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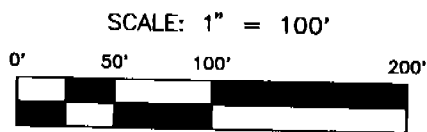
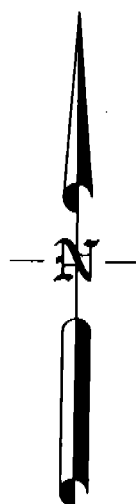
FINAL PLAT 5240 Sheet 1 of 3
LOTS A, B & C, SUBDIVISION OF LOT 1, BLOCK 2
OF NORTHEAST SECOND ADDITION REPLAT No. 2,
SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

FIFTH AND TWENTY-SEVENTH SUBDIVISION
 ZONED C-2

26TH STREET

UNPLATTED
 ZONED R-3

PROP. LINE CURVE DATA:
 $\Delta = 31^{\circ}37'52''$
 $R = 724.64'$
 $T = 205.27'$
 $L = 400.05'M \ 400.0'R$
 $C = 394.99'$
 CHORD BEARING = $N15^{\circ}45'41''W$



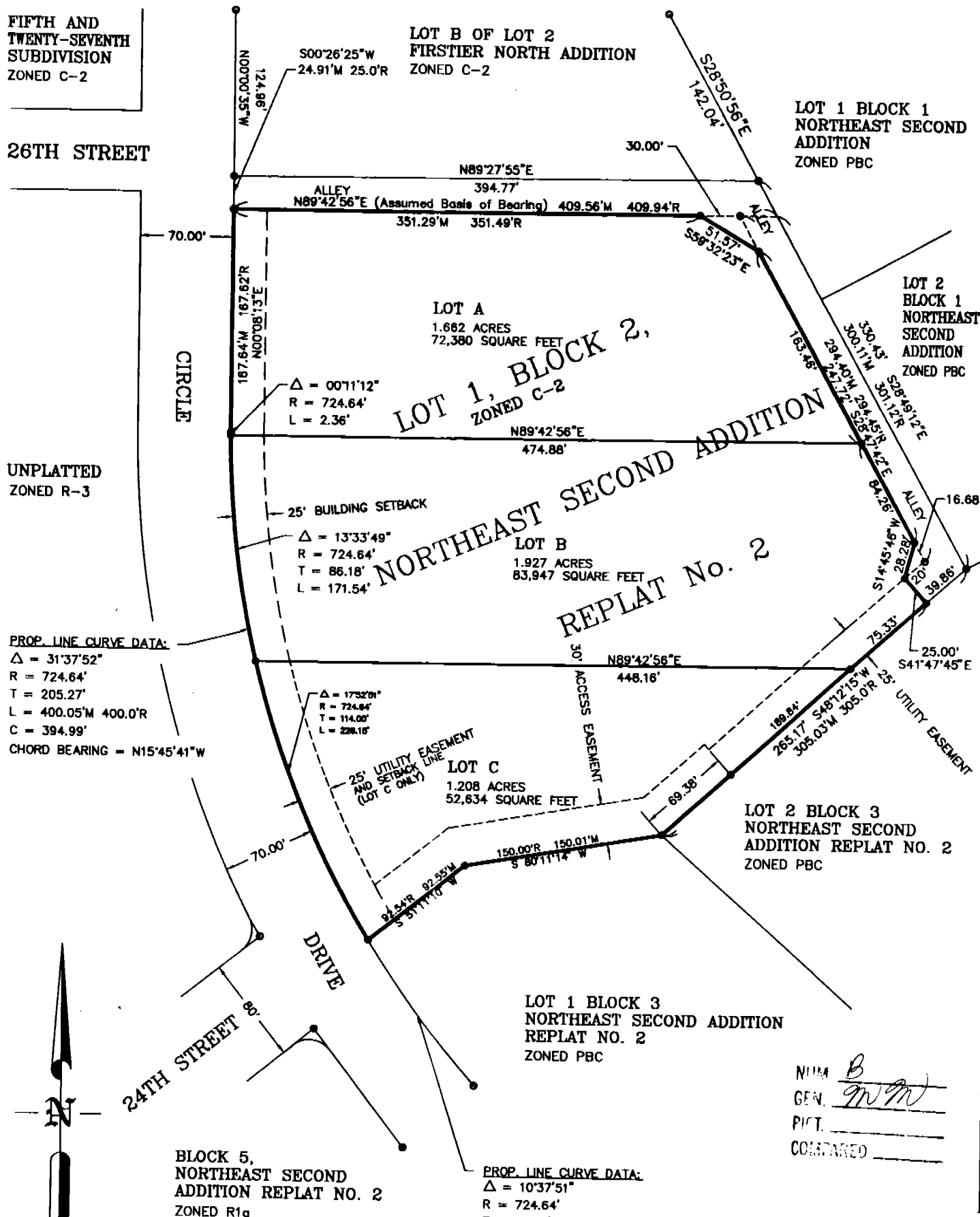
- LEGEND**
- FOUND REBAR
 - SET 3/4" X 36" REBAR
 - R RECORDED
 - M MEASURED

OWNER:

FRONT RANGE REAL ESTATE LTD.,
 A Nebraska Limited Partnership
 P.O. Box 1648
 Scottsbluff, Nebraska 69361

By _____ Deputy

PREPARED BY:
Baker & Associates
 Engineers Planners Consultants
 Scottsbluff, Nebraska



NUM B
 GEN. gmm
 PICT. _____
 COMPARED _____

State of Nebraska, Scotts Bluff County ss.
 Entered in Numerical Index and filed for
 record the 26 day of October, 1995
 at 3:45 o'clock P.M., and recorded in
 Book 208 of deeds
 on page 219
Mary Jo Ellis
 Register of Deeds

LEGAL DESCRIPTION:

LOTS A, B & C, Subdivision of Lot 1, Block 2, Northeast Second Addition Replat No. 2, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

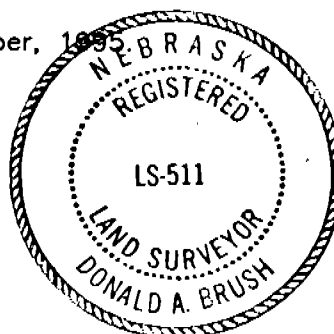
Beginning at the Northwest corner of Lot 1, Block 2, Northeast Second Addition Replat No. 2, Scottsbluff, Scotts Bluff County, Nebraska, said point being at the intersection of the east right-of-way line of Circle Drive and the south line of a 25 feet alley; thence along the south and west lines of said 25 feet alley N89°42'56"E 351.29 feet; thence S59°32'23"E 51.57 feet; thence S28°47'42"E 247.72 feet; thence S14°45'46"W 28.28 feet; thence S41°47'45"E 25.00 feet to the intersection of the westerly line of said alley and the northwesterly line of Block 3, Northeast Second Addition Replat No. 2; thence S48°12'15"W 265.17 feet along the said northwesterly line of Block 3; thence S80°11'14"W 150.01 feet along the northwesterly line of said Block 3; thence continuing along the said northwesterly line of Block 3, S51°11'10"W 92.55 feet to the said east right-of-way line of Circle Drive; thence along the said east right-of-way line of Circle Drive 400.05 feet along a non-tangent curve to the right having a radius of 724.64 feet and a chord bearing of N15°45'41"W 394.99 feet and an internal angle of 31°37'52", to its point of tangent; thence continuing along the said east right-of-way line of Circle Drive N0°08'13"E 167.64 feet to the point of beginning, containing 4.797 acres more or less.

SURVEYOR'S CERTIFICATE

I, Donald A. Brush, Nebraska Land Surveyor No. 511, do hereby certify that I have surveyed and platted the above described tract of land as Lots A, B & C, Subdivision of Lot 1, Block 2, Northeast Second Addition Replat No. 2, Scottsbluff, Scotts Bluff County, Nebraska; that the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch; that the monuments were found or set as indicated; that all dimensions are in feet and decimals; that each lot and block has its own number; and that the areas are as shown.

WITNESS MY HAND AND SEAL this 2nd day of October, 1995

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



OWNERS' STATEMENT

We, Front Range Real Estate LTD., a Nebraska Limited partnership, subject to a Deed of Trust benefiting William R. Frank, Trustee of the Owen A. Frank Trust, being the owners of the land described in the foregoing Legal Description, have cause such real estate to be platted as Lots A, B & C, Subdivision of Lot 1, Block 2, Northeast Second Addition Replat No. 2, Scottsbluff, Scotts Bluff County, Nebraska.

We hereby dedicate the alley and utility easement to the use and benefit of the public.

The foregoing plat and dedication is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 29th day of September, 1995

FRONT RANGE REAL ESTATE LTD.,
A Nebraska Limited Partnership
P.O. Box 1648
Scottsbluff, Nebraska 69361

By: John D. Massey
John D. Massey, Partner

Corporation Seal

Dated this _____ day of _____, 1995

Deed of Trust--Trustee/Beneficiary
William R. Frank, Trustee of the Owen A. Frank Trust
Scottsbluff, Nebraska 69361

By: Rick L. Ediger
Rick L. Ediger, Atty., Trustee under Trust Deed

Note: Corporate Seal not affixed

ACKNOWLEDGMENT

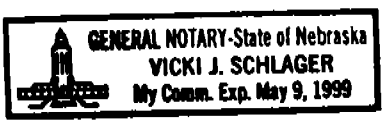
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came John D. Massey, partner, on behalf of Front Range Real Estate LTD., a Nebraska Limited Partnership, Scottsbluff Nebraska, known to me to be the identical person who signed the foregoing "Owners' Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of Sept, 1995.

Vicki J. Schlager
Notary Public

My Commission Expires: May 9, 1999



ACKNOWLEDGMENT

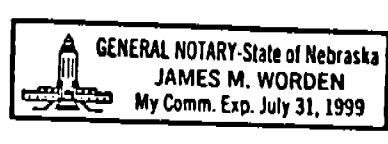
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, ^{under the Trust Deed} qualified and acting in said County, personally came Rick L. Ediger, Atty., Trustee for William R. Frank, Trustee of the Owen A. Frank Trust, Scottsbluff Nebraska, known to me to be the identical person who signed the foregoing "Owners' Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of August, 1995.

[Signature]
Notary Public

My Commission Expires: _____



APPROVAL AND ACCEPTANCE

The foregoing plat of Lots A, B & C, Subdivision of Lot 1, Block 2, Northeast Second Addition Replat No. 2, Scottsbluff, Scotts Bluff County, Nebraska, was approved and accepted by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 23rd day of October, 1995.

Mark Harris
Mark Harris, Mayor
Lynn Gibb
Lynn Gibb, City Clerk
Attested
SEAL
CORPORATE
1916

Seal

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Mark Harris, 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 23 day of October, 1995.

Peggy A. Johnson
Notary Public

My Commission Expires: Jan 23, 1997

