

1824

SECOND IMMIGRANT TRAIL SUBDIVISION

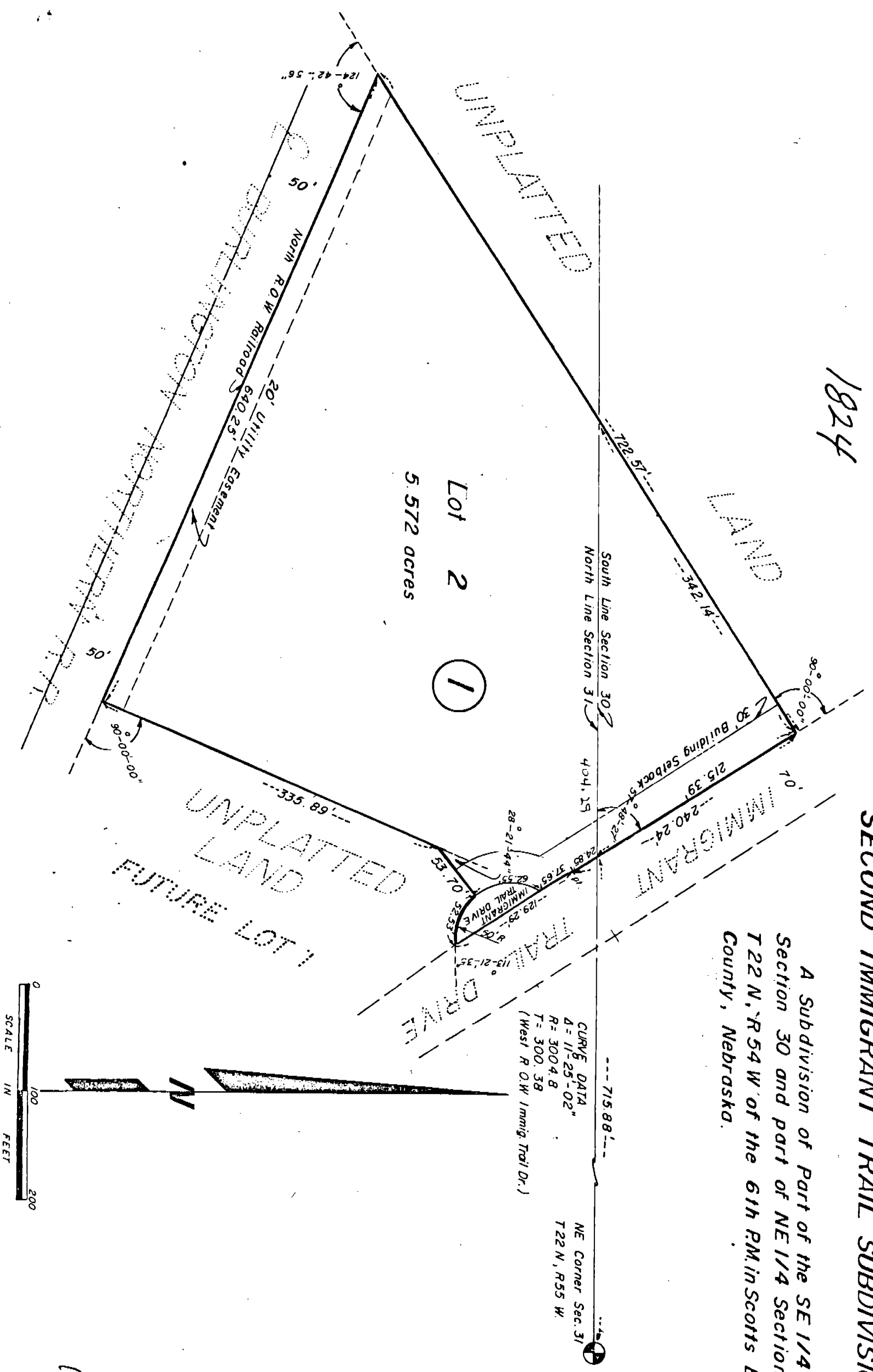
A Subdivision of Part of the SE 1/4 of Section 30 and part of NE 1/4 Section 31, T22 N., R54 W. of the 6th P.M. in Scotts Bluff County, Nebraska.

UNPLATTED LAND

LAND

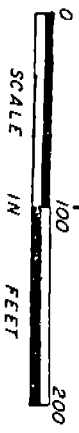
Lot 2 (1)
5.572 acres

UNPLATTED LAND
FUTURE LOT 1



CURVE DATA
 $\Delta = 11^{\circ}25'02''$
 $R = 300.48$
 $T = 300.38$
 (West R.O.W. Immig. Trail Dr.)

NE Corner Sec. 31
 T22 N., R55 W.



NOTED: SEE PLAT...
 SEE...
 READ...
 11557

558

1824

SURVEYOR'S CERTIFICATE

I, Duane E. Stott, a competent surveyor of Scotts Bluff County, Nebraska, hereby certify that I have surveyed and prepared a plat of part of the Southeast Quarter of Section 30 and part of the Northeast Quarter of Section 31, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, to be known as LOT 2, BLOCK 1, SECOND IMMIGRANT TRAIL SUBDIVISION, the boundary of which is more particularly described as follows:

With reference to the Northeast corner of Section 31; thence, westerly on the North line of Section 31, a distance of 715.88 feet to the TRUE POINT OF BEGINNING, said point of beginning also being on the West Right-of-Way line of Immigrant Trail Drive, as previously dedicated; thence, a deflection angle right of 57 degrees 48 minutes 27 seconds, a distance of 215.39 feet; thence, a deflection angle left of 90 degrees 00 minutes 00 seconds, a distance of 722.57 feet to the point of intersection with the North Right-of-Way line of the Burlington-Northern Railroad; thence, a deflection angle left of 124 degrees 42 minutes 56 seconds on said North Right-of-Way line, a distance of 640.25 feet; thence, a deflection angle left of 90 degrees 00 minutes 00 seconds, a distance of 335.89 feet; thence, a deflection angle right of 28 degrees 21 minutes 44 seconds, a distance of 53.70 feet; thence, a deflection angle right of 90 degrees 00 minutes 00 seconds to the tangent of a curve to the left, said curve having a radius of 50.00 feet and a central angle of 60 degrees 11 minutes 40 seconds; thence, southeasterly on the arc of said curve, a distance of 52.53 feet to the point of intersection with the West Right-of-Way line of Immigrant Trail Drive, as previously dedicated, said West Right-of-Way line being on a curve convex to the last described curve and having a radius of 3004.80 feet and a central angle of 11 degrees 25 minutes 02 seconds; thence, a deflection angle left from the tangent of the first described curve to the Point of Tangency of the 2nd described curve of 113 degrees 21 minutes 35 seconds; thence, northwesterly on the West Right-of-Way line of Immigrant Trail Drive, being the arc of the 2nd described curve, a distance of 129.29 feet to the Point of Tangency of said 2nd described curve; thence, northwesterly, tangent to said 2nd described curve, a distance of 24.85 feet to the point of beginning, containing an area of 5.572 acres more or less.

That the accompanying plat is a true delineation of such survey and subdivision drawn to a scale of 100 feet to the inch. That all corners are marked with 3/4" x 18" iron rods driven well into the ground. That all dimensions are in feet and decimals and that the boundary of the survey is shown on the plat with a heavy solid line. That dashed lines are shown for orientation purposes.

WITNESS MY HAND AND SEAL this 4th day of April, 19 79.

FOR THE FIRM OF M.C. SCHAFF & ASSOCIATES, INC.



Duane E. Stott
Duane E. Stott, Nebraska Registered
Land Surveyor, L.S. 342

DEDICATION AND OWNER'S STATEMENT

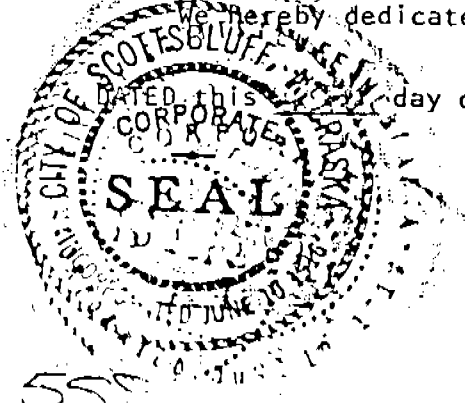
We, the undersigned, being the Owners of that part of the Southeast Quarter of Section 30 and part of the Northeast Quarter of Section 31, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown in the accompanying plat have caused such real estate to be surveyed and platted as SECOND IMMIGRANT TRAIL SUBDIVISION, LOT TWO, BLOCK ONE, a Subdivision in Scotts Bluff County, Nebraska.

The foregoing Subdivision of SECOND IMMIGRANT TRAIL SUBDIVISION and street and Building Setback Designations shown on and referred to in the plat is made with the free consent and in accordance with the desires of the undersigned Owners.

We hereby dedicate the Street shown on the plat to the use and benefit of the public.

DATED this April day of April, 19 79.

CITY OF SCOTTSBLUFF, NEBRASKA



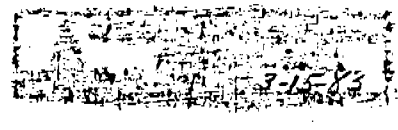
Donald E. Overman
Donald E. Overman, Mayor
J.P. Ferguson
City Clerk

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY) ss

Before me, a Notary Public, qualified and acting in said County, personally came Donald E. Overman, Mayor of the City of Scottsbluff, Nebraska, a Municipal Corporation, and W.L. Ferguson, City Clerk, to me known to be the identical persons whose names are affixed to the foregoing "Dedication and Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of the Corporation.

WITNESS MY HAND AND NOTARIAL SEAL this 9th day of April, 19 79.



Virginia L. Bailey
Notary Public

My Commission Expires: _____

APPROVAL AND ACCEPTANCE

The foregoing Subdivision of SECOND IMMIGRANT TRAIL SUBDIVISION hereby approved by the Mayor and City Council by resolution duly passed this 9th day of April, 19 79.

Donald E. Overman
Mayor

ATTEST:

W.L. Ferguson
City Clerk



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 17 day of April, 1979
at 11:37 o'clock 9 M., and recorded in
Book 161 of Deeds
on page 557
Mary J. Edlin
Register of Deeds
By _____ Deputy