-LOTS 1A, 2A, & 2B, A REPLAT OF LOTS 1 & 2, FIFTH AND TWENTY-SEVENTH SUBDIVISION AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA ZONING: C-2 T 22 N, R 55 W 14 13 27TH STREET SECTION LINE 23 24 20 S89'39'34"W N89'39'34"E 33' 33 254.61'(M) 254.5'(P) 175.12 60' 59.94 **ARING**) 3/4" REBAR (C) ⑱ 30.00' TYP. 265'(P) P (ASSUMED BASIS 265.18'(M) (A)BACK AVENUE 5/8" REBAR W/SPIKE 82,733 SQ. FT. 0 3/4" REBAR DRIVE 5TH N0006'40"E 59.89 10 SEWER LINE EASEMENT 8′(P) T10' ACCESS EASEMENT EDGE CONC. REBAR UNDER CIRCLE N89'41'58"E 'n 5/8" REBAR (M), L <u>●110:50'(M&D)</u> TRACT Œ TRACT .84'(M) LOTE2A LOT 2B BLDG. K BLDG. <u></u>6 10,146 SQ. FT. 13,221 SQ. FT. 110.50'(M&D) 143.98' 60' 254.46'(M) 254.5'(P) N89'42'25"E N89'42'25"E 344.24'(M) 344.3'(P) 26TH STREET 9 30.16 3/4" REBAR, SET 5/8" X 18" - 1/2" SMOOTH REBAR 3/4" REBAR 33' <sup>33'</sup> REBAR ON TOP TO SURFACE. LEGEND: LINE FOUND CORNER AS INDICATED <u>EASEMENT NOTE:</u> FOUND "X" IN CONCRETE UTILITY EASEMENTS FIVE (5) FEET ON EACH SIDE OF ALL SET 5/8" X 36" REBAR SECTION SET 5/8" HOLE 1/2" DEEP IN CONC. SIDE AND REAR LOT LINES. PLATTED DISTANCE (M) MEASURED DISTANCE DEEDED DISTANCE E 1/4 CORNER, SECTION 24, T 22 N, R 55 W ORIGINAL STONE IN MONUMENT WELL IN APPROX. CENTER OF INTERSECTION OF 5th AVE. AND 20th STREET (SEE TIES ON SHEET 4 OF 4) SCALE: 1" = 100" SCOTTSBLUFF 100' 200' 27th S FEBRUARY 1996 SITE Prepared For: Andrew J. Kleager & L. A. Hrnicek, M.D. Scottsbluff, NE Prepared by: Baker & Associates
Engineers Planners Consultants VICINITY MAP

NOT TO SCALE

Scottsbluff, Nebraska

## SURVEYOR'S CERTIFICATE

I, Donald A. Brush, Nebraska Land Surveyor No. 511, do hereby certify that I have surveyed and platted:

Lots 1A, 2A, and 2B, a replat of Lots 1 and 2 of Fifth and Twenty-seventh Subdivision, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

I further certify that said lots were platted in conformity to the current deeds on record in the County Register of Deeds office at the time of this platting; and that the northwest corner of Section 24, T 22 N, R 55 W was not available for use at the time of this survey.

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 found or set as indicated on the accompanying plat.

> WITNESS MY HAND AND SEAL this 21st day of February, 1996.

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 surveyed and platted as Lots 1A, 2A, and 2B, a replat of Lots 1 and 2 of Fifth and Twenty-seventh Subdivision, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

We hereby dedicate the easements as indicated thereon to the use

and benefit of the public.

We hereby vacate the deed restrictions made in the deed recorded in Deed Book 102, page 570, remanding said lots to the restrictions placed on them by city ordinance and the foregoing plat.

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

### OWNERS OF LOT 1A

Formerly known as Lot 1, less the southerly 10 feet, Fifth and Twenty-seventh Subdivision, Scottsbluff, Scotts Bluff County, Nebraska. (Deed Book 203, Page 281) ARKS, INCORPORATED

2220 Dell Range Blvd., Ste. 102 Cheyenne, WY

82009

Calvin E. Keller, President

Linda A. Keller, Secretary-Treasurer

## OWNERS OF LOT 2A

Formerly known as the west 110.5 feet of Lot 2 and the west 110.5 feet of the southerly 10 feet of Lot 1, Fifth and Twenty-seventh Subdivision, Scottsbluff, Scotts Bluff County, Nebraska. (Deed Book 208, Page 732)

SCHAUB AND GUECK ENTERPRISES, INC. Scottsbluff, NE 69361

Gordon Schaub, President

### OWNERS OF LOT 2B

Formerly known as the east 144 feet of Lot 2 and the east 144 feet of the southerly 10 feet of Lot 1, Fifth and Twenty-seventh Subdivision, Scottsbluff, Scotts Bluff County, Nebraska. (Deed Book 185, Page 548; Deed Book 186, Pages 179 and 182)

Patricia J. Rien, wife (1/2 interest)

Gerald E. Rien, husband 1109 Larkspur Court

Scottsbluff, NE 69361

Gerald L. Morris, husband (1/2 interest)

Alice M. Morris, wife 7507 45th Drive NW Marysville, WA 98271

SHEET 3 OF 4

	ACKNOWL	EDGMENT	3688
STATE OF WYOMING	)		
COUNTY OF LARAMIE	) SS.		
Before me, a Notary public, qualified and acting in said County, personally came Calvin E. Keller, President of ARKS, Inc. and Linda A. Keller, Secretary—Treasurer of ARKS, Inc. known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.			
WITNESS MY HAND AND NOTARIAL SEAL this 29th day of march, 1996.			
Denise G. Bretz	<del>-</del>	DENISE G	RETZ NOTARY PUBLICA
My Commission Expires: _	2/2/97	COUNTY O LARAMIE MY COMMISS	STATE CO
ACKNOWLEDGMENT			
STATE OF NEBRASKA	)		
SCOTTS BLUFF COUNTY	SS.		
Before me, a Notary public, qualified and acting in said County, personally came Gordon Schaub, President of SCHAUB AND GUECK ENTERPRISES, INC. known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to the his voluntary act and deed.			
WITNESS MY HAND AND NOTARIAL SEAL this 19th day of 1996.			
Melody A Dilb			
My Commission Expires: 12-26-98			
GENERAL NOTARY-State of Nativates  MELODY A. BIBB  ACKNOWLEDGMENT			
STATE OF NEBRASKA	ACMIONI	EDGMENT	
SCOTTS BLUFF COUNTY	SS.		
Before me, a Notary public, qualified and acting in said County, personally came Patricia J. Rien and Gerald E. Rien, wife and husband, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.			
WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of 1996.			
the & solver		(Section 2017)	O
My Commission Expires: <u>\frac{1}{2}</u>	5-3-98	My Coma.	zer. May 3, 1900
ACKNOWLEDGMENT			
STATE OF WASHINGTON	)		
COUNTY OF SNOHOMISH	) SS.		
Before me, a Notary public, qualified and acting in said County, personally came Gerald L. Morris and Alice M. Morris, husband and wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof, to be their voluntary act and deed.			

VITNESS MY HAND AND NOTARIAL SEAL this 1990 ATTUE CONTROL 1990

My Commission Expires: 12/29/98

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277\_

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# APPROVAL AND ACCEPTANCE

The foregoing plat of Lots 1A, 2A, and 2B, a replat of Lots 1 and 2 of Fifth and Twenty-seventh Subdivision, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 24 + 6 day of \_\_\_\_\_\_\_, 1996.

By: Mark Harris, Mayor



#### **ACKNOWLEDGMENT**

STATE OF NEBRASKA

SCOTTS BLUFF COUNTY

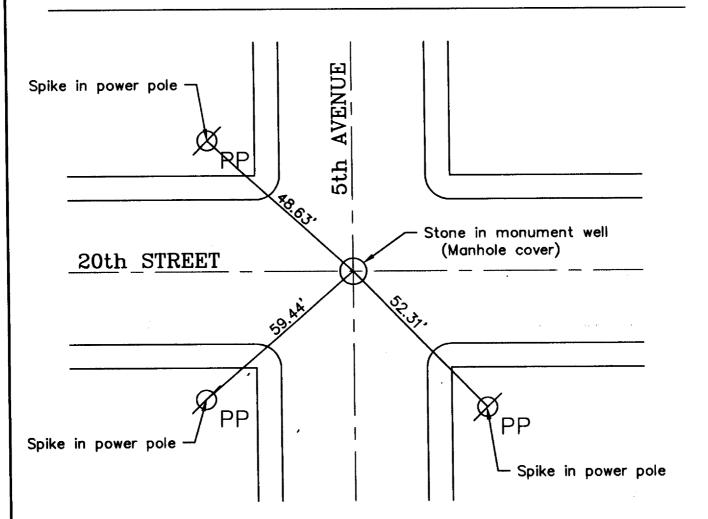
SS.

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 24th day of June, 1996.

My Commission Expires:

GENERAL NOTARY-State of Mebraska
CHRISTEL C. HALPIN
My Comm. Exp. Feb. 23, 2000



TIES FOR 1/4 CORNER BETWEEN SECTIONS 23 & 24, T 22 N, R 55 W