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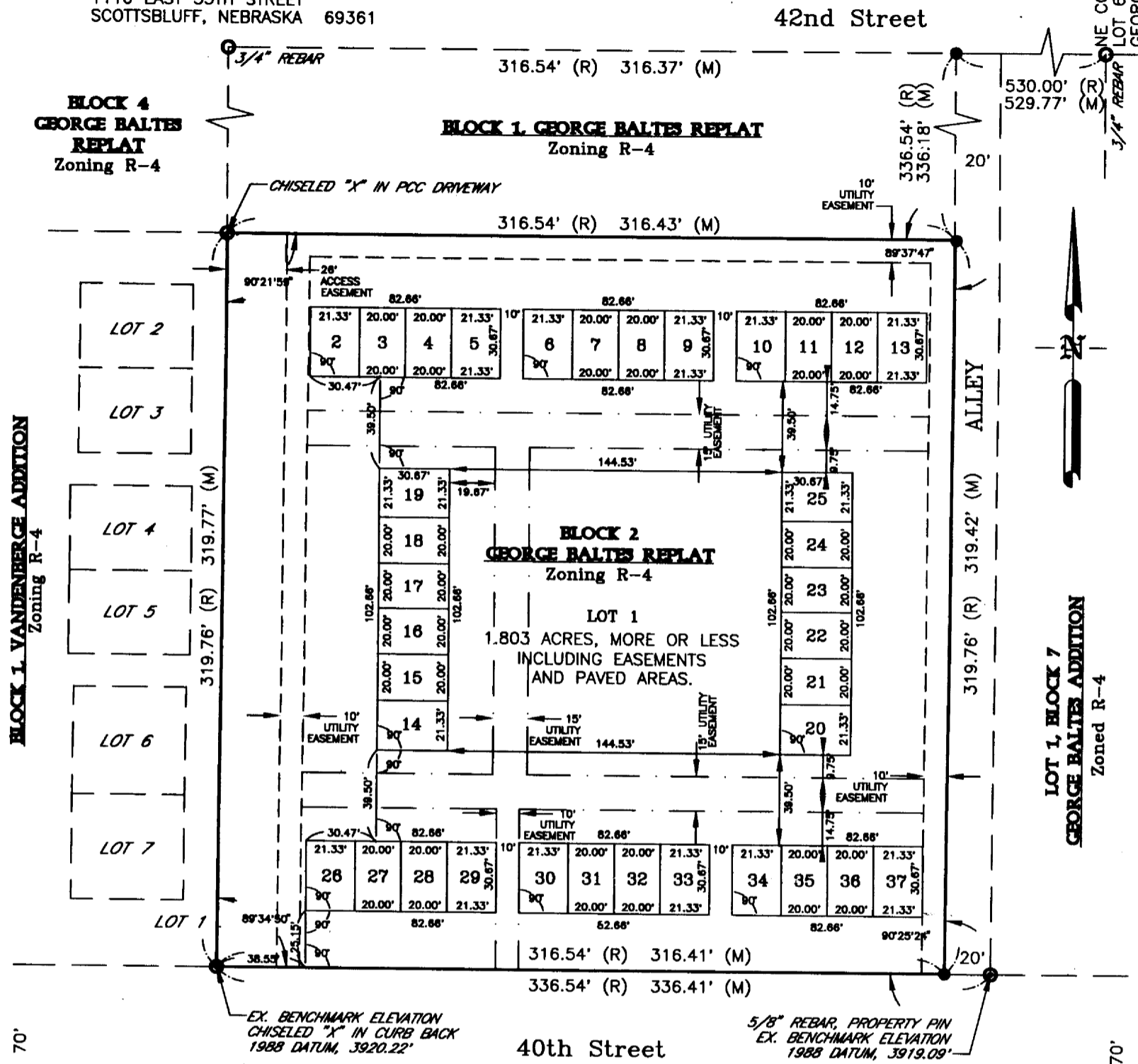
6004

FINAL PLAT

Lots 1-37, Subdivision of Block 2, a replat of Blocks 2, 3 and 4, George Baltes Replat, a Replat of Lots 2, 3, 4 and 5, Block 7, George Baltes Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

OWNERS:

GLEN C. & DIANE R. VANDENBERGE
 1110 EAST 35TH STREET
 SCOTTSBLUFF, NEBRASKA 69361



70'

70'

UNPLATTED
Zoned R-1a

UNPLATTED
Zoned R-4

APPROXIMATE ZONING CHANGE LINE

AREAS:

Lots 2, 5, 6, 9, 10, 13, 14, 19, 20, 25, 26, 29, 30, 33, 34 and 37: 0.015 ACRES EACH

Lots 3, 4, 7, 8, 11, 12, 15-18, 21-24, 27, 28, 31, 32, 35 and 36: 0.014 ACRES EACH

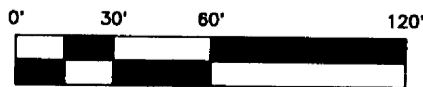
NOTES:

1. Lot 1, Block 2 is platted as a "Common Area".
2. Dimensions of Lots 2 through 37 include roof eave overhang. Roof Eave Overhangs are not allowed in "Common Area" Lot 1.
3. Right of Access is granted to City personnel for the purpose of operating water curb stops located in Lot 1.

Legend

- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- MONUMENT FOUND
- 3/4" x 36" REBAR SET
- — — — — PROPERTY LINE
- - - - - EASEMENT LINE

SCALE: 1" = 60'



Prepared by

Baker & Associates
 Engineers Planners Consultants
 Scottsbluff, Nebraska

August 11, 1997

6004 SURVEYOR'S CERTIFICATE

I, Donald A. Brush, Nebraska Land Surveyor No. 511, hereby certify that I have surveyed and platted a tract of land described as follows:

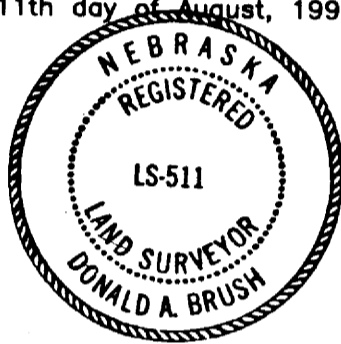
Lots 1-37, Subdivision of Block 2, a replat of Blocks 2, 3 and 4, George Baltes Replat, a Replat of Lots 2, 3, 4 and 5, Block 7, George Baltes Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of Block 2, George Baltes Replat, said point being common to Blocks 1 and 4, George Baltes Replat and Block 1, Vandenberg Addition; thence easterly along the South line of Block 1, George Baltes Replat a distance of 316.43 feet to a point on the west line of the Alley; thence southerly along said west line of Alley a distance of 319.42 feet to a point on the north right-of-way line of 40th Street; thence westerly along said north right-of-way line a distance of 316.41 feet to the southeast corner of Block 1, Vandenberg Addition; thence northerly along the east line of said Block 1 a distance of 319.77 feet to the point of beginning, containing 1.803 acres, more or less. 2.321*

I further certify that the accompanying plat is a correct delineation of said survey drawn to a scale of 60 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 11th day of August, 1997.

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



OWNERS' STATEMENT

We, the undersigned, being the owners of the tract of land described in the foregoing Surveyor's Certificate, have cause such real estate to be platted as:

Lots 1-37, Subdivision of Block 2, a replat of Blocks 2, 3 and 4, George Baltes Replat, a Replat of Lots 2, 3, 4 and 5, Block 7, George Baltes Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

We hereby dedicate the access and utility easements to the use and the benefit of the public.

The foregoing plat and the access and utility easements shown on the plat are made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 11 day of August 1997.

Glen C. Vandenberg

Diane R. Vandenberg

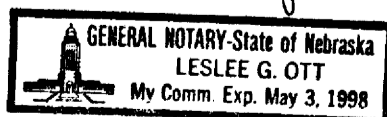
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Glen C. Vandenberg and Diane R. Vandenberg, husband and wife, known to me to be the identical persons who signed the foregoing "Owners' Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 11 day of August, 1997.

Leslee G. Ott
Notary Public



My Commission Expires: May 3, 1998

6004

APPROVAL AND ACCEPTANCE

The foregoing Lots 1-37, Subdivision of Block 2, a replat of Blocks 2, 3 and 4, George Baltes Replat, a Replat of Lots 2, 3, 4 and 5, Block 7, George Baltes Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska is approved and accepted by the Mayor and City Council of Scottsbluff, Nebraska by Resolution duly passed this 25th day of August, 1997.

By: Mark Harris
Mark Harris, Mayor

Attested: Lynn D. Gibb
Lynn D. Gibb, City Clerk



ACKNOWLEDGEMENT

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 25th day of August, 1997.

Loni M. Deines
Notary Public



My Commission Expires: _____

State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 11 day of September 1997
at 10:15 o'clock A. M., and recorded in
Book 214 of Deeds
on page 53
Mary Jo Edler
Register of Deeds
By _____ Deputy

INDEXED B
SERIALIZED JF
FILED _____
RECORDED _____