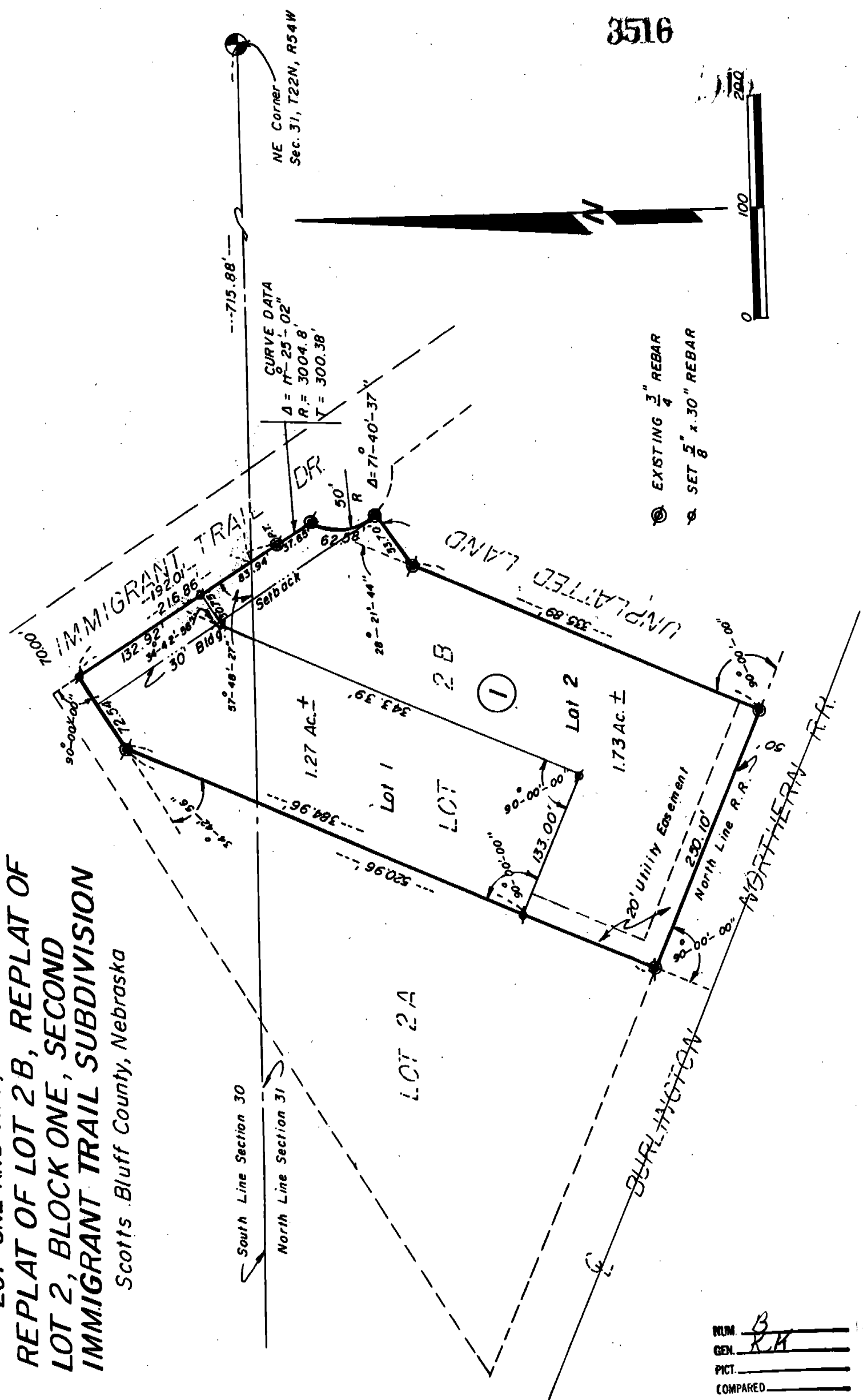


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**LOT ONE AND TWO, BLOCK ONE
 REPLAT OF LOT 2B, REPLAT OF
 LOT 2, BLOCK ONE, SECOND
 IMMIGRANT TRAIL SUBDIVISION**

Scotts Bluff County, Nebraska



EXISTING 3/4" REBAR
 SET 5/8" x 30" REBAR

NUM. B
 GEN. RK
 PICT. _____
 COMPARED _____

Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 29 day of August A.D., 1989, at 3:55 o'clock P.M., Recorded in Book 190 of Deeds Page 411 thereof. Fee \$ 16.00

May J. Ellis Register of Deeds

LOT 1 AND LOT 2, BLOCK 1,
REPLAT OF LOT 2B, REPLAT OF
LOT 2, BLOCK 1,
SECOND IMMIGRANT TRAIL SUBDIVISION
SCOTTSBLUFF, NEBRASKA

SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

3516

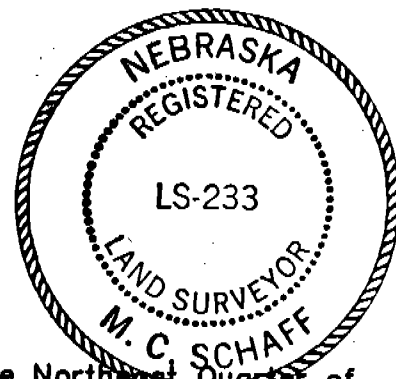
I, M. C. Schaff, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Lot 1 and Lot 2, Block 1, A Replat of Lot 2B, Replat of Lot 2, Block 1, Second Immigrant Trail Subdivision, a subdivision of part of the Northeast Quarter of Section 31, Township 22 North, Range 54 West of the 6th P. M., Scotts Bluff County, Nebraska, 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; said point also being on the West Right of Way of Immigrant Trail Drive as previously recorded; thence a deflection angle right of 57 degrees 48 minutes 27 seconds, a distance of 192.01 feet to the TRUE POINT OF BEGINNING; thence a deflection angle left of 90 degrees 00 minutes 00 seconds, a distance of 72.54 feet; thence a deflection angle left of 34 degrees 42 minutes 56 seconds, a distance of 520.96 feet; thence a deflection angle left of 90 degrees 00 minutes 00 seconds, on the North Right of Way of the Burlington-Northern Railroad, a distance of 250.10 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 left of 90 degrees 00 minutes 00 seconds to the tangent of a curve to the right, said curve having a radius of 50.00 feet and a central angle of 71 degrees 40 minutes 37 seconds, thence Northwesterly on the arc of said curve, a distance of 62.58 feet to the point of intersection with the West Right of Way line of Immigrant Trail Drive as previously recorded; 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 Northwesterly on the West Right of Way of Immigrant Trail Drive, being the arc of the second described curve; a distance of 37.65 feet to the point of tangency of said curve; thence Northwesterly, tangent to said curve, a distance of 216.86 feet to the point of beginning, containing an area of 3.00 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 and that all dimensions are in feet and decimals. That all corners are marked with 5/8 inch by 30 inch iron rods. That each lot and block bears its own number. That the dashed lines shown on the plat are for orientation purposes only and that the boundary of the subdivision is shown on the plat with a heavy solid line.

WITNESS MY HAND AND SEAL this 18th day of July, 19 89
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

M. C. Schaff
M. C. Schaff, Nebraska Registered Land Surveyor, L. S. 233



DEDICATION AND OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Northeast Quarter of Section 31 and the Southeast Quarter of Section 30, 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 on the accompanying plat have caused such real estate to be surveyed and platted as Lots 1 and 2, Block 1, Replat of Lot 2B, Replat of Lot 2, Block 1, Second Immigrant Trail Subdivision.

That the foregoing subdivision is made with the free consent and in accordance with the undersigned owners.

Dated this 1st day of August, 19 89
BALCOM CHEMICALS, INC., A COLORADO CORPORATION
d/b/a - UNITED AGRI-SERVICES.

Ron Grapes
Ron Grapes, President

LOT 1 AND LOT 2, BLOCK 1,
REPLAT OF LOT 2B, REPLAT OF
LOT 2, BLOCK 1,
SECOND IMMIGRANT TRAIL SUBDIVISION
SCOTTSBLUFF, NEBRASKA

3516

ACKNOWLEDGEMENT

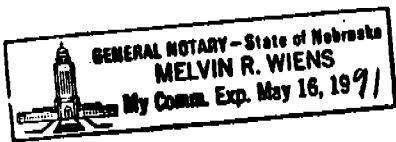
STATE OF NEBRASKA)
Buffalo COUNTY) ss

Before me, a Notary Public, qualified and acting in said County, personally came Ron Grapes, President of Balcom Chemicals, Inc., a Colorado Corporation, d/b/a United Agri-Services, to me known to be the identical person whose signature is affixed to the foregoing "Dedication and Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of Aug, 19 89

Melvin R Wiens
Notary

(Seal)



My Commission Expires: _____

APPROVAL

The foregoing plat of Lot 1 and Lot 2, Block 1, Replat of Lot 2B, Replat of Lot 2, Block 1, Second Immigrant Trail Subdivision, was approved by the Director of Planning, Building and Development 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, Nebraska, as amended by Ordinance No. 2812 of the City.

Thomas Curren
Director of Planning, Building
and Development, Thomas Curren

ACKNOWLEDGEMENT

STATE OF NEBRASKA) ss
SCOTTS BLUFF COUNTY)

Before me, a Notary Public, qualified and acting in said County personally came Thomas Curren, 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 28th day of August, 19 89

Cynthia Ann Dickinson
Notary Public



My Commission Expires: Oct. 7, 1991