

Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 30 day of April A.D., 1992 at 8:45 o'clock A.M., Recorded in Book 197 of Deeds Page 744, thereof. Fee \$ 2400. *Mary J. Lohr* Register of Deeds

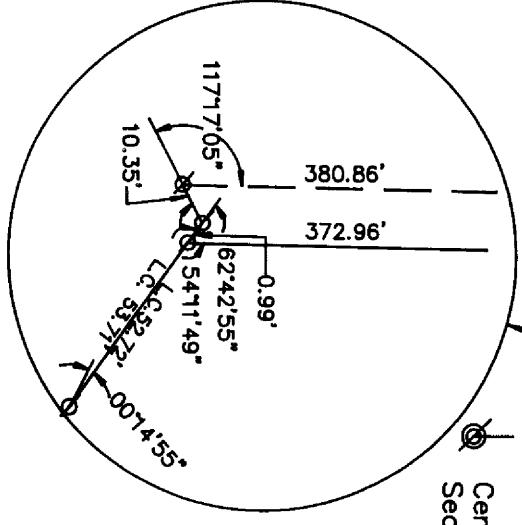
2599

NUM. B
GEN. _____
PICT. _____
COMPARED _____

10' Strip of land for lateral as recorded in Deed Bk G, Page 282

867.78' Rec.
867.52' Mea.

North-South Centerline Section 24, T22N, R55W



North 1/4 Corner Section 24

Curve Data
R = 2201.83'
Δ = 01°22'19"
LC = 52.72'
Arc = 52.72'

Block 3
6.14 Acres ±

25' Easement for Canal Deed Book A, Page 322

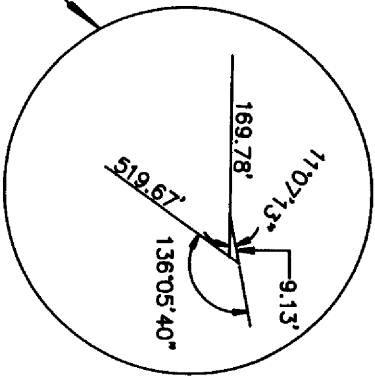
50' Road and Utility Easement

60.0' Road and Utility Easement

HIGHWAY 465.62
N. R.O.W. Highway
C/L Highway
NO. 26

Existing Rebar
Set 5/8" x 30"
Rebar

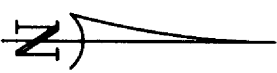
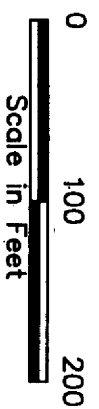
C/L WINTERS CREEK CANAL



AVENUE

QUINDT COMMERCIAL TRACTS
Block 3

An Addition in the City of Scottsbluff, Scotts Bluff County, Nebraska.



2599

BLOCK 3
 QUINDT COMMERCIAL TRACTS
 SCOTTSBLUFF, NEBRASKA
 Sheet 2 of 4

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Block 3, Quindt Commercial Tracts, an addition in the City of Scottsbluff, Scotts Bluff, County, Nebraska, located in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P. M., more particularly described as follows:

Beginning at the point of intersection with the North right of way of U. S. Highway No. 26 and the West right of way of 14th Avenue, thence Northwesterly on said North right of way of U. S. Highway No. 26, a distance of 465.62 feet to the point of curvature of a curve to the right, said curve having a radius of 2201.83 feet and a central angle of 01 degrees 22 minutes 19 seconds; thence on the arc of said curve, also being the North right of way of said Highway, a distance of 52.71 feet; to a point being 10.0 feet east of the North-South Centerline of said Section; thence a deflection angle right of 54 degrees 11 minutes 49 seconds from the extension of the long chord of the last described curve, on a line being 10.0 feet east and parallel to said North-South centerline, a distance of 372.96 feet to the point of intersection with the centerline of Winters Creek Canal, (as shown on a survey by Ronald Vogel, dated November 15, 1971), thence a deflection angle right of 110 degrees 30 minutes 47 seconds on said centerline, a distance of 116.09 feet; thence a deflection angle left of 15 degrees 06 minutes 30 seconds, on said centerline, a distance of 210.80 feet; thence a deflection angle right of 34 degrees 45 minutes 20 seconds, on said centerline, a distance of 296.26 feet; thence a deflection angle left of 39 degrees 34 minutes 48 seconds on said centerline, a distance of 169.78 feet; thence a deflection angle left of 11 degrees 07 minutes 13 seconds on said centerline, a distance of 9.13 feet to the point of intersection with the West right of way of 14th Avenue; thence a deflection angle right of 136 degrees 05 minutes 40 seconds, on said West right of way of 14th Avenue, a distance of 519.67 feet to the Point of Beginning, containing an area of 6.14 acres, more or less.

That the accompanying plat is a true delineation of said survey and plat drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals and that each lot and block bears its own number designation. That the boundary of the plat is shown with a heavy solid line with dashed lines being shown for orientation purposes only.

WITNESS MY HAND SEAL this 15th day of April, 19 92
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



BLOCK 3
QUINDT COMMERCIAL TRACTS
SCOTTSBLUFF, NEBRASKA
Sheet 3 of 4

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska, as described in foregoing "Surveyor's Certificate" and shown on the accompanying plat have cause such real estate to be surveyed and platted as Block 3, Quindt Commercial Tracts.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owner.

We hereby dedicate the streets and easements shown on the plat to the use and benefit of the public, and further annex and make such real estate a part of the City of Scottsbluff, Nebraska.

Dated this 16th day of April, 19 92

Fred Quindt, Jr.
Fred Quindt, Jr.

Mabel Quindt
Mabel Quindt

Wilbert Quindt
Wilbert Quindt

Ruby Quindt
Ruby Quindt

Edward Hilzer
Edward Hilzer

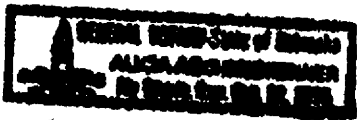
Elsie Hilzer
Elsie Hilzer

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Fred Quindt, Jr. and Mabel Quindt, husband and wife, to me known to be the identical persons whose signatures are 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 16th day of April, 19 92



Alicia Aschenbrenner
Notary Public

My Commission Expires: Oct 12, 1995

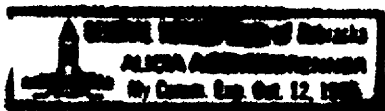
BLOCK 3
QUINDT COMMERCIAL TRACTS
SCOTTSBLUFF, NEBRASKA
Sheet 4 of 4

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Wilbert Quindt and Ruby Quindt, husband and wife, to me known to be the identical persons whose names are 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 16th day of April, 19 92.



Alicia Aschenbrenner
Notary Public

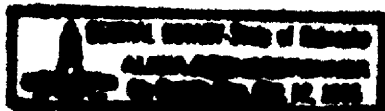
My Commission Expires: Oct 12, 1995

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF NEBRASKA)

Before me, a Notary Public, qualified and acting in said County, personally came Edward Hilzer and Elsie Hilzer, husband and wife, to me known to be the identical persons whose signatures are 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 16th day of April, 19 92.



Alicia Aschenbrenner
Notary Public

My Commission Expires: Oct 12, 1995

APPROVAL AND ACCEPTANCE

The foregoing plat of Block 3, Quindt Commercial Tracts, hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 27th day of April, 19 92.

David E. Bremer
Mayor

ATTEST: P. Louis Lieb

