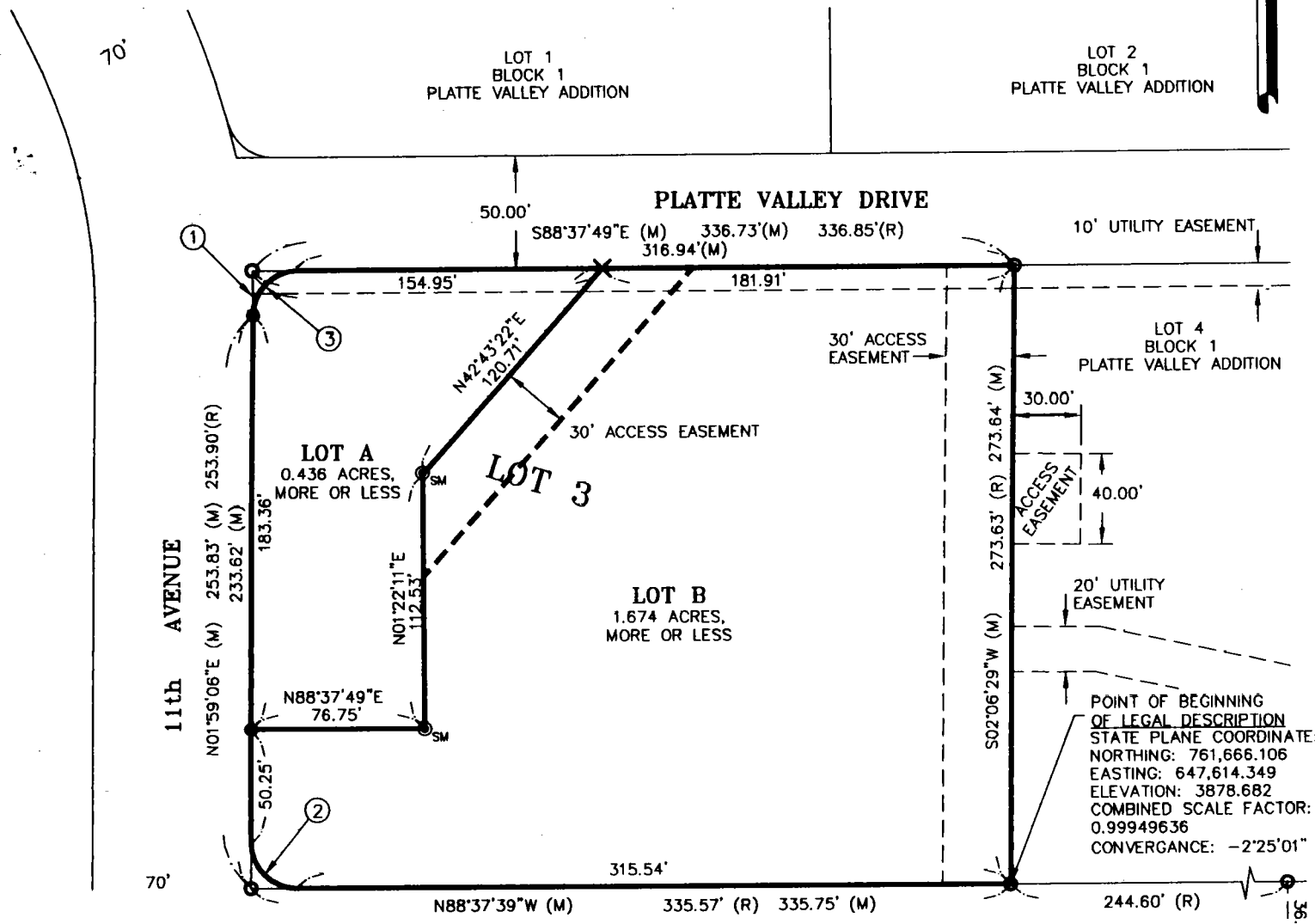
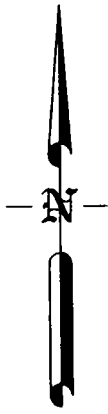


NUM PAGES 2
DOC TAX PD CHG RET
FEES 11.50 PD CHG RET
TOTAL
CK NUM ck 17.50 BY
REC'D Baker & Associates - Brian

RECORDED
SCOTTS BLUFF COUNTY, NE
'03 FEB 26 PM 1 44
Jean A. Bauer
REGISTERED PROFESSIONAL

INDEXED
COMPUTER
PICTURED
IMAGED

FINAL PLAT OF LOTS A AND B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



LEGEND:

- FOUND 5/8" REBAR
- SET 3/4" X 36" REBAR
- ⊙_{SM} SET "SURVEY MARK" NAIL
- ✕ SET CHISELED 'X' IN CONCRETE

Owner:
Platte Valley National Bank - H. H. Kosman President

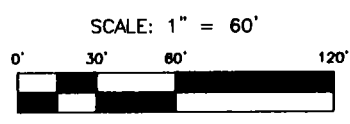
Legal Description:

Lots A and B, Subdivision of Lot 3, Block 1, Platte Valley Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Block 1, Platte Valley Addition, said point being the POINT OF BEGINNING of this description and being on the Northerly Right-of-way (ROW) line of 20th Street; thence N88°37'39"W on the said Northerly ROW line a distance of 315.54 feet; thence continuing on said Northerly ROW line 31.63 feet on a curve to the right, said curve having a radius of 20.00 feet, an included angle of 90°36'45", with a long chord bearing of N43°19'17"W for a distance of 28.44 feet, to a point on the Easterly ROW line of 11th Avenue; thence N01°59'06"E on said Easterly ROW line a distance of 233.62 feet; thence continuing on said Easterly ROW line 31.20 feet on a curve to the right, said curve having a radius of 20.00 feet, an included angle of 89°23'05", with a long chord bearing of N46°40'38"E for a distance of 28.13 feet, to a point on the Southerly ROW line of Platte Valley Drive; thence on said Southerly ROW line S88°37'49"E a distance of 316.94 feet to the Northwest corner of said Lot 4; thence on the Westerly line of said Lot 4 S02°06'29"W a distance of 273.64 feet to the point of beginning, containing 2.110 acres more or less.

CURVE DATA:

- ① Δ = 3°29'18"
R = 325.05'
T = 9.90'
L = 19.79'
Long Chord Bearing = N00°31'48"W
Long Chord Distance = 19.79'
- ② Δ = 90°36'45"
R = 20.00'
T = 20.21'
L = 31.63'
Long Chord Bearing = N43°19'17"W
Long Chord Distance = 28.44'
- ③ Δ = 89°23'05"
R = 20.00'
T = 19.79'
L = 31.20'
Long Chord Bearing = N46°40'38"E
Long Chord Distance = 28.13'



Prepared by
Baker & Associates, Inc.
Engineers Planners Consultants
Scottsbluff, Nebraska
January, 2003

SURVEYOR'S CERTIFICATE:

I, Robert J. Zumbahlen, Nebraska Registered Land Surveyor Number 331, do hereby certify that the tract of land described and shown on the accompanying drawing was surveyed under my direct supervision and platted as:
LOTS A AND B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION.
I further certify that the accompanying drawing is a correct delineation of said survey drawn to a scale of 60 feet to the inch; that the drawing was made under my direct supervision; that the distances are earth surface distances given in feet and decimals of a foot; that the areas are as shown; that the bearings are based on Nebraska State Plane NAD 83 Grid bearing; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 24th day of January, 2003.

Robert J. Zumbahlen
Nebraska Registered Land Surveyor Number 331



OWNER'S STATEMENT:

We, being the owners of the tract of land described in the foregoing Surveyor's Certificate and shown on the accompanying plat, have caused such real estate to be platted as:

LOTS A AND B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION.

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 Owners.

Dated this 29 day of January, 2003.

H.H. Kosman, President
Platte Valley National Bank

Don Roth, Secretary

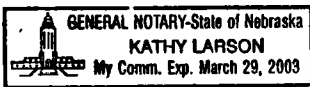
ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS.
SCOTTS BLUFF COUNTY)

Before me, a Notary public, qualified and acting in said County, personally came H.H. Kosman and Don Roth, known to me to be the identical persons who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 18th day of February, 2003.

Notary Public
My commission expires:

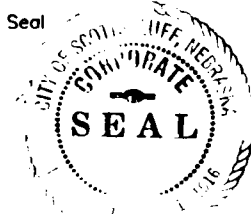


APPROVAL:

The foregoing plat of LOTS A AND B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION, was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 18th day of February, 2003.

By:
David Boeckner, Mayor

Attested:
Bonnie Otte, City Clerk



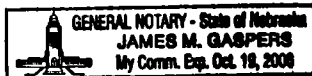
ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS.
SCOTTS BLUFF COUNTY)

Before me, a Notary public, qualified and acting in said County, personally came David Boeckner, 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 18th day of February, 2003.

Notary Public
My Commission Expires:



Prepared by
Baker & Associates, Inc.
Engineers Planners Consultants
Scottsbluff, Nebraska
January, 2003