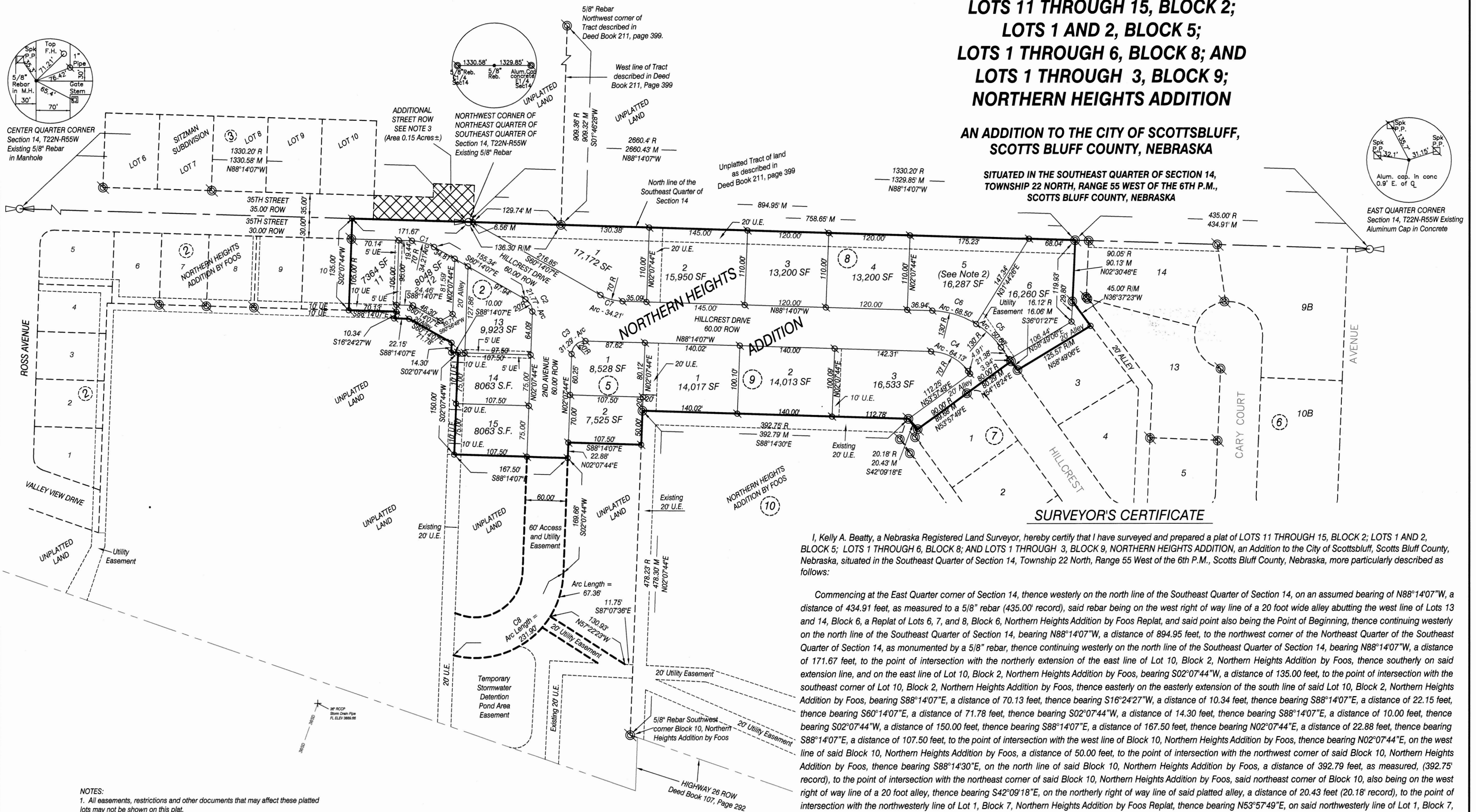


FINAL PLAT

**LOTS 11 THROUGH 15, BLOCK 2;
LOTS 1 AND 2, BLOCK 5;
LOTS 1 THROUGH 6, BLOCK 8; AND
LOTS 1 THROUGH 3, BLOCK 9;
NORTHERN HEIGHTS ADDITION**

**AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA**

**SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA**



SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 11 THROUGH 15, BLOCK 2; LOTS 1 AND 2, BLOCK 5; LOTS 1 THROUGH 6, BLOCK 8; AND LOTS 1 THROUGH 3, BLOCK 9, NORTHERN HEIGHTS ADDITION, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the East Quarter corner of Section 14, thence westerly on the north line of the Southeast Quarter of Section 14, on an assumed bearing of N88°14'07"W, a distance of 434.91 feet, as measured to a 5/8" rebar (435.00' record), said rebar being on the west right of way line of a 20 foot wide alley abutting the west line of Lots 13 and 14, Block 6, a Replat of Lots 6, 7, and 8, Block 6, Northern Heights Addition by Foos Replat, and said point also being the Point of Beginning, thence continuing westerly on the north line of the Southeast Quarter of Section 14, bearing N88°14'07"W, a distance of 894.95 feet, to the northwest corner of the Northeast Quarter of the Southeast Quarter of Section 14, as monumented by a 5/8" rebar, thence continuing westerly on the north line of the Southeast Quarter of Section 14, bearing N88°14'07"W, a distance of 171.67 feet, to the point of intersection with the northerly extension of the east line of Lot 10, Block 2, Northern Heights Addition by Foos, thence southerly on said extension line, and on the east line of Lot 10, Block 2, Northern Heights Addition by Foos, bearing S02°07'44"W, a distance of 135.00 feet, to the point of intersection with the southeast corner of Lot 10, Block 2, Northern Heights Addition by Foos, thence easterly on the easterly extension of the south line of said Lot 10, Block 2, Northern Heights Addition by Foos, bearing S88°14'07"E, a distance of 70.13 feet, thence bearing S16°24'27"W, a distance of 10.34 feet, thence bearing S88°14'07"E, a distance of 22.15 feet, thence bearing S60°14'07"E, a distance of 71.78 feet, thence bearing S02°07'44"W, a distance of 14.30 feet, thence bearing S88°14'07"E, a distance of 10.00 feet, thence bearing S02°07'44"W, a distance of 150.00 feet, thence bearing S88°14'07"E, a distance of 167.50 feet, thence bearing N02°07'44"E, a distance of 22.88 feet, thence bearing S88°14'07"E, a distance of 107.50 feet, to the point of intersection with the west line of Block 10, Northern Heights Addition by Foos, thence bearing N02°07'44"E, on the west line of said Block 10, Northern Heights Addition by Foos, a distance of 50.00 feet, to the point of intersection with the northwest corner of said Block 10, Northern Heights Addition by Foos, thence bearing S88°14'30"E, on the north line of said Block 10, Northern Heights Addition by Foos, a distance of 392.79 feet, as measured, (392.75' record), to the point of intersection with the northeast corner of said Block 10, Northern Heights Addition by Foos, said northeast corner of Block 10, also being on the west right of way line of a 20 foot alley, thence bearing S42°09'18"E, on the northerly right of way line of said platted alley, a distance of 20.43 feet (20.18' record), to the point of intersection with the northwesterly line of Lot 1, Block 7, Northern Heights Addition by Foos Replat, thence bearing N53°57'49"E, on said northwesterly line of Lot 1, Block 7, Northern Heights Addition by Foos Replat, a distance of 89.68 feet, as measured to a found 5/8" rebar (90.00' record), thence continuing northeasterly, bearing N54°18'24"E, a distance of 80.29 feet, as measured, (80.00' record) to an existing 5/8" rebar being on the northeasterly right of way line of Hillcrest Drive, as platted, thence southeasterly on said northeasterly right of way line of Hillcrest Drive, bearing S36°01'27"E, a distance of 16.06 feet, as measured (16.12' record), to the point of intersection with the southwest corner of Lot 3, Block 6, Northern Heights Addition by Foos Replat, thence bearing N58°49'06"E, on the northwesterly line of said Lot 3, Block 6, Northern Heights Addition by Foos Replat, a distance of 125.57 feet, as measured (125.57' record), to the point of intersection with the northwest corner of said Lot 3, Block 6, Northern Heights Addition by Foos Replat, said corner also being on the west right of way line of 20 foot alley abutting the west line of Lots 13 and 14, Block 6, a Replat of Lots 6, 7, and 8, Block 6, Northern Heights Addition by Foos Replat, thence bearing N36°37'23"W, on said west right of way line of alley, a distance of 45.00 feet measured and record, thence bearing N02°30'46"E, on said west right of way line of alley, a distance of 90.13 feet, as measured (90.05' record), to the Point of Beginning, containing an area of 6.42 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 6th DAY OF February, 2014.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

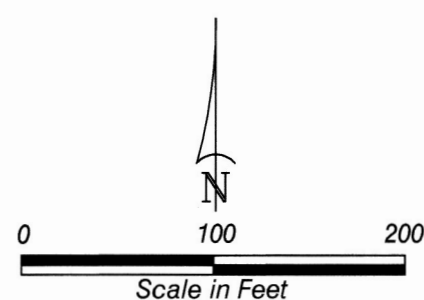
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



- NOTES:
- All easements, restrictions and other documents that may affect these platted lots may not be shown on this plat.
 - The previous existing water line utility easement passing northwesterly through Lot 5, Block 8 is now vacated and abandoned. The 20' Utility Easement shown along the north line is new dedicated.
 - This portion of street right of way to be dedicated by others by separate plat.

LEGEND

- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR
- SET 5/8" x 24" REBAR
- RIGHT OF WAY
- RECORD
- MEASURED
- UTILITY EASEMENT
- BLOCK NUMBER
- EASEMENT LINES
- STREET RIGHT OF WAY TO BE DEDICATED BY OTHERS ON SEPARATE PLAT
- 36" SD 36" STORM DRAIN



Curve #	Delta	Radius	Chord Direction	Chord Length	Arc Length
C1	28°00'00"	70.00	S74°14'07"E	33.87	34.21
C2	62°21'51"	20.00	N29°03'12"W	20.71	21.77
C3	89°39'02"	20.00	S46°57'15"W	28.20	31.29
C4	52°29'39"	70.00	N61°59'17"W	61.91	64.13
C5	22°18'09"	130.00	N46°53'32"W	50.28	50.60
C6	30°11'30"	130.00	N73°08'22"W	67.71	68.50
C7	28°00'00"	70.00	S74°14'07"E	33.87	34.21
C8	102°12'24"	130.00	S53°13'56"W	202.35	231.90

LOTS 11 - 15, BLOCK 2, LOTS 1 AND 2,
BLOCK 5, LOTS 1 - 3, BLOCK 8, LOTS 1 - 3,
BLOCK 9, NORTHERN HEIGHTS ADDITION
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3

OWNER'S STATEMENT


We, the undersigned, being the owners of unplatted land in the City of Scottsbluff, Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOTS 11 THROUGH 15, BLOCK 2; LOTS 1 AND 2, BLOCK 5; LOTS 1 THROUGH 3, BLOCK 8; AND LOTS 1 THROUGH 3, BLOCK 9; NORTHERN HEIGHTS ADDITION, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 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 streets, alleys and easements as shown on the plat for the use and benefit of the public.

Dated this 6th day of February, 2014.

Owner of land in the
Southeast Quarter of Section 14, T22N-R55W:
Torrington Town Homes, LLC
a Wyoming Limited Liability Corporation


By: Steven C. Herron, Member / Manager


By: Jerry M. Smith, Trustee of the Jerry M. Smith Trust,
dated January 6, 2011 Member

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Steven C. Herron, Member / Manager of Torrington Town Homes, LLC a Wyoming Limited Liability Corporation, 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, and the act and deed of Torrington Town Homes, LLC a Wyoming Limited Liability Corporation,

WITNESS MY HAND AND SEAL THIS 6th DAY OF February, 2014.




Notary Public

My Commission Expires December 17, 2014



LOTS 11 - 15, BLOCK 2, LOTS 1 AND 2,
BLOCK 5, LOTS 1 - 6, BLOCK 8, LOTS 1 - 3,
BLOCK 9, NORTHERN HEIGHTS ADDITION
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3

OWNER'S STATEMENT

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Southeast Quarter of Section 14, T22N-R55W:
Torrington Town Homes, LLC
a Wyoming Limited Liability Corporation


By: Steven C. Herron, Member / Manager


By: Jerry M. Smith, Trustee of the Jerry M. Smith Trust,
dated January 5, 2011 Member

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Steven C. Herron, Member / Manager of Torrington Town Homes, LLC a Wyoming Limited Liability Corporation, 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, and the act and deed of Torrington Town Homes, LLC a Wyoming Limited Liability Corporation,

WITNESS MY HAND AND SEAL THIS 6th DAY OF February, 2014.




Notary Public

My Commission Expires December 17, 2014



LOTS 11 - 18, BLOCK 2, LOTS 1 AND 2,
BLOCK 3, LOTS 1 - 4, BLOCK 4, LOTS 1 - 3,
BLOCK 5, NORTHERN HEIGHTS ADDITION
SCOTT'S BLUFF, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTT'S BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Jerry M. Smith, Trustee of the Jerry M. Smith Trust, dated January 5, 2011, Member of Torrington Town Homes, LLC a Wyoming Limited Liability Corporation, 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, and the act and deed of Torrington Town Homes, LLC a Wyoming Limited Liability Corporation.

WITNESS MY HAND AND SEAL THIS 6th DAY OF February, 2014.



[Signature]
Notary Public

My Commission Expires December 07, 2014



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 11 THROUGH 18, BLOCK 2; LOTS 1 AND 2, BLOCK 3; LOTS 1 THROUGH 4, BLOCK 4; AND LOTS 1 THROUGH 3, BLOCK 5, NORTHERN HEIGHTS ADDITION, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution dated this 17th day of March, 2014.

[Signature]
Mayor

Attest: *[Signature]*
City Clerk

LOTS 11 - 15, BLOCK 2, LOTS 1 AND 2,
BLOCK 5, LOTS 1 - 6, BLOCK 8, LOTS 1 - 3,
BLOCK 9, NORTHERN HEIGHTS ADDITION
SCOTTSBLUFF, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Jerry M. Smith, Trustee of the Jerry M. Smith Trust, dated January 5, 2011, Member of Torrington Town Homes, LLC a Wyoming Limited Liability Corporation, 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, and the act and deed of Torrington Town Homes, LLC a Wyoming Limited Liability Corporation,

WITNESS MY HAND AND SEAL THIS 6th DAY OF February, 2014.



[Signature]
Notary Public

My Commission Expires December 17, 2014



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 11 THROUGH 15, BLOCK 2; LOTS 1 AND 2, BLOCK 5; LOTS 1 THROUGH 6, BLOCK 8; AND LOTS 1 THROUGH 3, BLOCK 9, NORTHERN HEIGHTS ADDITION, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution dated this 17th day of March, 2014.

[Signature]
Mayor

Attest: *[Signature]*
City Clerk