

RECORDED
SCOTTS BLUFF COUNTY, NE
00 NOV 29 PM 1 58

Jean A. Bauer
REGISTER OF DEEDS

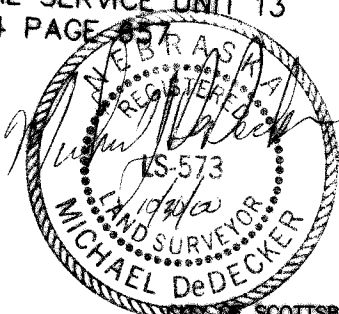
NUM INDEX B-3
COMPUTER B OS
PICTURED J
IMAGED

FINAL PLAT OF
LOTS 1 THRU 10, BLOCK 1, LOTS 1 AND 2, BLOCK 2,
LOTS 1 THRU 4, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
SANDSTONE ESTATES
IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
SCOTTS BLUFF COUNTY, NEBRASKA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	99°44'11"	20.89	31.67	S42°30'09"E	28.47
C2	53°07'48"	20.89	18.85	S28°35'51"W	17.89
C3	36°33'11"	20.89	12.87	S74°05'51"W	12.68
C4	39°29'28"	20.89	13.88	S67°34'51"W	13.61
C5	49°43'06"	20.89	18.31	S24°20'09"E	15.88
C6	57°1'26"	225.26	13.87	N02°45'28"W	13.87
C7	68°12'43"	25.89	23.11	S28°25'44"W	21.88
C8	23°47'37"	20.89	8.31	S73°35'44"W	8.25
C9	80°00'00"	20.89	31.42	S46°39'27"E	28.58
C10	34°30'41"	20.89	12.18	N71°14'49"E	11.98
C11	14°57'17"	77.77	20.30	S81°11'30"W	20.24
C12	22°08'37"	77.77	28.98	S82°49'03"W	29.81
C13	25°04'21"	77.77	34.63	S89°05'04"W	33.76
C14	25°04'21"	77.77	34.63	S15°00'43"W	33.76
C15	22°38'17"	77.77	30.73	S06°59'38"E	30.53
C16	22°38'17"	77.77	30.73	S32°25'33"E	30.53
C17	25°37'47"	77.77	34.78	S36°38'59"E	34.50
C18	21°54'03"	77.77	29.73	S80°22'56"E	29.58
C19	35°31'54"	20.89	12.40	N72°33'35"W	12.21
C20	27°48'18"	20.89	9.71	N74°25'34"E	9.61
C21	180°00'00"	58.77	184.80	S01°19'51"E	186.68
C22	28°29'30"	20.89	9.85	N77°08'08"W	9.84
C23	7°02'24"	175.00	21.50	N80°59'15"W	21.49
C24	8°15'48"	20.89	31.18	N47°09'51"E	28.10
C25	7°02'24"	208.89	24.57	N80°59'15"W	24.58
C26	9°49'16"	293.73	80.35	N89°25'05"W	80.29

NOTE: OUTLOTS A, B, C, D AND E ARE DRAINAGE AND UTILITY EASEMENTS AND COMMON OPEN SPACE.

EDUCATIONAL SERVICE UNIT 13
BOOK 214 PAGE 57

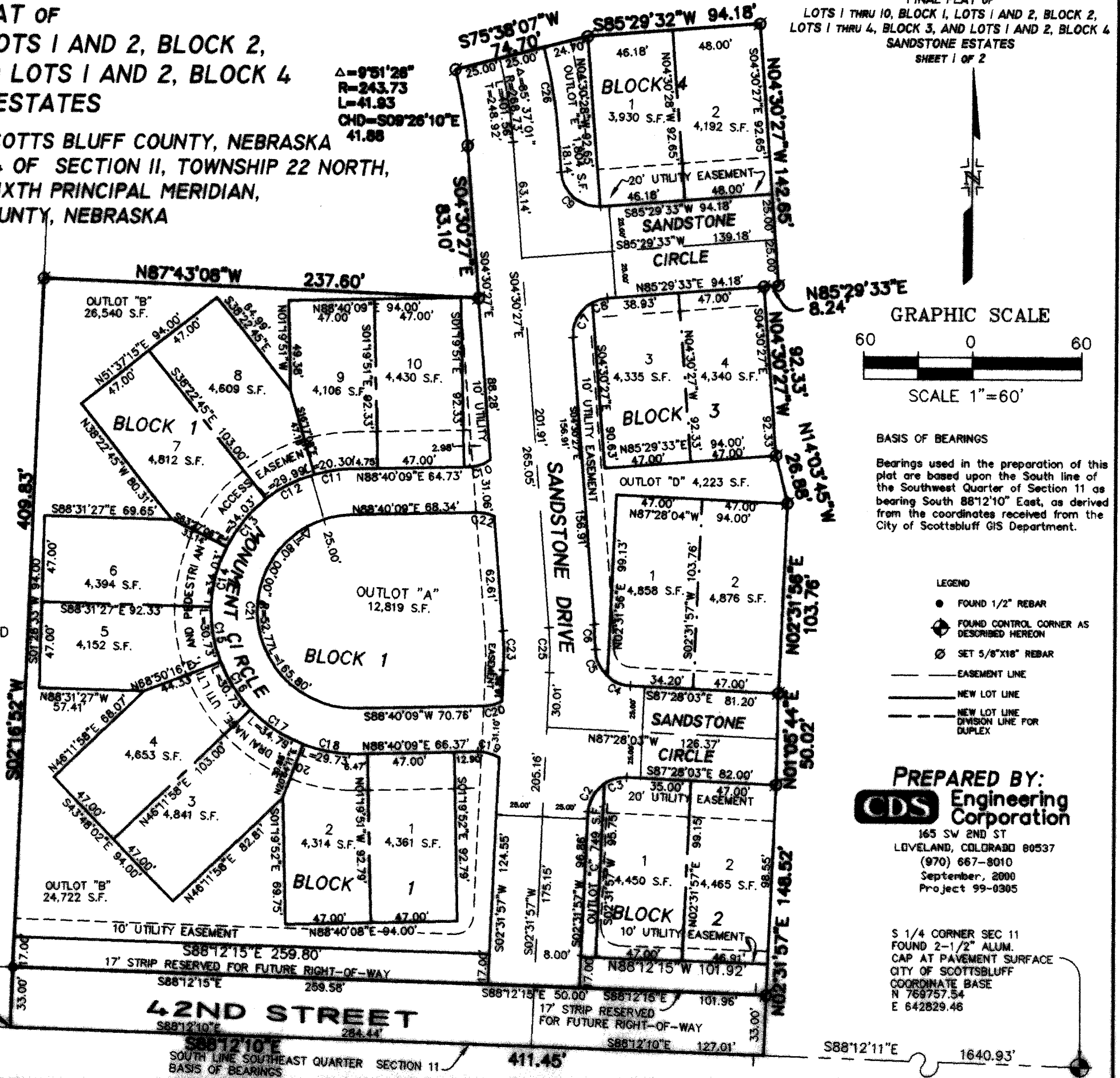


SW COR SECTION 11
T22N R55W
FOUND 2" ALUM.
CAP AT SURFACE OF
ASPHALT ROAD
CITY OF SCOTTSBLUFF
COORDINATE BASE
N769,840.71
E640,284.92

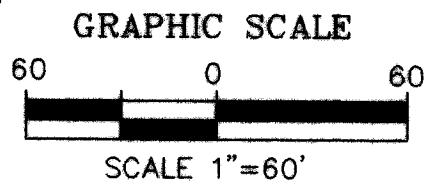
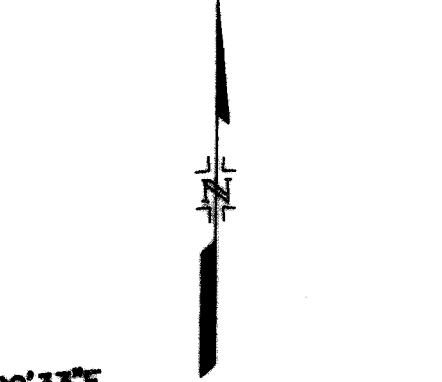
CITY OF SCOTTSBLUFF
COORDINATE BASE
N 769821.92
E 640777.47

POINT OF BEGINNING

S88°12'10"E 600.00' (R) 599.86'(M)



FINAL PLAT OF
LOTS 1 THRU 10, BLOCK 1, LOTS 1 AND 2, BLOCK 2,
LOTS 1 THRU 4, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
SANDSTONE ESTATES
SHEET 1 OF 2



BASIS OF BEARINGS
Bearings used in the preparation of this plat are based upon the South line of the Southwest Quarter of Section 11 as bearing South 88°12'10" East, as derived from the coordinates received from the City of Scottsbluff GIS Department.

- LEGEND
- FOUND 1/2" REBAR
 - ⊙ FOUND CONTROL CORNER AS DESCRIBED HEREON
 - ⊗ SET 5/8"x18" REBAR
 - EASEMENT LINE
 - NEW LOT LINE
 - - - NEW LOT LINE DIVISION LINE FOR DUPLEX

PREPARED BY:
CDS Engineering Corporation
165 SW 2ND ST
LOVELAND, COLORADO 80537
(970) 667-8010
September, 2000
Project 99-0305

S 1/4 CORNER SEC 11
FOUND 2-1/2" ALUM.
CAP AT PAVEMENT SURFACE
CITY OF SCOTTSBLUFF
COORDINATE BASE
N 769757.54
E 642829.46

NUM PAGES 2
DOC TAX PD CHG NET
FEES 19.50 PD CHG NET
TOTAL 19.50
CK NUM CL 33.50 BY
MAYO J. DILLON

FINAL PLAT OF
LOTS 1 THRU 10, BLOCK 1, LOTS 1 AND 2, BLOCK 2,
LOTS 1 THRU 4, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
SANDSTONE ESTATES

IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION II, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
SCOTTS BLUFF COUNTY, NEBRASKA

FINAL PLAT OF
LOTS 1 THRU 10, BLOCK 1, LOTS 1 AND 2, BLOCK 2,
LOTS 1 THRU 4, BLOCK 3, AND LOTS 1 AND 2, BLOCK 4
SANDSTONE ESTATES
SHEET 2 OF 2

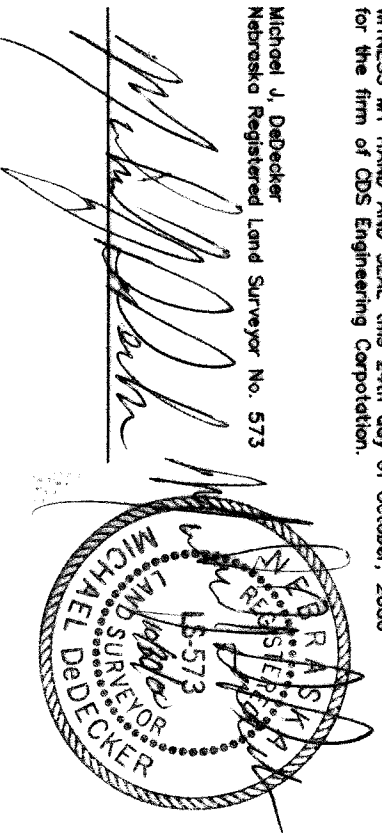
SURVEYORS CERTIFICATE

I, Michael J. DeDecker, Nebraska Registered Land Surveyor no. 573, do hereby certify that I have surveyed and prepared a plat of Lots 1 thru 10 of Block 1, Lots 1 and 2, Block 2, Lots 1 thru 4, Block 3, and Lots 1 and 2, Block 4, SANDSTONE ESTATES, in the City of Scottsbluff, Scotts Bluff County, Nebraska. Situated in the Southwest Quarter of East, a distance of 148.52 feet; thence North 01°05'44" East, a distance of 50.02 feet; thence North 02°31'56" East, a distance of 103.76 feet; thence North 14°03'49" West, a distance of 26.88 feet; thence North 04°30'27" West, a distance of 92.33 feet; thence North 85°29'33" East, a distance of 8.24 feet; thence North 04°30'27" West, a distance of 142.85 feet; thence South 85°29'32" West, a distance of 94.18 feet; thence South 75°38'07" West, a distance of 74.70 feet; to a point on a non-tangent curve; thence along the arc of said non-tangent curve to the right, the center of which bears South 75°38'07" West, having a central angle of 09°31'26" and a radius of 243.73 feet; an arc length of 41.93 feet; thence South 04°30'27" East, along a tangent line, a distance of 83.10 feet; thence North 87°43'08" West, a distance of 237.80 feet to a point on the Easterly line of that certain parcel of land described in a deed recorded in book 214 of page 657 of Scotts Bluff County records; thence South 02°16'52" West, along said East line, a distance of 409.33 feet to the POINT OF BEGINNING, containing 4.36 acres, more or less.

I further certify that the accompanying plat represents a correct delineation of said survey drawn at a scale of 80 feet to the inch; that all dimensions are feet and decimals; that each lot and block has its own number; that the areas are shown, and the boundary of the plat is shown in a heavy solid line, and that monuments were found or set marking the boundary of the subdivision as shown hereon.

WITNESS MY HAND AND SEAL, this 24th day of October, 2000
for the firm of CDS Engineering Corporation.

Michael J. DeDecker
Nebraska Registered Land Surveyor No. 573



OWNERS STATEMENT

We the undersigned being the owners of that portion of the Southwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the Sixth Principal Meridian, Scotts Bluff County, Nebraska as described and shown hereon have caused such real estate to be surveyed and platted as Lots 1 thru 10 of Block 1, Lots 1 and 2, Block 2, Lots 1 thru 4, Block 3, and Lots 1 and 2, Block 4, SANDSTONE ESTATES. That the foregoing plat is made with free consent and accordance with the desires of the undersigned owner(s). We hereby dedicate the streets and easements shown on the plat to the use and benefit of the public.

Dated this 28th day of November, 2000
by: Alfon Costa
as manager of Sandstone Estates Development LLC

ACKNOWLEDGMENT

STATE OF Nebraska
COUNTY OF Scotts Bluff
Before me, a Notary Public qualified and acting in said county personally came Alfon Costa as Manager of Sandstone Estates Development LLC, 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 28th day of November, 2000
Michael J. DeDecker
Notary Public
My commission Expires _____



APPROVAL AND ACCEPTANCE

The foregoing plat of Lots 1 thru 10 of Block 1, Lots 1 and 2, Block 2, Lots 1 thru 4, Block 3, and Lots 1 and 2, Block 4, SANDSTONE ESTATES, a subdivision in the City of Scottsbluff, Nebraska, was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution passed this 28th day of November, 2000.

By: Mark Harris
Mark Harris, Mayor
Attested: Bernice L. He
Bernice L. He, 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 28th day of November, 2000.
Paul M. Pranges
My Commission Expires: _____



PREPARED FOR:
SANDSTONE ESTATES DEVELOPMENT L.L.C.
123 W. 17TH STREET
SCOTTSBLUFF, NE, 65961

PREPARED BY:
CDS Engineering Corporation

165 SW 2ND ST
LOVELAND, COLORADO 80537
(970) 667-8010
October, 2000
Project 99-0305

