

Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 22 day of June A. D., 1998, at 2:35 o'clock P. M., Recorded in Book 216 of Deeds, Page 351 thereof. Fee \$ 17.00 Mary Jo Ellis by Pauline C. Hays Register of Deeds Deputy

Amended Plat

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

4523

FIFTH AND TWENTY-SEVENTH SUBDIVISION ZONED C-2

26TH STREET

UNPLATTED ZONED R-3

PROP. LINE CURVE DATA:

Δ = 31°37'52" R = 724.64' T = 205.27' L = 400.05'M 400.0'R C = 394.99' CHORD BEARING = N15°45'41"W

Δ = 18°56'07" R = 724.64' T = 120.84' L = 239.48'

LOT C Previous Property Line 1.345 ACRES 58,575 SQUARE FEET

LOT 1 BLOCK 3 NORTHEAST SECOND REPLAT NO. 2 ZONED PBC

PROP. LINE CURVE DATA: Δ = 10°37'51" R = 724.64' T = 67.42' L = 134.45'M 134.44'R

Legend

- Found Rebar
● Set 3/4" X 36" Rebar
R Recorded Distance
M Measured Distance

Owner:

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

NO. B
G.S.
P.T.
CONTAINED

SCALE: 1" = 100'



Prepared by Baker & Associates Engineers Planners Consultants Scottsbluff, Nebraska June, 1998

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:

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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.

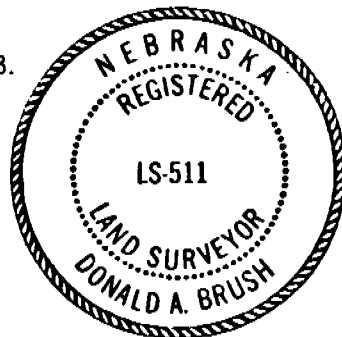
SURVEYOR'S CERTIFICATE

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 15th day of June, 1998.

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 16<sup>TH</sup> day of JUNE, 1998

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

Note: Corporate Seal not affixed

ACKNOWLEDGMENT

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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 16<sup>th</sup> day of June, 1998.

Vicki J. Schlager  
Notary Public



My Commission Expires: May 9, 1999

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 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

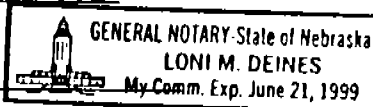
ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

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 Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 17<sup>th</sup> day of June, 1998.

Loni M. Deines  
Notary Public



My Commission Expires: \_\_\_\_\_