE CITY OF SCOTTSBLUFF,  
 SCOTTS BLUFF COUNTY, NEBRASKA



LEGEND:

- 1/2"x24" REBAR W/CAP SET (UNLESS NOTED OTHERWISE)
- MONUMENT FOUND
- (D) DESCRIBED
- (M) MEASURED

OWNER: (LOTS 13, 14 & 15)  
 O'REILLY AUTOMOTIVE STORES, INC.  
 233 S. PATTERSON  
 SPRINGFIELD, MISSOURI 65802

OWNER: (LOTS 1A & 2A)  
 O'REILLY AUTOMOTIVE STORES, INC.  
 233 S. PATTERSON  
 SPRINGFIELD, MISSOURI 65802

LAND AREA:

49,972 SQUARE FEET OR  
 1.14 ACRES, MORE OR LESS.



GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.

**SURVEYS 4 DESIGN, LLC**

1302 CHESTNUT LANE  
 EUDORA, KANSAS 66025  
 PH. (660) 596-2666  
 FAX (913) 686-4430



EXHIBIT "A"  
 PROJECT #: 11-2151  
**O'REILLYS ADDITION FINAL PLAT**  
 W. 26TH STREET & AVENUE "I"  
 SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA  
 SCALE: 1"=40'  
 2151PLAT.dwg

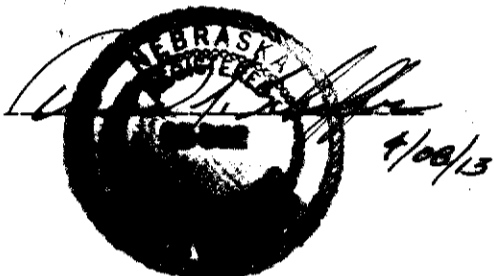
**LEGAL DESCRIPTION:**

A TRACT OF LAND COMPRISING OF LOTS 13, 14, 15, BLOCK 1, BURLINGTON NORTHERN SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND LOTS 1A AND 2A, A SUBDIVISION OF LOT A, BLOCK 1, REPLAT OF LOTS 16-18, BURLINGTON NORTHERN SUBDIVISION, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE N89°57'16"E ON THE NORTH LINE OF SAID LOTS 13, 14 & 15 AND ON THE NORTH LINE OF SAID LOT 1A A DISTANCE OF 269.69 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 267.00 FEET, A CHORD BEARING OF S14°31'30"E, A CHORD LENGTH OF 134.71 FEET AND AN ARC LENGTH OF 136.18 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AVENUE "I", AS NOW ESTABLISHED; THENCE S00°05'11"W ON SAID WEST RIGHT OF WAY LINE A DISTANCE OF 9.64 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, CONTINUING ON SAID WEST RIGHT OF WAY LINE, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF S45°02'06"W, A CHORD LENGTH OF 42.39 FEET AND AN ARC LENGTH OF 47.07 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF W. 26TH STREET, AS NOW ESTABLISHED; THENCE S89°57'16"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 273.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE N00°00'00"E ON THE WEST LINE OF SAID LOT 13 A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING. CONTAINS 49,972 SQUARE FEET OR 1.14 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I, DAVID J. SCHAFFER, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 582, DO HEREBY CERTIFY THAT THE ABOVE SURVEY AND DESCRIPTION ARE IN CONFORMANCE WITH A SURVEY PERFORMED UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE STATE OF NEBRASKA. THIS SURVEY DOES NOT CERTIFY OWNERSHIP OR THE EXISTENCE OF OR LOCATIONS OF UNPLATTED EASEMENTS. ALL MONUMENTS WERE FOUND OR SET AS INDICATED.



DAVID J. SCHAFFER  
NEBRASKA LS-582

**OWNER'S STATEMENT:**

I, THE UNDERSIGNED, BEING THE Vice-President of Real Estate Expansion OF O'REILLY AUTOMOTIVE STORES, INC., BEING THE OWNER OF THE ABOVE DESCRIBED PROPERTY, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS "LOT 1 O'REILLY'S ADDITION, A REPLAT OF LOTS 13, 14, 15, BLOCK 1, BURLINGTON NORTHERN SUBDIVISION AND LOTS 1A & 2A, A SUBDIVISION OF LOT A, BLOCK 1, REPLAT OF LOTS 16-18, BURLINGTON NORTHERN SUBDIVISION, ALL IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA".

THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER. THE UNDERSIGNED OWNER HEREBY DEDICATES THE EASEMENTS SHOWN ON THE PLAT FOR THE USE AND BENEFIT OF THE PUBLIC.

O'REILLY AUTOMOTIVE STORES, INC.

BY: [Signature]

NAME: Scott Kraus

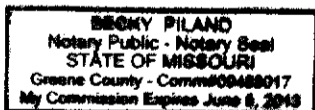
TITLE: Vice-President of Real Estate Expansion

**ACKNOWLEDGMENT:**

STATE OF MISSOURI )  
COUNTY OF GREENE )

BEFORE ME, A NOTARY PUBLIC QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME Scott Kraus OF O'REILLY AUTOMOTIVE STORES, INC., 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 THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS 8th DAY OF April, 2013



MY COMMISSION EXPIRES: \_\_\_\_\_

[Signature]  
NOTARY PUBLIC Becky Piland

**SURVEYS 4 DESIGN, LLC**

1302 CHESTNUT LANE  
EUDORA, KANSAS 66025  
PH. (660) 596-2666  
FAX (913) 686-4430



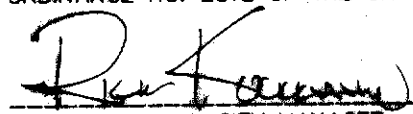
SHEET 2 OF 3

EXHIBIT "A"  
PROJECT #: 11-2151

**O'REILLYS ADDITION FINAL PLAT**  
W. 26TH STREET & AVENUE "I"  
SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA  
SCALE: 1"=40'  
2151PLAT.dwg

**APPROVAL STATEMENT:**

THE FOREGOING PLAT OF: LOT 1, O'REILLY'S ADDITION, A REPLAT OF LOTS 13, 14, 15, BLOCK 1, BURLINGTON NORTHERN SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND LOTS 1A AND 2A, A SUBDIVISION OF LOT A, BLOCK 1, REPLAT OF LOTS 16-18, BURLINGTON NORTHERN SUBDIVISION, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA" WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SCOTTSBLUFF, NEBRASKA, PURSUANT TO SECTION 19-916, REISSUE OF REVISED STATUTES OF NEBRASKA, AS AMENDED BY SECTION 10 OF L.B. 71, APPROVED MARCH 5, 1983, AND TO ARTICLE 1 OF CHAPTER 20 OR ORDINANCE NO. 2600 OF THE CITY OF SCOTTSBLUFF, NEBRASKA, AS AMENDED BY ORDINANCE NO. 2812 OF THE CITY OF SCOTTSBLUFF, NEBRASKA.



RICK KUCKKAHN, CITY MANAGER  
CITY OF SCOTTSBLUFF, NEBRASKA

**ACKNOWLEDGMENT:**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RICK KUCKKAHN, CITY MANAGER FOR THE CITY OF SCOTTSBLUFF, NEBRASKA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "APPROVAL STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

WITNESS MY NOTORIAL SEAL THIS 12<sup>th</sup> DAY Nov, 2013.



MY COMMISSION EXPIRES: 5-28-2015

  
NOTARY PUBLIC

**SURVEYS 4 DESIGN, LLC**

1302 CHESTNUT LANE  
EUDORA, KANSAS 66025  
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SHEET 3 OF 3

EXHIBIT "A"  
PROJECT #: 11-2151

O'REILLYS ADDITION FINAL PLAT  
W. 26TH STREET & AVENUE "T"  
SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA  
SCALE: 1"=40'  
2151PLAT.dwg