

NUM. INDEX B
COMPUTER EF
PICTURED JF
IMAGED JF

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 5-28-04 Time 2:55 PM

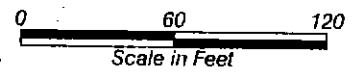
12-A
NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG _____ RET _____
TOTAL _____
CK NUM _____ BY _____
REC'D Kelly Beatty BY _____

Jean A. Bauer
REGISTER OF DEEDS

FINAL PLAT

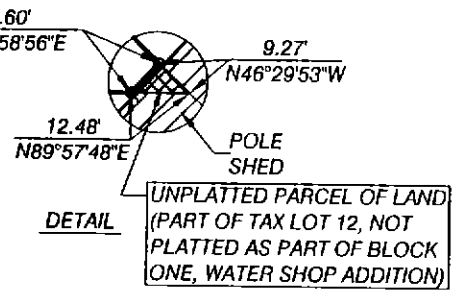
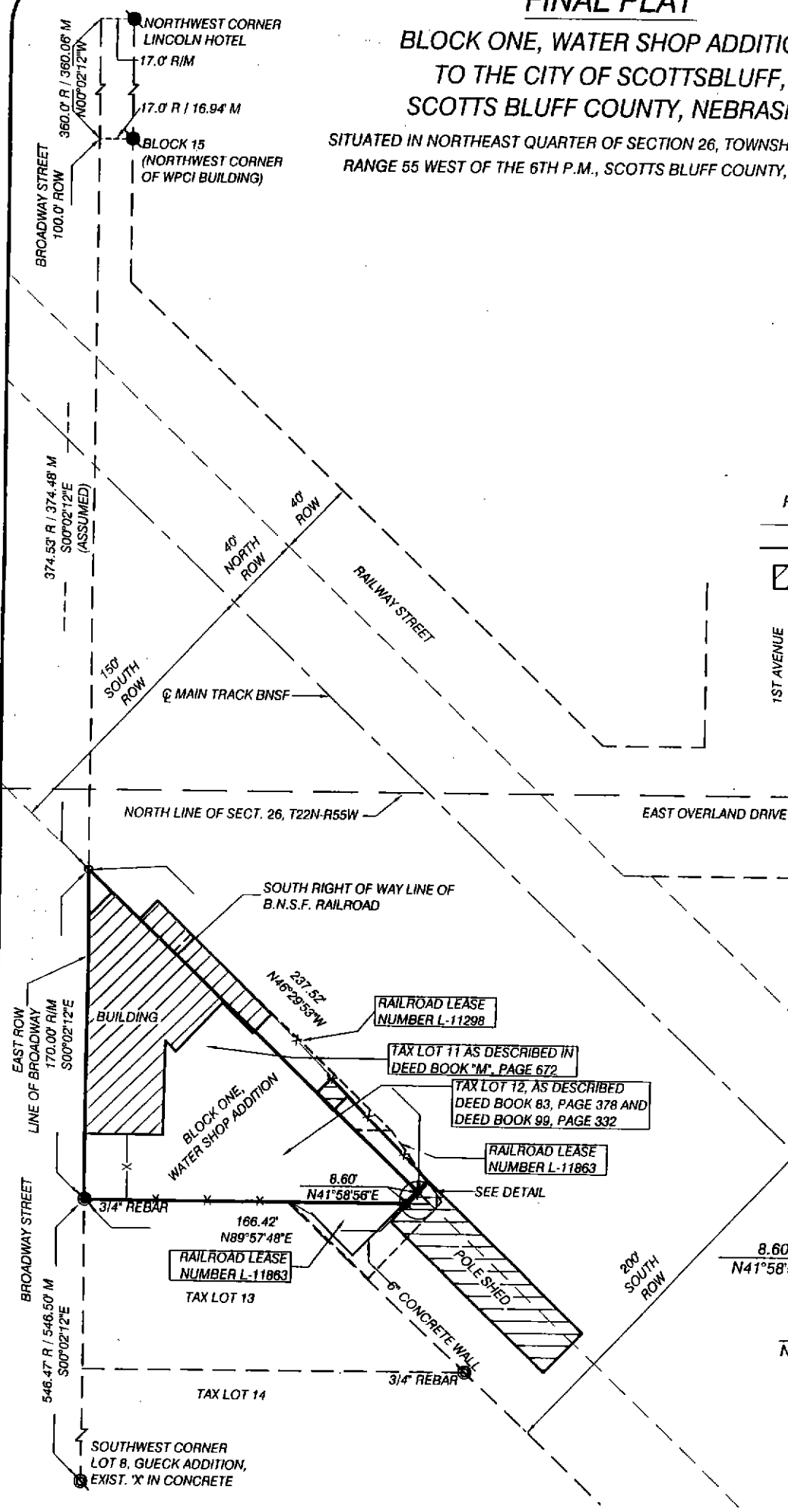
BLOCK ONE, WATER SHOP ADDITION, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



LEGEND

- EXISTING BUILDING, AS NOTED
- EXISTING CORNER, AS NOTED
- SET 5/8" x 30" REBAR, UNLESS NOTED
- M** MEASURED
- R** RECORD
- ROW** RIGHT OF WAY
- EXISTING FENCE LINE
- EXISTING 6" WIDE CONCRETE WALL
- EXISTING STRUCTURE



BLOCK ONE,
WATER SHOP ADDITION,
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3

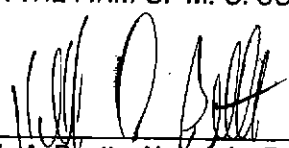
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Block One, Water Shop Addition, to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, said Block one more particularly described as follows:

Beginning at the point of intersection of the south right of way line of the Burlington Northern Santa Fe Railroad, said right of way line being 150 feet southwest of the centerline of the main tract as measured perpendicular to said centerline, and the east right of way line of Broadway Street, said east right of way line being 17 feet west of the northwest corner of Block 15 of Original Town of Scottsbluff, thence southerly on the east right of way line of Broadway street, on an assumed bearing of S00°02'12"E, a distance of 170.00 feet, to the northwest corner of Tax Lot 13, thence bearing N89°57'48"E, on the north line of Tax Lot 13, a distance of 166.42 feet, thence bearing N41°58'56"E, a distance of 8.60 feet, to the point of intersection with the southwesterly right of way line of the BNSF Railroad, said line being 150 feet southwesterly from the centerline of the BNSF Railroad, as measured perpendicular to said centerline, thence bearing N46°29'53"W, on said southwesterly right of way line of the BNSF Railroad, a distance of 237.52 feet, to the Point of Beginning, containing an area of 0.35 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 60 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has 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 20th day of April, 20 04.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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



OWNER'S STATEMENT

We, the undersigned being the owners of that land situated in the Northeast Quarter of Section 26, 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 BLOCK ONE, WATER SHOP ADDITION, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northeast Quarter of Section 26, Township 22 North, Range 55 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.

DATED THIS 17th DAY OF May, 2004.

City of Scottsbluff, Nebraska


By: Fiona Lipsack, Mayor

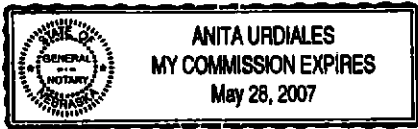
BLOCK ONE,
WATER SHOP ADDITION,
SCOTTSSLUFF, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Fiona Lipsack, Mayor of the City of Scottsbluff, Scotts Bluff County, Nebraska, 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 her voluntary act and deed, as mayor of the City of Scottsbluff, Nebraska.

WITNESS MY NOTARIAL SEAL THIS 17th DAY OF May, 2004.



Anita Urdiales
Notary Public

My Commission Expires: _____

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK ONE, WATER SHOP ADDITION, TO THE CITY OF SCOTTSSLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution dated this 17th day of May, 2004.

Fiona Lipsack
Mayor

Attest: Donna Otte
City Clerk

