

14 Feb

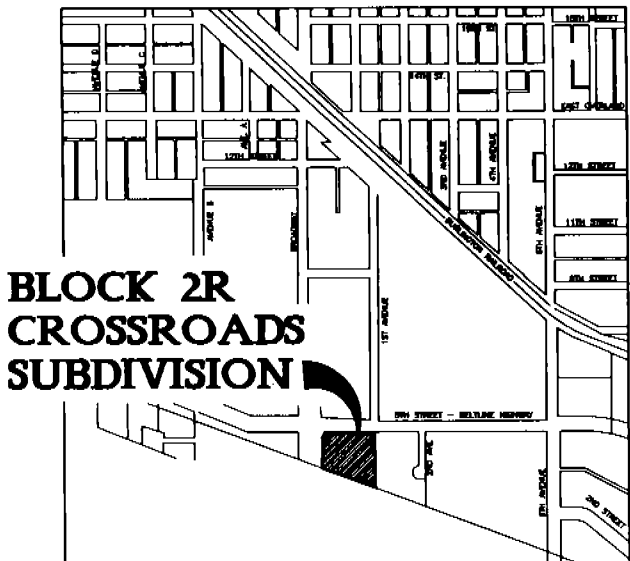
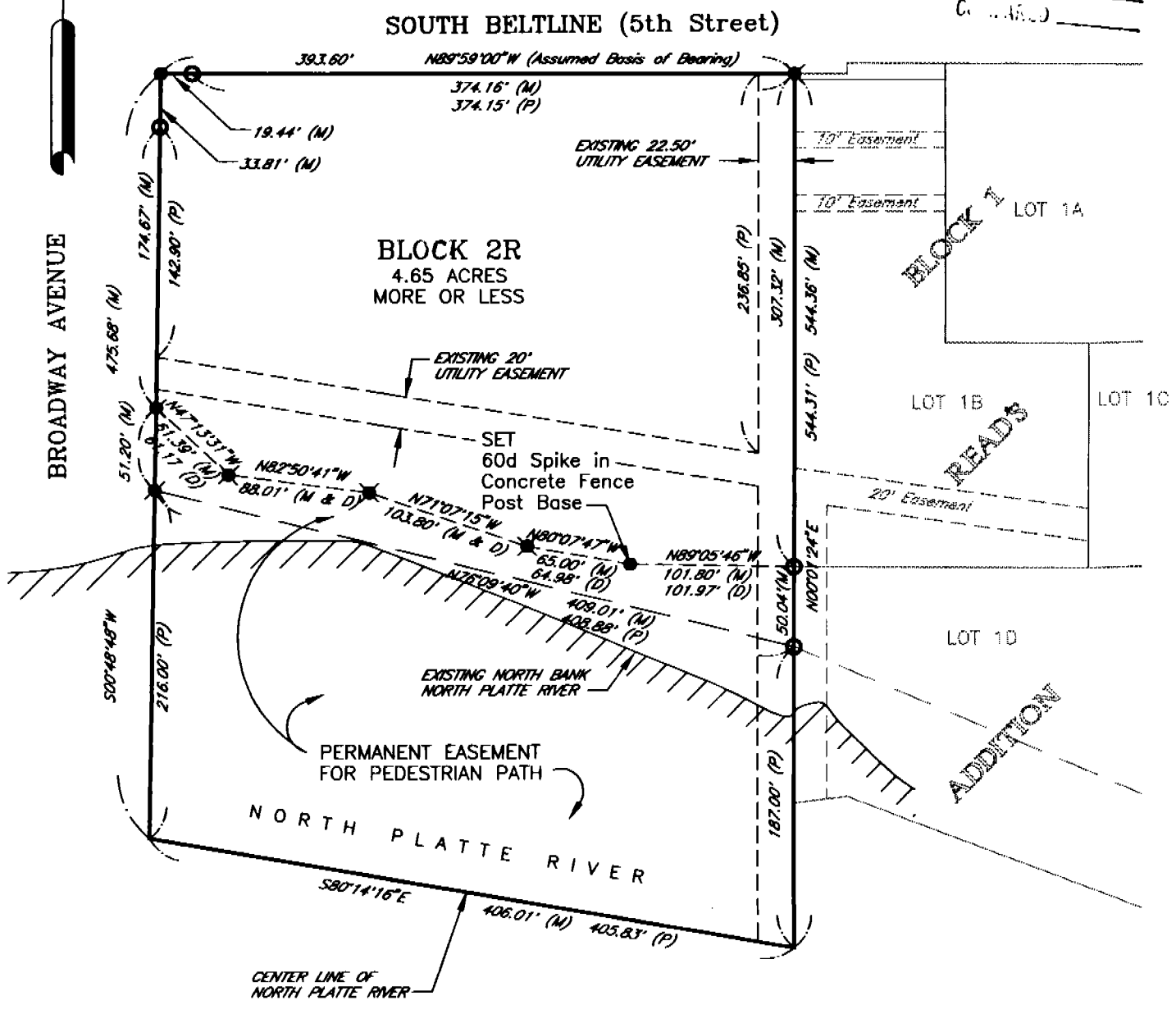
3496

PLAT OF BLOCK 2R

Page 1 of 2
Plat of Block 2R
Crossroads Subdivision

REVISED REPLAT OF BLOCK TWO (2), CROSSROADS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Block B
G.S.
P.
C. 116.00



Legend

- Found 5/8" Rebar
- ✱ Chiseled 5/8" x 1/2" Deep Hole in Concrete Fence Post Base or Concrete Sidewalk
- Set 5/8" x 30" Rebar
- (M) Measured Distance
- (P) Platted Distance
- (D) Deeded Distance

Baker & Associates
Engineers Planners Consultants
Scottsbluff, Nebraska
April 30, 1998

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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 POINT 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-of-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:

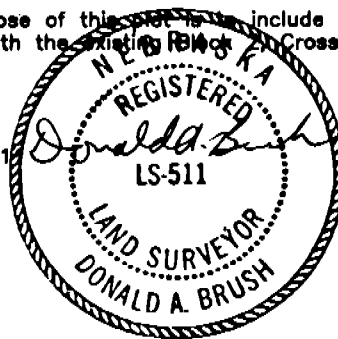
I, Donald A Brush, Nebraska Registered Land Surveyor No. 511, do hereby certify that I surveyed the above described tract of land as shown on the accompanying plat and platted the same as:

BLOCK 2R, REVISED REPLAT OF BLOCK 2, CROSSROADS SUBDIVISION, 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 plat is to include a vacated portion of Broadway Avenue and South Beltline (5th Street) with the existing Block 2R Crossroads Subdivision.

WITNESS MY HAND AND SEAL
this 7th day of May, 1998.
Donald A. Brush
Nebraska Registered Land Surveyor No. 511



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 plat, 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 7th day of MAY, 1998.

By: Gordon Schaub
Gordon Schaub, Executive Director

Attest: _____

ACKNOWLEDGMENT

State of Nebraska }
County of Scotts Bluff } SS.

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 7th day of May, 1998.

My Commission Expires: May 3, 2002 APPROVAL:



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
Dwain McLaughlin

ACKNOWLEDGMENT

State of Nebraska }
County of Scotts Bluff } SS.

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 11th day of May, 1998.

My Commission Expires: _____

