

FINAL PLAT OF BLOCK 1, COMMUNITY CHRISTIAN FELLOWSHIP ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

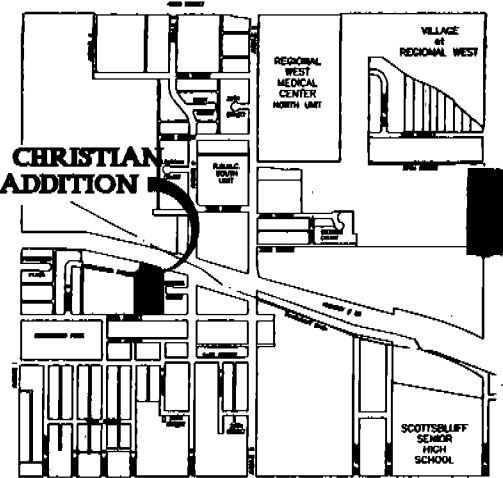
OWNER: VERNON PETERSON, PERSONAL REPRESENTATIVE
PAULINE ALFREDA KLEVEN ESTATE
P.O. BOX 340
GERING, NEBRASKA 69341

DEVELOPER: COMMUNITY CHRISTIAN FELLOWSHIP
ATTN.: JUDY TREVITHIC
1314 AVENUE 'I'
SCOTTSBLUFF, NEBRASKA 69361

264

CURVE DATA:
Δ = 02°30'37"
R = 3729.72'
T = 81.72'
L = 163.40'
Long Chord Bearing: N71°52'48"W
Long Chord Length: 163.39'

**BLOCK 1,
COMMUNITY CHRISTIAN
FELLOWSHIP ADDITION**



VICINITY MAP
Not to Scale

Δ = 0°19'16"
R = 3579.66'
T = 10.03'
L = 20.06'
Long Chord Bearing: N72°26'20"W
Long Chord Length: 20.04'

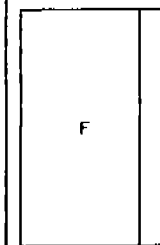
DEDICATED PUBLIC
RIGHT OF WAY FOR
TURN AROUND AREA

LOT 2
BLOCK 1
LANTIS ADDITION
Zoning: R-1A

**BLOCK 1
COMMUNITY CHRISTIAN
FELLOWSHIP ADDITION**
Zoning: R-1A

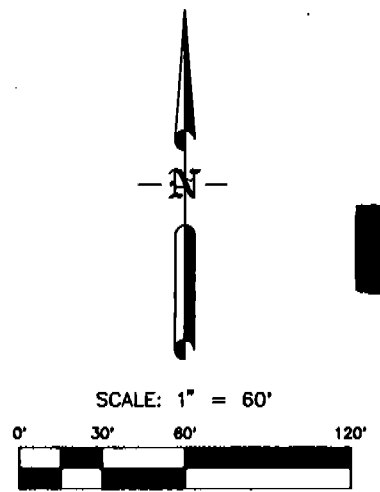
3.985 Acres,
More or Less

CLASSIC LIVING
ADDITION
Zoning: R-4



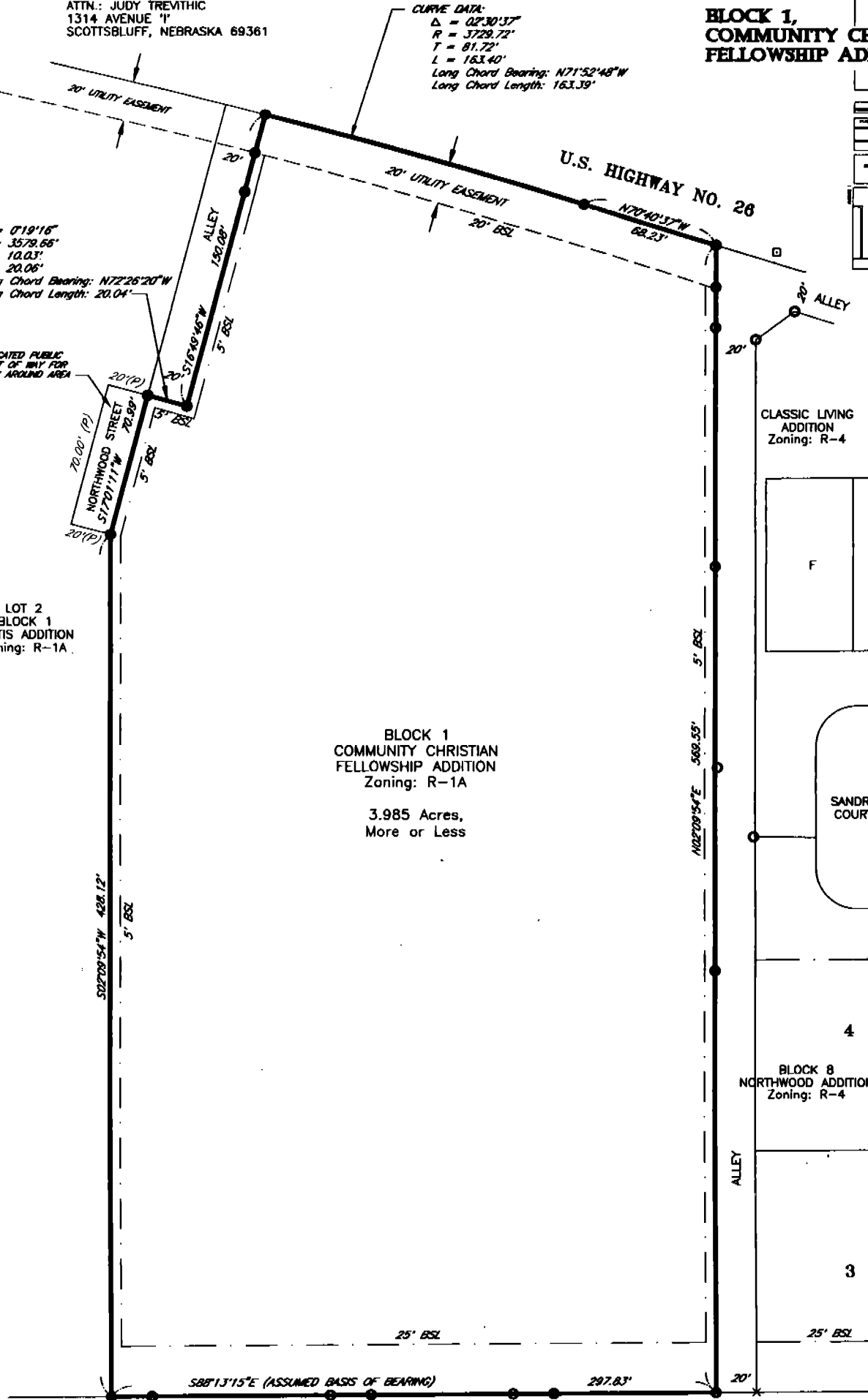
SANDRA
COURT

BLOCK 8
NORTHWOOD ADDITION
Zoning: R-4



NUM. B
GEN. LF
PICT. _____
COMPARED _____

State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 13 day of January, 1999
at 9:22 o'clock A. M., and recorded
Book 218 of Deeds
on page 182
Jean A. Bauer
Register of Deeds
By _____ Deputy
\$10.50



33RD STREET

Legend

- Platted Distance (P)
- Measured Distance (M)
- Found 3/4" Rebar ○
- Set 3/4" x 36" Rebar ●
- Found Chiseled 'X' in Concrete X
- Right of Way Marker □
- Building Setback Line _____
- Easement Line - - - - -

Prepared by
Baker & Associates
Engineers Planners Consultants
Scottsbluff, Nebraska
November, 1998
AutoCAD File: CCF-FINI.DWG

LEGAL DESCRIPTION

Part of the North Half of the Southwest Quarter (N1/2, SW1/4) of Section 14, Township 22 North, Range 55 West of the 6th Principal Meridian, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Page 2 of 2
Final Plat of Block 1
Community Christian Fellowship Addition
to the City of Scottsbluff,
Scotts Bluff County, Nebraska

Commencing at the southwest corner of Lot 3, Block 8, Northwood Addition, said point being on the northerly right-of-way (ROW) line of 33rd Street; thence N88°13'15"W (Assumed Basis of Bearing) on the said northerly ROW line a distance of 20 feet to the intersection of said northerly ROW line with the west line of an alley, said point being the POINT OF BEGINNING of this description; thence N02°09'54"E a distance of 569.55 feet on said west line of alley to a point on the southerly ROW line of US Highway No. 26; thence on said southerly ROW line N70°40'37"W a distance of 68.23 feet; thence continuing on said southerly ROW line a distance of 163.40 feet on a tangent curve to the left, said curve having a radius of 3729.72 feet, an included angle of 02°30'37", a long chord bearing of N71°52'48"W, and a long chord length of 163.39 feet, to the intersection with the easterly line of an alley; thence continuing on the southerly line of said alley a distance of 20.06 feet along a non-tangent curve to the left, said curve having a radius of 3579.66 feet, an included angle of 00°19'16", a long chord bearing of N72°26'20"W, and a long chord length of 20.04 feet to the intersection of the Northerly line of Northwood Street with the westerly line of said alley; thence S17°01'11"W a distance of 70.99 feet on the easterly line of Northwood Street then on the easterly line of Lot 2, Block 1, Lantis Addition; thence S02°09'54"W a distance of 428.12 feet on the easterly line of said Lot 2 to the intersection of said easterly line of Lot 2 with the said northerly ROW line of 33rd Street; thence S88°13'15"E a distance of 297.83 feet on said northerly ROW line to the point of beginning, containing 3.985 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A Brush, Nebraska Registered Land Surveyor No. 511, do hereby certify that the above described tract of land was surveyed by me; that I platted the same as BLOCK 1, COMMUNITY CHRISTIAN FELLOWSHIP ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA. I further certify that the accompanying drawing was prepared under my direct supervision; that said drawing represents a correct delineation of said survey drawn to a scale of 60 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; and that the monuments were found or set as indicated. WITNESS MY HAND AND SEAL this 6th day of November, 1998.
Donald A. Brush
Nebraska Registered Land Surveyor No. 511



OWNER'S STATEMENT:

I, Vernon Peterson, Personal Representative of the Estate of Pauline Alfreda Kleven, being the owner of the real estate described above and shown on the accompanying plat, have caused such real estate to be platted as BLOCK 1, COMMUNITY CHRISTIAN FELLOWSHIP ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

The foregoing Plat is made with my free consent and in accordance with the desires of the Owner.

Dated this 17 day of December, 1998.

Vernon L. Peterson
Vernon Peterson, Personal Representative
Pauline Alfreda Kleven Estate

ACKNOWLEDGMENT

Arizona
STATE OF ~~NEBRASKA~~ }
COUNTY OF ~~SCOTTS BLUFF~~ } SS. *maricopa*

Before me, a Notary public, qualified and acting in said County, personally came Vernon Peterson, Personal Representative of the Estate of Pauline Alfreda Kleven, 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 17 day of December, 1998.

April Grosskopf
My Commission Expires: 4-1-2000



APPROVAL

The foregoing plat of BLOCK 1, COMMUNITY CHRISTIAN FELLOWSHIP ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution ~~duy~~ passed this 14th day of December, 1998.

By: *Mark Harris*
Mark Harris, Mayor

Attested: *Linda N. Skorce*
P. Lynn Gibb, City Clerk
Linda N. Skorce, Deputy City Clerk

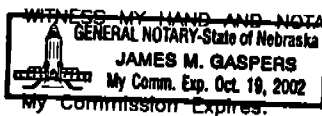


ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } SS.

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 15 day of December, 1998.



James M. Gaspers

Prepared by
Baker & Associates
Engineers Planners Consultants
Scottsbluff, Nebraska
November, 1998
AutoCAD File: CCF-FINL.DWG