

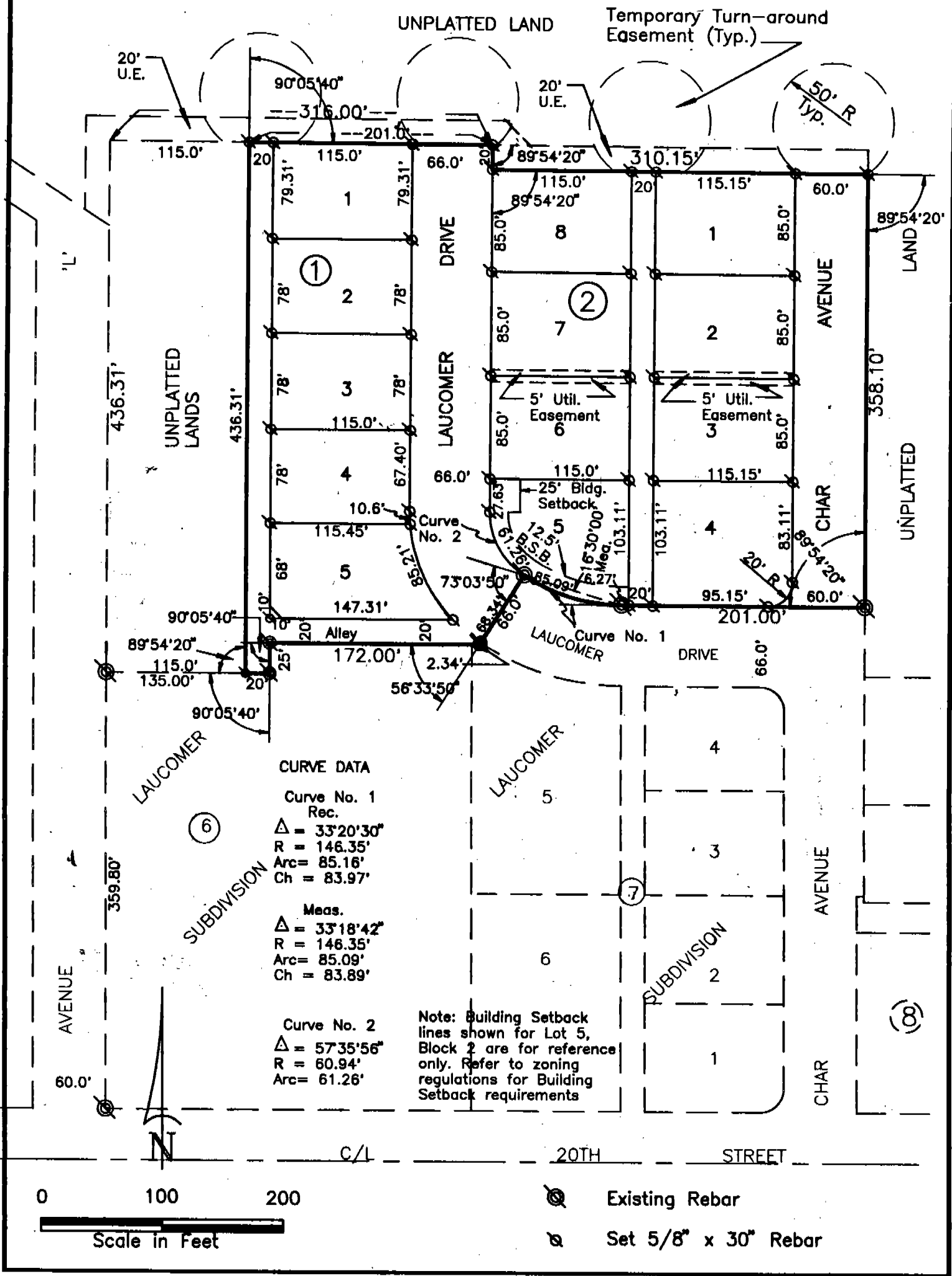
4719

NIIM. B  
GEN. 33  
PICT. \_\_\_\_\_  
COMPARED \_\_\_\_\_

State of Nebraska, Scotts Bluff County ss.  
Entered in Numerical Index and filed for  
record the 19 day of August 1994  
at 10:50 o'clock A.M., and recorded in  
Book 204 of Deeds  
on page 596  
Mary Jo Kallis  
Register of Deeds  
By \_\_\_\_\_ Deputy

### ELMWOOD VILLAGE

Lots 1 through 5, Block 1,  
Lots 1 through 8, Block 2,  
An Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska



#### CURVE DATA

Curve No. 1  
Rec.  
 $\Delta = 33^\circ 20' 30''$   
 $R = 146.35'$   
Arc = 85.16'  
Ch = 83.97'

Meas.  
 $\Delta = 33^\circ 18' 42''$   
 $R = 146.35'$   
Arc = 85.09'  
Ch = 83.89'

Curve No. 2  
 $\Delta = 57^\circ 35' 56''$   
 $R = 60.94'$   
Arc = 61.26'

Note: Building Setback lines shown for Lot 5, Block 2 are for reference only. Refer to zoning regulations for Building Setback requirements

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ELMWOOD VILLAGE  
SCOTTSBLUFF, NEBRASKA  
Sheet 2 of 3


## SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Lots 1 through 5, Block 1 and Lots 1 through 8, Block 2, ELMWOOD VILLAGE, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 22, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the Point of intersection of the east right of way line of Char. Avenue and the North right of way line of Laucomer Drive as previously platted in the City of Scottsbluff, Nebraska, thence westerly on the North right of way line of said Laucomer Drive, a distance of 201.00 feet to the point of curvature of a curve to the right, said curve having a central angle of 33 degrees 18 minutes 42 seconds as measured, and a radius of 146.35 feet; thence continuing on the arc of said curve, and North right of way line, a distance of 85.09 feet to the point of compound curvature of the aforementioned curve and a second curve to the right; thence a deflection angle left of 73 degrees 03 minutes 50 seconds from the long chord of the aforementioned curve, a distance of 68.34 feet; to the Northeast corner of Lot 1, Block 6, Laucomer Addition as previously recorded; thence a deflection angle right of 56 degrees 33 minutes 50 seconds, on the northerly line of Lot 1, Block 6, Laucomer Addition, a distance of 172.00 feet; thence a deflection angle left of 90 degrees 05 minutes 40 seconds, on the West line of said Lot 1, Block 6, a distance of 25.00 feet; thence a deflection angle right of 90 degrees 05 minutes 40 seconds, on the northerly line of said Lot 1, Block 6, a distance of 20.00 feet; to a point being 115.0 feet east of the east right of way line of Avenue 'L' as previously platted; thence a deflection angle right of 89 degrees 54 minutes 20 seconds, on a line parallel with the east right of way line of said Avenue 'L', a distance of 436.11 feet; thence a deflection angle right of 90 degrees 05 minutes 40 seconds, a distance of 201.0 feet; thence a deflection angle right of 89 degrees 54 minutes 20 seconds, a distance of 20.0 feet; thence a deflection angle left of 89 degrees 54 minutes 20 seconds, a distance of 310.15 feet; to the point of intersection with the northerly extension of the east right of way line of Char Avenue; thence a deflection angle right of 89 degrees 54 minutes 20 seconds, a distance of 358.10 feet to the Point of Beginning, containing an area of 4.44 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals, and that each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being shown for orientation purposes only.

WITNESS MY HAND AND SEAL this 8th day of July, 19 94  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



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ELMWOOD VILLAGE  
SCOTTSBLUFF, NEBRASKA  
Sheet 3 of 3

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Northeast Quarter of Section 22, Township 22 North, Range 55 West of the 6th P. M., 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 1 through 5, Block 1 and Lots 1 through 8, Block 2, ELMWOOD VILLAGE, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

That the foregoing plat and the streets, alleys and easements shown on the plat are made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the streets, alleys and easements shown on the plat to the use and benefit of the public.

Dated this 11<sup>th</sup> day of July, 19 94.

G & B ENTERPRISES, a partnership

Gary E. Meyer  
Gary E. Meyer, Partner

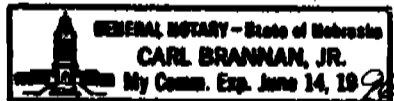
Bobby L. Unzicker  
Bobby L. Unzicker, Partner

ACKNOWLEDGEMENT

STATE OF NEBRASKA)  
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Gary E. Meyer and Bobby L. Unzicker, partners in G & B Enterprises, a partnership, to me known to be the identical persons whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed, and the voluntary act and deed of said Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 11 day of July, 19 94.



Carl Brannan, Jr.  
Notary Public

My Commission Expires: June 14 1996

APPROVAL AND ACCEPTANCE

The foregoing plat of Lots 1 through 5, Block 1 and Lots 1 through 8, Block 2, ELMWOOD VILLAGE, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, hereby approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, duly passed this 11<sup>th</sup> day of July, 19 94.

David E. ...  
Mayor

ATTEST:

City Clerk

