

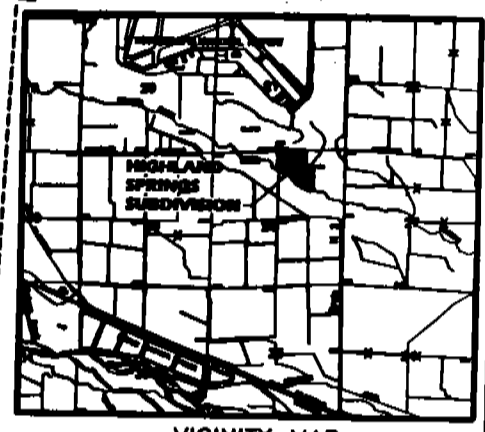
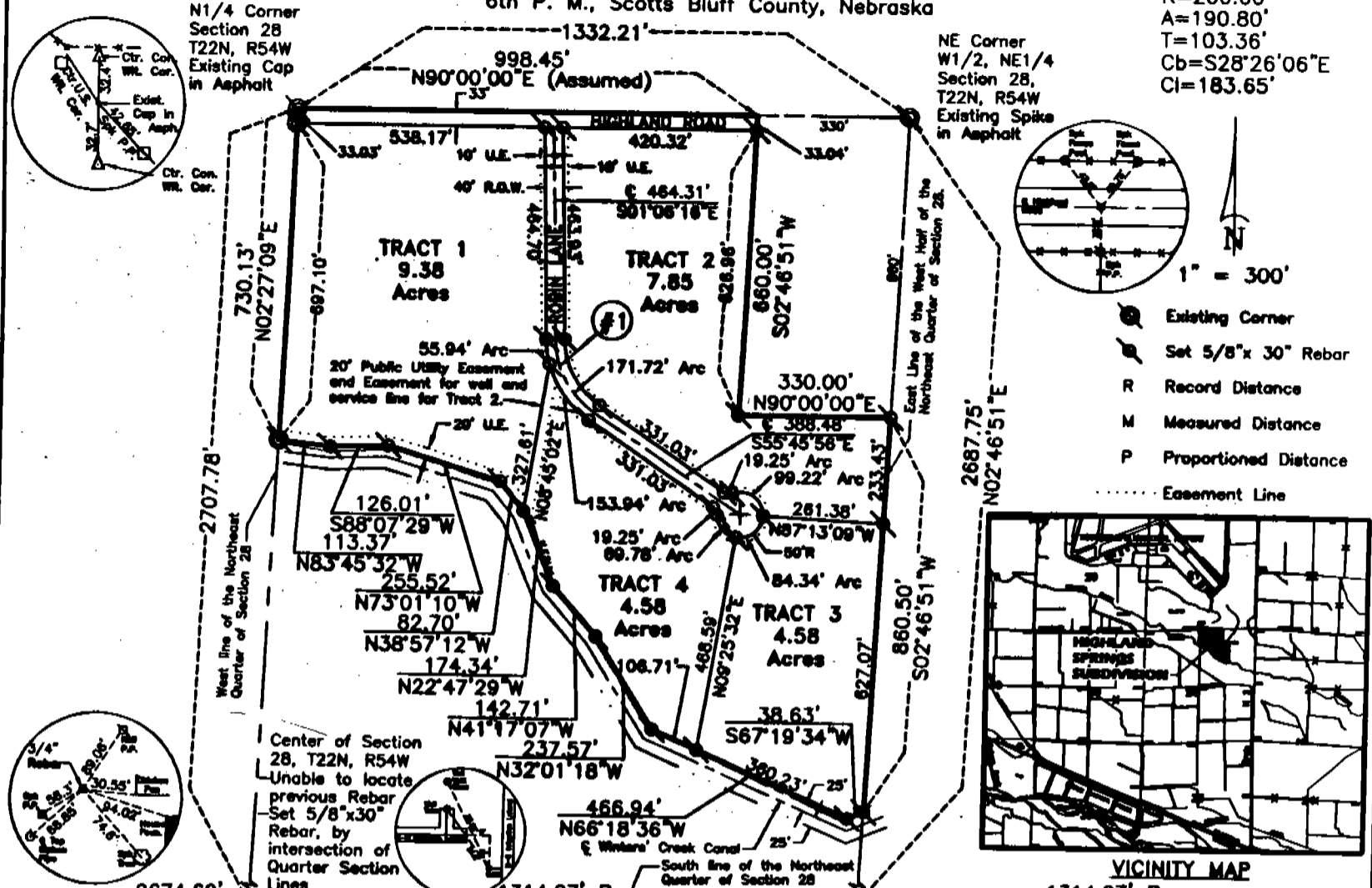
Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 4 day of January A.D., 1999, at 9:45 o'clock A.M., Recorded in Book 218 of Deeds Page 127 thereof. Fee \$ 12.50

NIM B  
GEN JF  
PCT  
COM-ASED

### TRACTS 1 THROUGH 4 HIGHLAND SPRINGS SUBDIVISION

A Subdivision situated in the West Half of the Northeast Quarter of Section 28, Township 22 North, Range 54 West of the 6th P. M., Scotts Bluff County, Nebraska

**ROBIN LANE CURVE DATA**  
#1  $\Delta=54^{\circ}39'40''$   
 $R=200.00'$   
 $A=190.80'$   
 $T=103.36'$   
 $Cb=S28^{\circ}26'06''E$   
 $Ci=183.65'$



#### SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor hereby certify that I have surveyed and prepared a plat of TRACTS 1 through 4, HIGHLAND SPRINGS SUBDIVISION, a subdivision situated in the West Half of the Northeast Quarter of Section 28, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

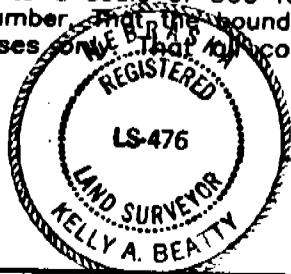
Beginning at the Northwest Corner of the Northeast Quarter of Section 28, thence easterly on the north line of the Northeast Quarter of Section 28, on an assumed bearing of  $N90^{\circ}00'00''E$ , a distance of 998.45 feet, to a point 330.00 feet west of the Northeast corner of the West Half of the Northeast Quarter of Section 28, thence bearing  $S02^{\circ}46'51''W$ , on a line parallel with the east line of the West Half of the Northeast Quarter of Section 28, a distance of 660.00 feet, thence bearing  $N90^{\circ}00'00''E$  on a line parallel with the north line of the Northeast Quarter of Section 28, a distance of 330.00 feet, to the point of intersection with the east line of the West Half of the Northeast Quarter of Section 28, thence bearing  $S02^{\circ}46'51''W$ , on the east line of the West Half of the Northeast Quarter of Section 28, a distance of 860.50 feet, to the point of intersection with the northerly right-of-way line of the Winter's Creek Canal, said right-of-way line being 25 feet north of the centerline of said Canal, as measured perpendicular to said centerline, thence bearing  $S67^{\circ}19'34''W$ , on said right-of-way line, a distance of 38.63 feet, thence bearing  $N66^{\circ}18'36''W$ , on said right-of-way line, a distance of 466.94 feet, thence bearing  $N32^{\circ}01'18''W$ , on said right-of-way line, a distance of 237.57 feet, thence bearing  $N41^{\circ}17'07''W$ , on said right-of-way line, a distance of 142.71 feet, thence bearing  $N22^{\circ}47'29''W$ , on said right-of-way line, a distance of 174.34 feet, thence bearing  $N38^{\circ}57'12''W$ , on said right-of-way line, a distance of 82.70 feet, thence bearing  $N73^{\circ}01'10''W$ , on said right-of-way line, a distance of 255.52 feet, thence bearing  $S88^{\circ}07'29''W$ , on said right-of-way line, a distance of 126.01 feet, thence bearing  $N83^{\circ}45'32''W$ , on said right-of-way line, a distance of 113.37 feet, to the point of intersection with the west line of the Northeast Quarter of Section 28, thence bearing  $N02^{\circ}27'09''E$ , on said west line of the Northeast Quarter of Section 28, a distance of 730.13 feet, to the Point of Beginning, containing an area of 28.25 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 300 feet to the inch. That all dimensions are in feet and decimals, and that each tract has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 2nd day of December, 1998.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

*Kelly A. Beatty*

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



TRACTS 1 - 4, HIGHLAND SPRINGS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of the land as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat, have caused such real estate to be platted as TRACTS 1 THROUGH 4, HIGHLAND SPRINGS SUBDIVISION, a Subdivision situated in the West Half of the Northeast Quarter of Section 28, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the road Right-of-Way and Utility easements shown on the plat to the use and benefit of the public.

Dated this 4 day of December, 19 98.

Theodore S. Heilbrun  
Theodore S. Heilbrun

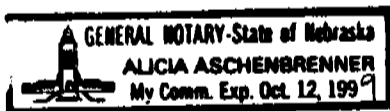
Michele J. Heilbrun  
Michele J. Heilbrun

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Theodore S. Heilbrun and Michele J. Heilbrun, Husband and Wife, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 4<sup>th</sup> day of Dec, 19 98.



Alicia Aschenbrenner  
Notary Public

My Commision Expires: Oct 12, 1999

APPROVAL AND ACCEPTANCE

The foregoing plat of TRACTS 1 THROUGH 4, HIGHLAND SPRINGS SUBDIVISION, a Subdivision in the West Half of the Northeast Quarter of Section 28, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Commissioners, by resolution duly passed this 14<sup>th</sup> day of Dec, 19 98. Conditioned upon the fact Scotts Bluff County will not provide street or alley maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974, a copy of which is attached and made a part of this Approval.

Barbara Kucinach  
Chairman of the Board

ATTEST:

Ann Shoney  
County Clerk



NOTE: Resolution dated April 15, 1974 not attached