

Inst. 2000 - 07684

RECORDED
SCOTTS BLUFF COUNTY, NE

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Jean A. Bauer

REGISTER OF DEEDS

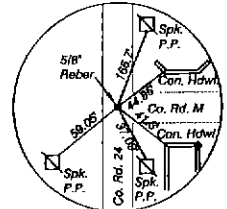
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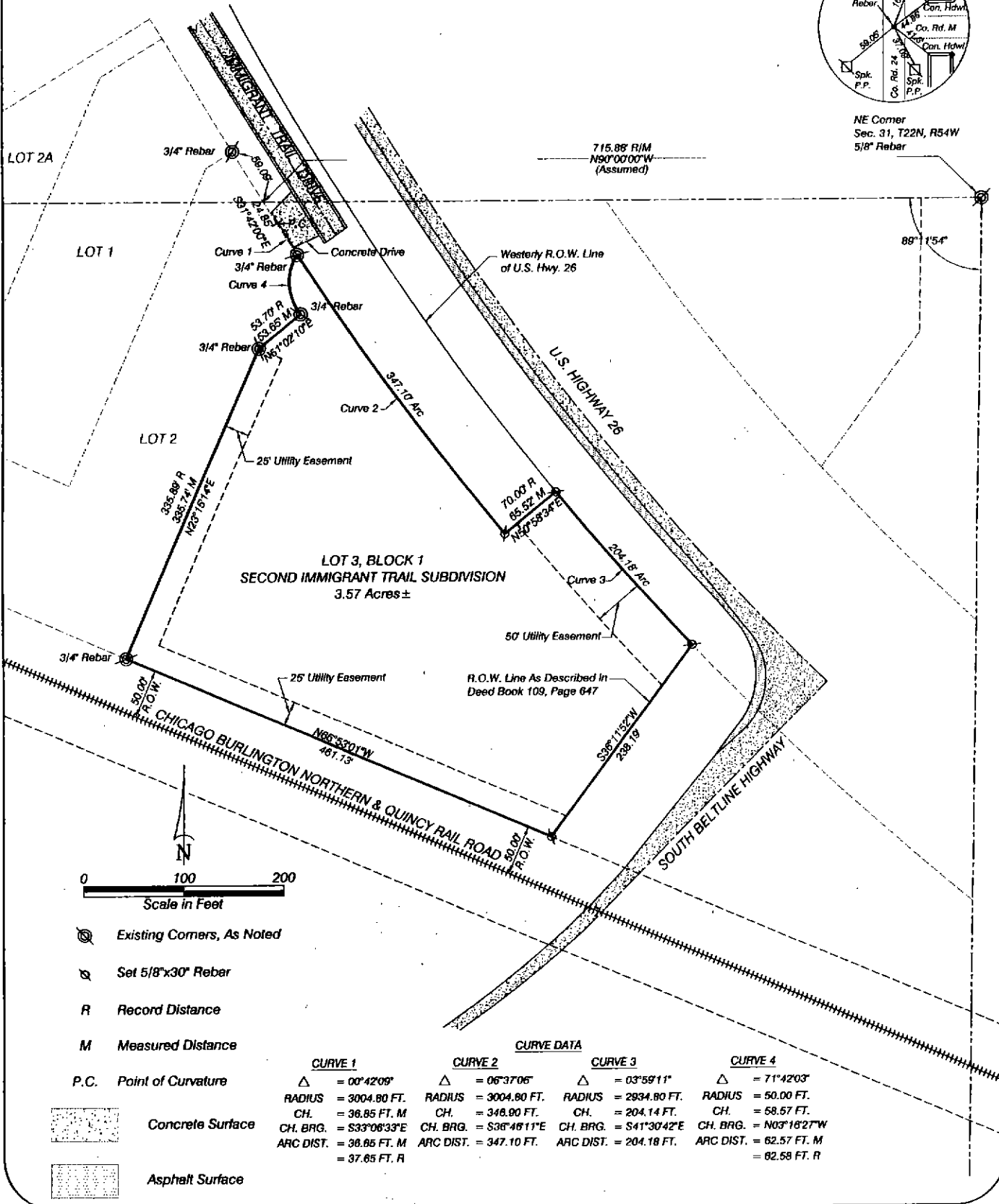
**LOT 3, BLOCK 1
SECOND IMMIGRANT TRAIL SUBDIVISION**

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

54 K.A.



NE Corner
Sec. 31, T22N, R54W
5/8" Rebar



0 100 200
Scale in Feet

- Existing Corners, As Noted
- Set 5/8"x30" Rebar
- R* Record Distance
- M* Measured Distance
- P.C. Point of Curvature

Concrete Surface
 Asphalt Surface

CURVE DATA			
CURVE 1	CURVE 2	CURVE 3	CURVE 4
Δ = 00°42'09"	Δ = 06°37'06"	Δ = 03°59'11"	Δ = 71°42'03"
RADIUS = 3004.80 FT.	RADIUS = 3004.80 FT.	RADIUS = 2934.80 FT.	RADIUS = 50.00 FT.
CH. = 36.85 FT. M	CH. = 346.90 FT.	CH. = 204.14 FT.	CH. = 58.57 FT.
CH. BRG. = S33°06'33"E	CH. BRG. = S36°46'11"E	CH. BRG. = S41°30'42"E	CH. BRG. = N03°18'27"W
ARC DIST. = 36.85 FT. M	ARC DIST. = 347.10 FT.	ARC DIST. = 204.18 FT.	ARC DIST. = 62.57 FT. M
= 37.65 FT. R			= 62.58 FT. R

LOT 3, BLOCK 1,
SECOND IMMIGRANT TRAIL SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

OWNER'S STATEMENT

^{54 KB}
We, the undersigned, being the owners of that part of the Northeast Quarter of Section 31, Township 22 North, Range 55 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 platted as LOT 3, BLOCK 1, SECOND IMMIGRANT TRAIL SUBDIVISION, situated in the Northeast Quarter of Section 31, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.
_{54 KB}

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the utility easements shown on the plat, to the use and benefit of the public.

Dated this 18th day of December, 2000.

City of Scottsbluff, Nebraska,
A Municipal Corporation

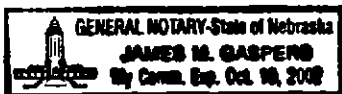
By: David Boeckner
David Boeckner, Mayor

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came David Boeckner, Mayor, City of Scottsbluff, Nebraska, a Municipal Corporation, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of the City of Scottsbluff, Nebraska, a Municipal Corporation.

WITNESS MY HAND AND SEAL THIS 18th DAY OF December, 2000.



James M. Gasper
Notary Public

My Commission Expires 10-19-2002

APPROVAL AND ACCEPTANCE

^{54 KB}
The foregoing plat of LOT 3, BLOCK 1, SECOND IMMIGRANT TRAIL SUBDIVISION, situated in the Northeast Quarter of Section 31, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 18th day of December, 2000.



David Boeckner
Mayor

ATTEST:

Bruno Otto
City Clerk

LOT 3, BLOCK 1,
SECOND IMMIGRANT TRAIL SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOT 3, BLOCK 1, SECOND IMMIGRANT TRAIL SUBDIVISION, situated in the Northeast Quarter of Section 31, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: ⁵⁴ _{18.}

Commencing at the Northeast Corner of Section 31, thence westerly on the north line of said Section 31, on an assumed bearing of $N90^{\circ}00'00''W$, a distance of 715.88 feet, to the point of intersection with the west right of way line of Immigrant Trail Drive, as platted, thence bearing $S31^{\circ}42'00''E$, on said west right of way line of Immigrant Trail Drive, a distance of 24.85 feet, to the point of curvature of a curve to the left, said curve having a central angle of $00^{\circ}42'09''$, a radius of 3004.80 feet, a chord bearing of $S33^{\circ}06'33''E$, and a chord length of 36.85 feet, thence southeasterly on arc of said curve, and on said west right of way line of Immigrant Trail Drive, an arc distance of 36.85 feet, to the Northeast Corner of Lot 2, Block 1, Replat of Lot 2B, Replat of Lot 2, Block 1, Second Immigrant Trail Subdivision, and said corner being the POINT OF BEGINNING, thence continuing on arc of said curve, and on said west right of way line of Immigrant Trail Drive, said curve having a central angle $06^{\circ}37'06''$, a chord bearing of $S36^{\circ}46'11''E$, a chord length of 346.90 feet, and an arc distance of 347.10 feet, thence bearing $N50^{\circ}58'34''E$, on said right of way line of Immigrant Trail Drive, as platted, a distance of 65.52 feet, as measured, to the point of intersection with the west right of way line of U.S. Highway 26, and the point of intersection with a non-tangent curve to the left, said curve having a central angle of $03^{\circ}59'11''$, a radius of 2934.80 feet, a chord bearing of $S41^{\circ}30'42''E$, and a chord length of 204.14 feet, thence southeasterly on the west right of way line of U.S. Highway 26, and arc of said curve, a distance of 204.18 feet, to the point of intersection with the west right of way line of the South Beltline Highway, thence bearing $S36^{\circ}11'52''W$, on said west right of way line of the South Beltline Highway, a distance of 238.19 feet, to the point of intersection with the north right of way line of the Chicago Burlington Northern and Quincy Railroad, thence bearing $N66^{\circ}53'01''W$, on said north right of way line of the Chicago Burlington Northern and Quincy Railroad, a distance of 461.13 feet, to the Southeast Corner of Lot 2, Block 1, Replat of Lot 2B, Replat of Lot 2, Block 1, Second Immigrant Trail Subdivision, thence bearing $N23^{\circ}15'14''E$, on the east line of Lot 2, Block 1, Replat of Lot 2B, Replat of Lot 2, Block 1, Second Immigrant Trail Subdivision, a distance of 335.74 feet, as measured, thence bearing $N51^{\circ}02'10''E$, on said east line of Lot 2, Block 1, Replat of Lot 2B, Replat of Lot 2, Block 1, Second Immigrant Trail Subdivision, a distance of 53.65 feet, as measured, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of $71^{\circ}42'03''$, a radius of 50.00 feet, a chord bearing of $N03^{\circ}16'27''W$, and a chord length of 58.57 feet, thence northwesterly on said arc and the east line of Lot 2, Block 1, Replat of Lot 2B, Replat of Lot 2, Block 1, Second Immigrant Trail Subdivision, a distance of 62.57 feet, to the POINT OF BEGINNING, containing an area of 3.57 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF December, 2000,
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


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

