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REC'D City of Mitchell BY

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RECORDED  
SCOTT'S BLUFF COUNTY, NE

Date 6-6-03 Time 2:26 PM

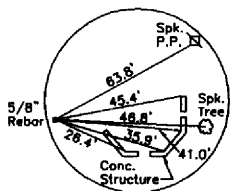
Jean A. Bauer

REGISTER OF DEEDS

Mit  
3

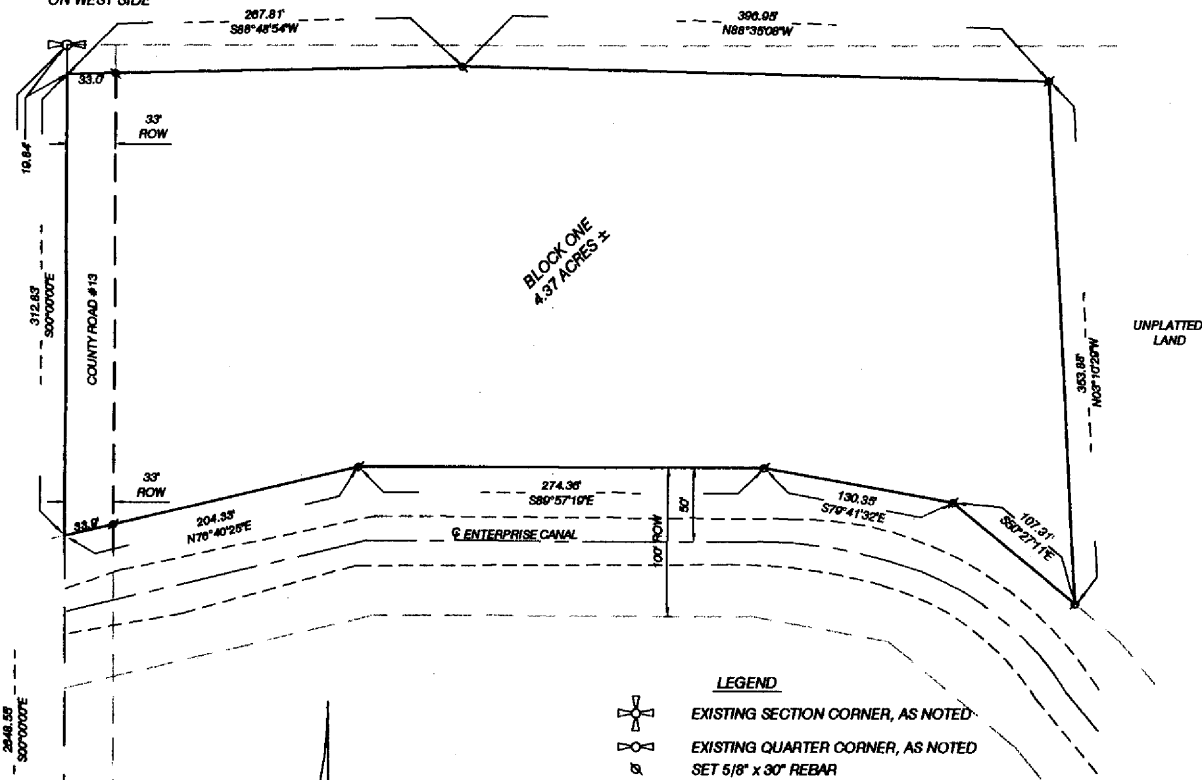
**FINAL PLAT**

**BLOCK ONE,  
WESTERN SUGAR SUBDIVISION,  
SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 21, TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M.,  
SCOTT'S BLUFF COUNTY, NEBRASKA**

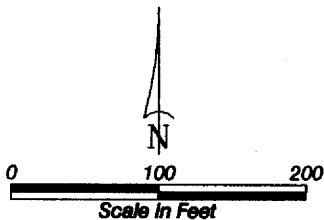


WEST QUARTER CORNER  
SECT. 21, T23N-R56W  
EXIST. 4"x10" CONC MONU,  
WITH 5/8" x 30" REBAR  
ON WEST SIDE

UNPLATTED  
LAND



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING QUARTER CORNER, AS NOTED
  - SET 5/8" x 30" REBAR



NOTE: Property is served by private well and sanitary septic system

**SURVEYOR'S CERTIFICATE**

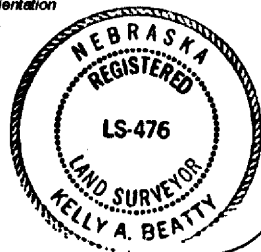
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK ONE, WESTERN SUGAR SUBDIVISION, situated in the Northwest Quarter of the Southwest Quarter of Section 21, Township 23 North, Range 56 West of the 6th P.M., Scott Bluff County, Nebraska, more particularly described as follows:

Commencing at the West Quarter corner of Section 21, thence southerly on the west line of Section 21, on an assumed bearing of S00°00'00"E, a distance of 19.84 feet, to the Point of Beginning, thence continuing southerly on the west line of Section 21, bearing S00°00'00"E, a distance of 312.83 feet, to the point of intersection with the north right of way line of the Enterprise Canal, thence easterly on said north right of way line, bearing N76°40'25"E, a distance of 204.33 feet, thence bearing S89°57'19"E, on said north right of way line, a distance of 274.36 feet, thence bearing S70°41'32"E, on said north right of way line, a distance of 130.35 feet, thence bearing S50°27'11"E, on said north right of way line, a distance of 107.31 feet, thence N03°10'29"W, a distance of 353.88 feet, thence bearing N88°35'08"W, a distance of 396.95 feet, thence bearing S88°48'54"W, a distance of 267.81 feet, to the Point of Beginning, containing an area of 4.37 acres, more or less.

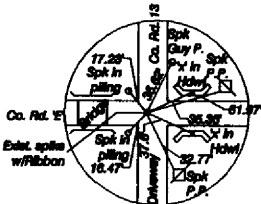
That the accompanying plat is a true delineation of said survey drawn to a scale 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block have its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes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

WITNESS MY HAND AND SEAL this 27<sup>th</sup> day of February, 20 03  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



SOUTHWEST CORNER  
SECT. 21, T23N-R56W  
EXIST SPIKE WITH RIBBON



BLOCK ONE,  
WESTERN SUGAR SUBDIVISION,  
SCOTTS BLUFF COUNTY, NE  
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned being the owners of the Block One, Western Sugar Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 21, Township 23 North, Range 56 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 BLOCK ONE, WESTERN SUGAR SUBDIVISION, situated in the Northwest Quarter of the Southwest Quarter of Section 21, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the County Road for the benefit and use of the public.

DATED THIS 7<sup>th</sup> DAY OF March, 2003.

WESTERN SUGAR COMPANY-GROWER RESEARCH COMMITTEE, INC.  
a Nebraska non-profit corporation

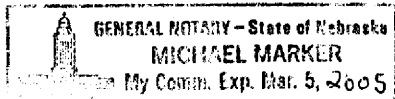
BY: Leonard Green  
Leonard Green, President

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF Scotts Bluff

Before me, a Notary Public, qualified and acting in said county, personally came Leonard Green, President of WESTERN SUGAR COMPANY-GROWER RESEARCH COMMITTEE, INC. a Nebraska non-profit 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 at the corporation.

WITNESS MY NOTARIES SEAL THIS 7<sup>th</sup> DAY OF March, 2003.



Michael Marker  
Notary Public

My Commission Expires: March 5, 2005

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK ONE, WESTERN SUGAR SUBDIVISION, situated in the Northwest Quarter of the Southwest Quarter of Section 21, Township 23 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of the City of Mitchell, Scotts Bluff County, Nebraska, by resolution dated this 3<sup>rd</sup> day of June, 2003.



Larry Bare  
Mayor

Attest: [Signature]  
City Clerk