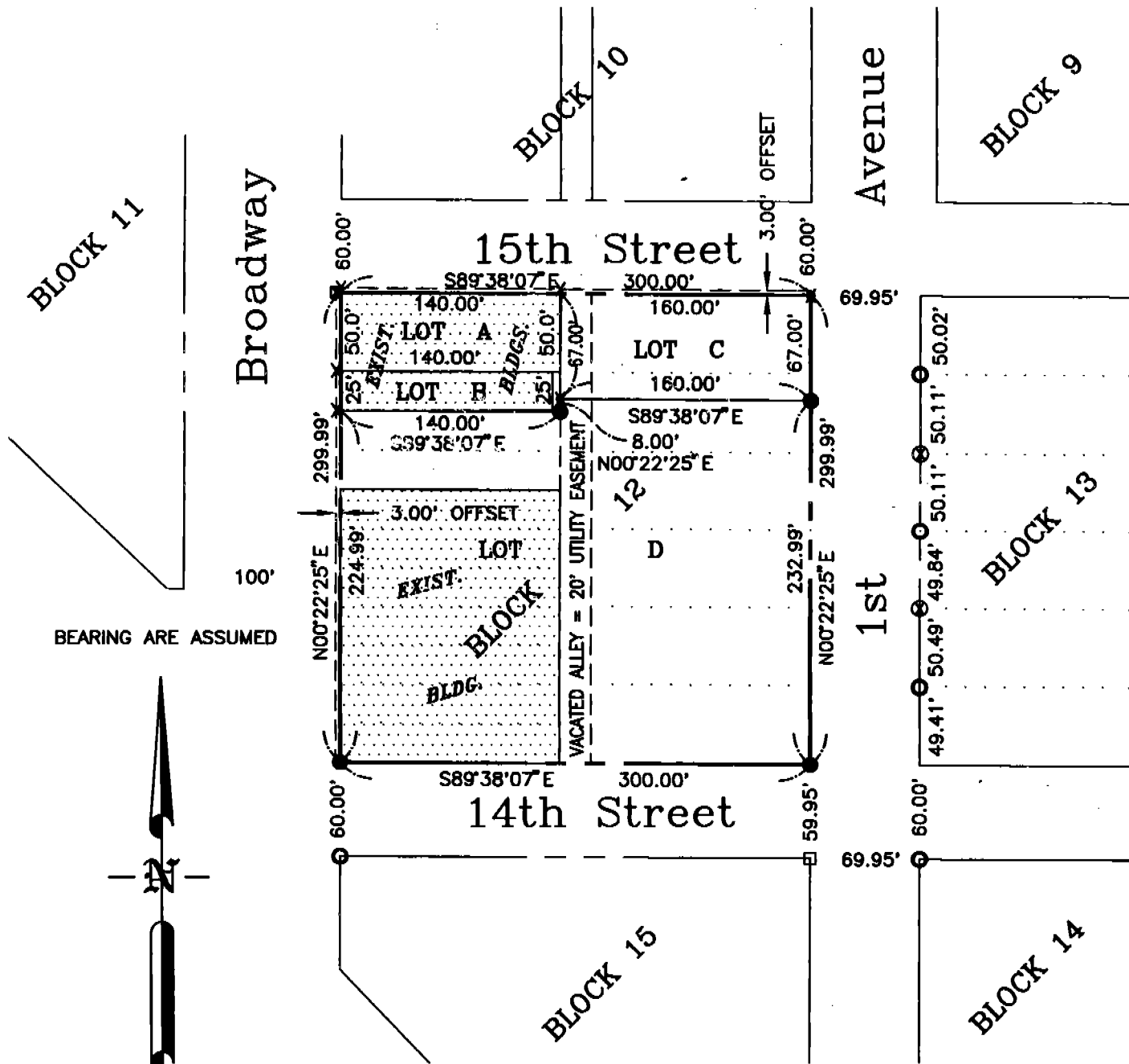


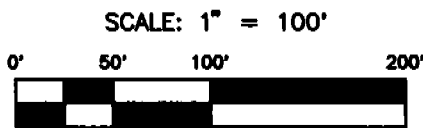
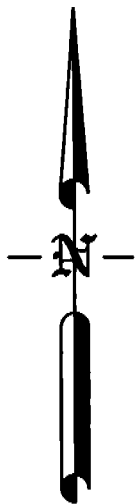
REPLAT OF LOTS 1 THRU 18, BLOCK 12, ORIGINAL TOWN,  
SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

NOW TO BE KNOWN AS:

LOT A, LOT B, LOT C, & LOT D OF BLOCK 12 OF  
THE ORIGINAL TOWN OF SCOTTSBLUFF, NEBRASKA



BEARING ARE ASSUMED



FEBRUARY, 1995

**AREAS:**

LOT A	0.159 ACRES, more or less
LOT B	0.080 ACRES, more or less
LOT C	0.246 ACRES, more or less
LOT D	1.579 ACRES, more or less

**OWNERS:**

LOT A  
 COLORADO HOLDING, INC.  
 MONTE SMITH  
 SCOTTSBLUFF, NEBRASKA

LOTS B, C, & D  
 WESTERN PUBLISHING COMPANY  
 (a/k/a STAR-HERALD PUBLISHING COMPANY)  
 SCOTTSBLUFF, NEBRASKA

**LEGEND:**

- FOUND REBAR
- ⊗ FOUND "X" IN CONCRETE
- ⊠ FOUND RAILROAD SPIKE
- SET 5/8" X 36" REBAR
- X SET "X" IN CONCRETE
- ⊗ SET CONCRETE NAIL
- ⊠ SET 6" SPIKE

SEE CORNER ENLARGEMENTS  
ON SHEET 4.

PREPARED BY:

**Baker & Associates**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska

MINA B  
 DATE 3/4  
 \_\_\_\_\_  
 \_\_\_\_\_

Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska,  
 this 12 day of May A.D., 1995, at 11:07 o'clock A. M., Recorded in Book 206 of Deeds  
 Page 674 thereof. Fee \$ 36.00 Mary Jo Ellis by Pauline C. Hays Register of Deeds

2249

SURVEYOR'S CERTIFICATE:

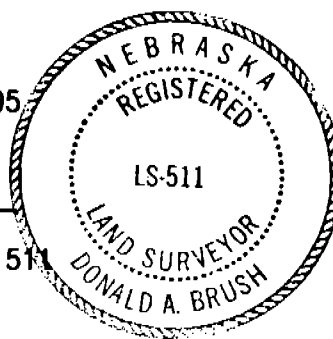
I, Donald A. Brush, Nebraska Land Surveyor No. 511, do hereby certify that I have surveyed and replatted a tract of land formerly known as Lots 1 thru 18, Block 12, Original Town, Scottsbluff, Scotts Bluff County, Nebraska, to be known as Lots A, B, C, & D, Block 12, Original Town, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the south line of 15th Street with the east line of Broadway; thence east 300.00 feet along the said south line of 15th Street to the west line of 1st Avenue; thence south 299.99 feet along said west line of 1st Avenue to the north line of 14th Street; thence west 300.00 feet along the said north line of 14th Street to the said east line of Broadway; thence north 299.99 feet along the said west line to the point of beginning, containing , more or less.

I further certify that the accompanying plat represents a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the accompanying plat was prepared by me; that the areas are as shown; that the bearings are assumed; that the distances are given in feet and decimals of a foot; and that all monuments were established as indicated on the accompanying plat.

WITNESS MY HAND AND SEAL  
this 13th day of January, 1995

Donald A. Brush  
Donald A. Brush  
Nebraska Land Surveyor No. 511

OWNER'S STATEMENT:

We, the undersigned, being the Owners of the tract of land described in the foregoing Surveyor's Certificate and shown on the accompanying plat, have caused such real estate to be replatted as shown on the accompanying plat.

The Party Wall Agreement and Sewer Line Right-of-way recorded in Deed Bk. 179, pg. 367 and Deed Bk. 142, pg. 567 and Misc. Bk. 10, pg. 555, is hereby canceled.

The easement shown on and referred to in the plat is hereby dedicated the use and benefit of the Public.

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

Lot A (formerly known as Lots 17 & 18)  
COLORADO HOLDING, INC.

Monte Smith  
Monte Smith, President

LOTS B, C, & D (formerly known as Lots 1 thru 16)  
WESTERN PUBLISHING COMPANY  
(a/k/a STAR-HERALD PUBLISHING COMPANY)

Eric Seacrest  
Eric Seacrest, Executive Vice-president

Richard E. Cole  
Attest: Richard E. Cole

2249

ACKNOWLEDGEMENT

STATE OF NEBRASKA     )  
                                  )     SS.  
SCOTTS BLUFF COUNTY    )

Before me, a Notary public, qualified and acting in said County, personally came Monte Smith, President of Colorado Holding, Inc., 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 3 day of May, 1995.

*Judy Balzano*

My Commission Expires:  
**My Commission Expires Mar. 25, 1997**



ACKNOWLEDGEMENT

STATE OF NEBRASKA     )  
                                  )     SS.  
LINCOLN COUNTY        )

Before me, a Notary public, qualified and acting in said County, personally came Eric Seacrest, Executive Vice-president of Western Publishing Company, 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 19<sup>th</sup> day of April, 1995.

*Kim Ferguson*  
May 17, 1997

My Commission Expires:



2249

**APPROVAL**

The foregoing replat of Lots 1 thru 18 of Block 12, Original Town of Scottsbluff, Scotts Bluff County, Nebraska TO BE KNOWN AS Lots A, B, C, & D, Block 12, Original Town, Scottsbluff, Scotts Bluff County, Nebraska, was approved by the Director of Planning, Building and Development 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 on March 5, 1983, and to Article 1 of Chapter 20 of Ordinance No. 2600 of the City of Scottsbluff, Nebraska, as amended by Ordinance No. 2812 of said City.

Director of Planning, Building and Development

*Dwain McLaughlin*  
Dwain McLaughlin

**ACKNOWLEDGEMENT**

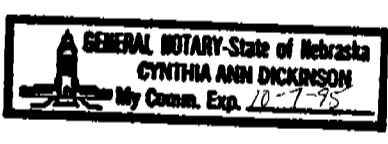
STATE OF NEBRASKA        )  
  )        SS.  
SCOTTS BLUFF COUNTY    )

Before me, a Notary public, qualified and acting in said County, personally came Dwain McLaughlin, Director of Planning, Building and Development of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL this 27<sup>th</sup> day of April, 1995.

*Cynthia Ann Dickinson*

My Commission Expires:



2249

