Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska. this 15 day of May A.D. 1998, at 9:45 o'clock a.M. Recorded in Book 216 of Leeds.

Page 102 thereof. Fee \$ 11.00 mary go Ellis by Pauline C. Hayk Register of Deeds 102 14 Seb Page 1 of 2 Plat of Block 2R 3496 PLAT OF Crossroads Subdivision BLOCK 2R REVISED REPLAT OF BLOCK TWO (2), CROSSROADS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SOUTH BELTLINE (5th Street) 39.3.60° NB9°59'00"W (Assumed Basis of Bearing, 374.16° (M) 374.15° (P) 19.44' (M) 10' Easement EXISTING 22.50' UTILITY EASEMENT 33.81' (N) 10 Easement LOT 1A BROADWAY AVENUE BLOCK 2R 4.65 ACRES MORE OR LESS 3 EXISTING 20' UTILITY EASEMENT LOT 10 60d Spike in Concrete Fence 20' Egsemeni Post Base 101.80' (N) 101.97' (D) LOT 10 EXISTING NORTH BANK MORTH PLATTE RIVER PERMANENT EASEMENT FOR PEDESTRIAN PATH 187.00′ NORTH PLATTE 58014'16'E CENTER LINE OF NORTH PLATTE RIVER SCALE: 1" = 100' 100 200' Legend Found 5/8" Rebar Chiseled 5/8" x 1/2" Deep Hole in Concrete Fence Post Base or Concrete Sidewalk BLOCK 2R Set 5/8" x 30" Rebar CKOSSKOVDS (M) Measured Distance SUBDIVISION (P) Platted Distance (D) Deeded Distance & Associates Baker VICINITY MAP Planners Consultants Engineers Not to Scale Scottsbluff, Nebraska April 30, 1998

Page 2 of 2 Plat of Block 2R Crossroads Subdivision

LEGAL DESCRIPTION:

A part of accretion land to Government Lots 3 & 4, Section 26, Township 22 North, Range 55 West of the 6th Principle Meridian, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of South Beltline (5th Street) with the westerly line of Block 1, Read's Addition, said point being the PQINT OF BEGINNING of this description; thence N89'59'00"W (Assumed Basis of Bearing) a distance of 393.60 feet on said southerly right-of-way line to the intersection of said southerly right-or-way line with the easterly right-of-way of Broadway Avenue; thence S00°48'48"W a distance of 475.68 feet on said easterly right-of-way line to the centerline of the North Platte River; thence S80°14'16"E a distance of 406.01 feet on said centerline to a point on said westerly line of Block 1, Read's Addition; thence N00°01'24"E a distance of 544.36 feet to the point of beginning, containing 4.65 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A Brush, Nebraska Registered Land Surveyor No. 511, do hereby certify that I surveyed the above described tract of land as shown on the accompanying plat and platted the same QB:

BLOCK 2R, REVISED REPLAT OF BLOCK 2, CROSSROADS SUBDIMISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

I further certify that the accompanying plat was prepared under my direct supervision; that said drawing represents a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the area is as shown; that the distances are given in feet and decimals of a foot; that the bearings are assumed; that the monuments were found or set as indicated.

I further certify that the sole purpose of this set include a vacated portion of Broadway Avenue and South Beltline (5th Street) with the street Black of Crossroads Subdivision.

WITNESS MY HAND AND SEAL this 7th day of May, 1998. Donald A. Brush

Nebraska Registered Land Surveyor No. 519



OWNER'S STATEMENT

We, the Young Men's Christian Association of Scottsbluff, being the owners of the real estate described above and shown on the accompanying plot, have caused such real estate to be platted as BLOCK 2R, REVISED REPLAT OF BLOCK 2, CROSSROADS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

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

Dated this day of MAY

1019es Gordon Schaub, Executive Director Attest:

ACKNOWLEDGMENT

State of Nebraska

SS.

County of Scotts Bluff

Before me, a Notary public, qualified and acting in said County, personally came Gordon Schaub, Executive Director of the Young Men's Christian Association of Scottsbluff, Nebraska, 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 NOTARIAL SEAL this ______

_dav of _

My Commission Expires: May 3, 2002 APPROVAL:

All charace

E **G**. OTT

The foregoing plat of BLOCK 2R, REVISED REPLAT OF BLOCK 2, CROSSROADS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the Director of Development Services 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 or Ordinance No. 2600 of the City of Scottsbluff, as amended by Ordinance No. 2812 of the City.

Director of Planning, Building and Development

Dwain McLaughlin

ACKNOWLEDGMENT

SS.

County of Scotte Bluff

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 NOTARIAL SEAL this

GENERAL NOTARY-State of Nebraska **LONI M. DEINES**

My Comm. Exp. June 21, 1999

My Commission Expires: