

Date 7-22-04 Time 3:40 PM
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Jean A. Bauer

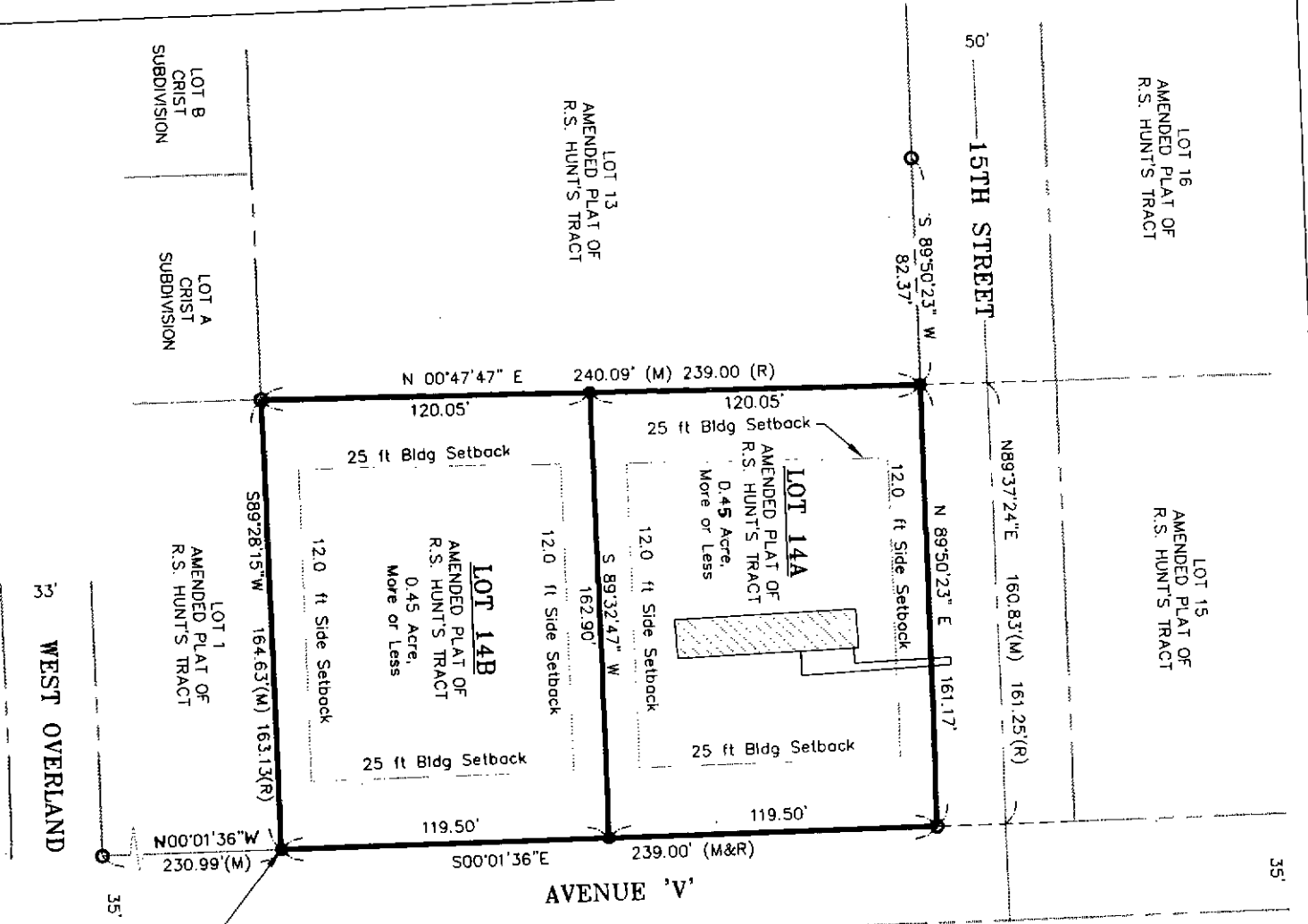
REGISTER OF DEEDS

NUM. INDEX B 3
 COMPUTER 28
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6B

Autocad File: 6043 BUTLER PLAT-REV.DWG



WEST OVERLAND

35'

AVENUE 'V'



PLAT
of
LOTS 14A AND 14B,
AMENDED PLAT OF R.S. HUNT'S
TRACT,
Nebraska

A Replat of Lot 14, Amended
Plat of R.S. Hunt's Tract, an
addition of the City of
Scottsbluff, Scotts Bluff County,
Nebraska

- LEGEND**
- FOUND MONUMENT
 - SET 5/8" IRON ROD
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE

PROPERTY LINE
 City Zoning Map R-6
 BUILDING SETBACK LINE
 FRONT 25 FEET
 REAR 25 FEET
 SIDE 12 FEET
 STREET SIDE 12.5 FEET

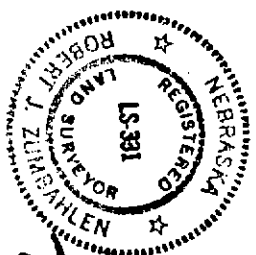
SURVEYOR'S CERTIFICATE

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 by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 50 feet to the inch; that the drawing was made under my direct supervision; that the distances are horizontal earth surface distances given in feet and decimals of a foot; that the area is as shown; that the bearings are assumed; and that the monuments were found or set as indicated. WITNESS MY HAND AND SEAL this 22th day of July 2004.

Robert J. Zumbahlen
 Nebraska Registered Land Surveyor Number 331

Robert J. Zumbahlen
 POINT OF BEGINNING OF PROPERTY DESCRIPTION

SCALE: 1" = 50'



Baker Associates Inc.
 Scottsbluff, Nebraska
 JUNE, 2004

Property Description
For

A 0.90 acre tract out of the southwest quarter of Section 22, Township 22 North, Range 55 West of the 6th Principal Meridian, in the City of Scottsbluff, Scotts Bluff County, Nebraska. Said tract is the remaining portion of Tract 14 (Save and except the north 25 feet thereof for the 15th Street right-of-way) according to the Amended Plat of the R. S. Hunt Tracts. Said plat is recorded in Volume 48, Page 649 of the Scotts Bluff County Deed Records and more particularly described by metes and bounds as follows:

COMMENCING: at the southwest corner of Section 22, Township 22 North, Range 55 West, 6th Principal Meridian as a point of reference for the said Plat of the Amended Plat of the R. S. Hunt Tracts and this tract;

THENCE: Easterly, a distance of 1,161.4 feet, a long and with the south line of the said Section 22 to a found iron rod. Said iron rod is the southeast corner of Tract 1 of the said Amended Plat of the R. S. Hunt Tract Subdivision, a point in the west right-of-way line of Avenue "V" and an angle point in this line.

THENCE: North 00°01'36"West, a distance of 230.99 feet, along and with the west right-of-way line of Avenue "V" and the east line of Tract 1 to a set 5/8" iron rod. Said iron rod is the southeast corner of Tract 14B, this tract and the POINT OF BEGINNING:

THENCE: South 89°28'15"West, a distance of 164.63 feet, to the southwest corner of Tract 14. Said corner is the northeast corner of Lot A of the subdivision recorded in Volume 148 page 671, the southeast corner of Tract 13 of the said Amended plat of the R. S. Hunt Tracts and for the southwest corner of this tract;

THENCE: North 00°47'47"East, a distance of 240.09 feet (called 239.00 feet), along and with the east line of Tract 13 and the west line of Tract 14 to a set 5/8" iron rod for a point in the south right-of-way line of 15th Street. Said point is the northeast corner of the remaining portion of Tract 13 and the northwest corner of the remaining portion of tract 14 and this tract;

THENCE: North 89°50'23" East, a distance of 161.17 feet (called 161.25 in the centerline of 15th Street), along and with the south right-of-way line of 15th Street to its intersection with the west right-of-way line of Avenue "V" and a found 3/4" iron rod. Said iron rod is for the northeast corner of the remaining portion of Tract 14 and the northeast corner of this tract;

THENCE: South 00°01'36"East, a distance of 239.00 feet, along and with the west right-of-way line of Avenue "V" and the east line of Tract 14 to the POINT OF BEGINNING and containing 0.90 acres of land in the City of Scottsbluff, Scotts Bluff County, Nebraska.

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: PLAT OF LOTS 14A AND 14B, AMENDED PLAT OF R.S. HUNT'S TRACT, A Replat of Lot 14, Amended Plat of R.S. Hunt's Tract, on Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.
The foregoing Plat is made with our free consent and in accordance with the desires of the undersigned Owners.

By: John L. Butler Date: 6-21-04
John L. Butler

By: Betty M. Butler Date: 6-21-04
Betty M. Butler

ACKNOWLEDGEMENT:
STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came John L. Butler and Betty M. Butler, husband and wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 21 day of June, 2004.

By: Lita Delcamp
My Commission Expires: 2-11-2008

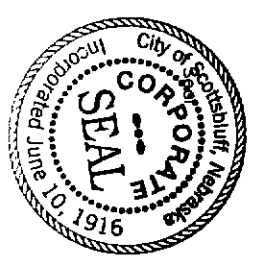


APPROVAL:

The foregoing PLAT OF LOTS 14A AND 14B, AMENDED PLAT OF R.S. HUNT'S TRACT, A Replat of Lot 14, Amended Plat of R.S. Hunt's Tract, on Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 16th day of June, 2004.

By: Fiona Libsack
Fiona Libsack, Mayor

Attested: Bonnie Oltz
Bonnie Oltz, City Clerk



ACKNOWLEDGMENT
STATE OF NEBRASKA }
SCOTTS BLUFF COUNTY } ss.

Before me, a Notary Public, qualified and acting in said County, personally came Fiona Libsack, 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 her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 19th day of June, 2004.

Notary Public

My Commission Expires: 5-28-2007



Baker & Associates Inc.
Scottsbluff, Nebraska
JUNE, 2004