

RECORDED

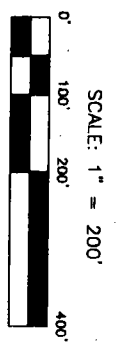
SCOTT'S BLUFF COUNTY, NE

02 AUG 20 PM 2 45

Janice A. Brown  
REGISTER OF DEEDS

NUM PAGES 2  
DOC TAX PD CHG RET  
FEES 11.00 PD CHG RET  
TOTAL  
CK NUM ck 11.00 BY  
REC'D Baker & Assoc.

IMAGED



FOUND 5/8" REBAR  
POINT OF BEGINNING:  
N: 768,149.750  
E: 645,465.253  
Combined Scale Factor:  
0.99968001  
Datum: NAD '83 in U.S.  
Survey Feet

RE-PLAT OF LOT 1, REGENCY COURT, AN ADDITION TO THE CITY OF SCOTT'S BLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, AND RE-PLAT OF BLOCK 3, SUNRISE HILLS SECOND ADDITION TO THE CITY OF SCOTT'S BLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA.

SHEET 1 OF 2

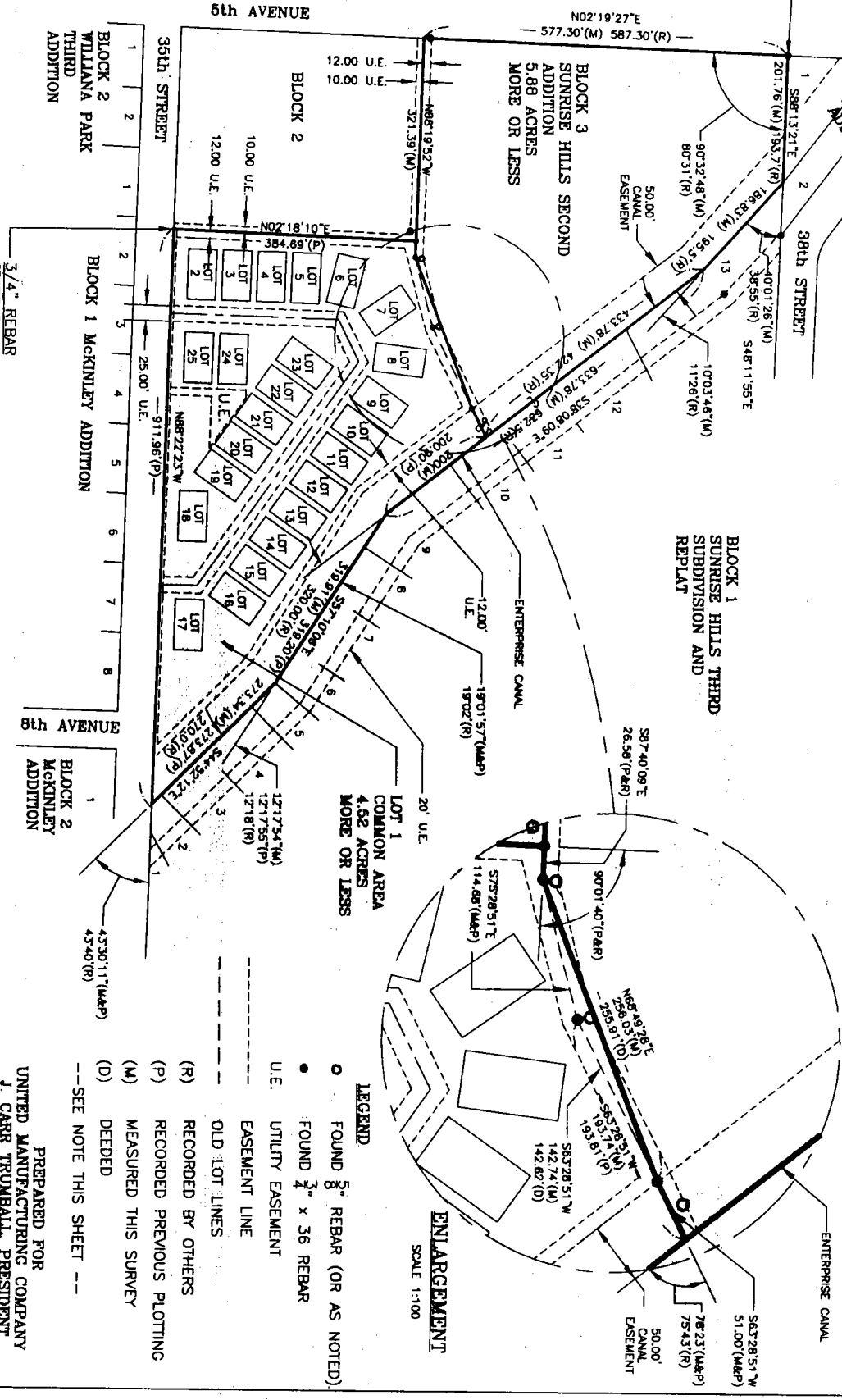
Note: The size, location, and layout of Lots 2 through 25 and the size, layout, and location of the utility easements for REGENCY COURT remain unchanged from the previous platting. The purpose of this re-plot is to revise the location of the boundary line between LOT 1 COMMON AREA, REGENCY COURT ADDITION and BLOCK 3, SUNRISE HILLS SECOND ADDITION.

It was discovered, after the final plat of REGENCY COURT ADDITION was recorded, that distances along the easterly side of LOT 1 COMMON LOT, REGENCY COURT ADDITION, were given in error. Those errors are corrected in this RE-PLAT.

LEGAL DESCRIPTION:

A tract of land located in the South Half of the Northwest Quarter (S1/2, NW1/4) of Section 13, Township 22 North, Range 55 West of the 6th Principal Meridian, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the Southwest Corner of Lot 1, Block 2, McKinley 4th Addition said point being on the Easterly Right-of-Way line of Fifth Avenue and being the POINT OF BEGINNING; thence S88°13'21"E on the South line of said Block 2 a distance of 201.76 feet to the Centerline of Enterprise Canal; thence on said Centerline S48°11'55"E a distance of 186.83 feet; thence continuing on said Centerline S38°08'09"E a distance of 633.78 feet; thence continuing on said Centerline S57°10'06"E a distance of 319.91 feet; thence continuing on said Centerline S44°52'12"E a distance of 273.34 feet to a point on the Northernly Right-of-Way line of 35th Street; thence N88°22'23"W on said Northernly Right-of-Way line a distance of 911.96 feet to the centerline of a 30 feet wide vacated Alley; thence N27°18'10"E on said Centerline of 30 feet vacated Alley a distance of 384.69 feet to the centerline of a 20 feet wide vacated Alley; thence N88°19'52"W on said Centerline of 20 feet vacated Alley a distance of 321.39 feet to a point on said Easterly Right-of-Way line of 5th Avenue; thence N27°19'27"E on said Easterly Right-of-Way line a distance of 577.30 feet to the point of beginning, containing 10.40 acres, more or less.



3/4" REBAR  
STATE PLANE COORDINATE  
SOUTHWEST CORNER OF LOT 1 REGENCY COURT:  
N: 767,179.503  
E: 645,747.545  
Combined Scale Factor:  
0.99968001  
Datum: NAD '83 in U.S.  
Survey Feet

PREPARED FOR  
UNITED MANUFACTURING COMPANY  
J. CARR TRUMBALL, PRESIDENT  
1310 CIRCLE DRIVE  
SCOTT'S BLUFF, NEBRASKA 68361

Prepared by  
**Baker & Associates**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
August, 2002

AutoCAD File: 023-008-02-24-35P1Replat.dwg  
Project No. 023-008-02

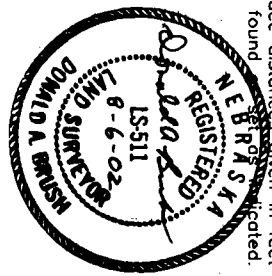
**SURVEYOR'S CERTIFICATE**

I, Donald A. Brush, Nebraska Registered Land Surveyor No. 511, do hereby certify that I platted the above description tract as:

RE-PLAT OF LOT 1, REGENCY COURT, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND RE-PLAT OF BLOCK 3, SUNRISE HILLS SECOND ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

I further certify that the above described tract was surveyed by me or under my direct supervision; that the accompanying plat represents a correct delineation of said survey drawn to a scale of 200 feet to the inch; that the areas are as shown; that the bearings are based on the NAD83 State Plane Coordinates; that the distances are earth surface distances given in feet and decimals of a foot; and the monuments were found as indicated.

WITNESS MY HAND AND SEAL  
 this 6th day of August, 2002  
 Donald A. Brush  
 Nebraska Registered Land Surveyor No. 511



**OWNER'S STATEMENT**

We, the undersigned, being the owners of the real estate described in the foregoing legal description and shown on the accompanying plat, have caused such real estate to be platted as:

THE RE-PLAT OF LOT 1, REGENCY COURT, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND RE-PLAT OF BLOCK 3, SUNRISE HILLS SECOND ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

We hereby dedicate the easements to the use and benefit of the Public. The foregoing Plat is made with our free consent and in accordance with the desires of the undersigned Owners.

OWNER OF LOT 1, REGENCY COURT ADDITION:  
 UNITED MANUFACTURING COMPANY

*J. Carr Trumbull*  
 J. Carr Trumbull, President  
 Date: 8/9/02

*Sarah S. Trumbull*  
 Sarah S. Trumbull, Vice-President  
 Date: 8/12/02

OWNER OF BLOCK 3, SUNRISE HILLS:  
 ZION EVANGELICAL CHURCH OF SCOTTSBLUFF, NEBRASKA,  
 A NEBRASKA NON-PROFIT CORPORATION.

*Cliff Reichert*  
 Cliff Reichert, President  
 Date: 8-9-02

*Les Kompbell*  
 Les Kompbell, Secretary  
 Date: 8-12-02

RE-PLAT OF LOT 1, REGENCY COURT, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,  
 AND  
 RE-PLAT OF BLOCK 3, SUNRISE HILLS SECOND ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.  
 SHEET 2 OF 2

STATE OF NEBRASKA  
 COUNTY OF SCOTTSBLUFF

Before me, a notary public, qualified in said County, personally came J. Carr Trumbull, President of United Manufacturing Company, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 9th day of August, 2002.

STATE OF NEBRASKA  
 COUNTY OF SCOTTSBLUFF

Before me, a notary public, qualified in said County, personally came Cliff Reichert, President of Zion Evangelical Church of Scottsbluff, Nebraska, a Nebraska Non-Profit Corporation, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 5th day of August, 2002.

**APPROVAL**

The foregoing RE-PLAT OF LOT 1, REGENCY COURT, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND RE-PLAT OF BLOCK 3, SUNRISE HILLS SECOND ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the Director of Development Services of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Rerissue 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 of Ordinance No. 2600 of the City of Scottsbluff, as amended by Ordinance No. 2812 of the City.

Director of Planning, Building and Development:  
*Dwain McLaughlin*  
 Dwain McLaughlin  
 DATE: 8-14-02

STATE OF NEBRASKA  
 COUNTY OF SCOTTSBLUFF  
 ss.  
**ACKNOWLEDGMENT**

Before me, a notary public, qualified in said County, personally came Dwain McLaughlin, 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 14th day of August, 2002.



Prepared by  
**Baker & Associates**  
 Engineers & Planners  
 Consultants  
 Scottsbluff, Nebraska  
 August, 2002  
 AutoCAD File: 023-008-02-24-35FP2.DWG  
 Project No. 023-008-02