

FINAL PLAT

of

LOT 1 & 2, BLOCK 1

SCOTTSBUFF BROADWAY SUBDIVISION

A PORTION OF THE NE 1/4 OF SECTION 26, T22N, R55W REFERRED TO AS TAX LOTS 47, 48, 49, 50, 51, 52, CITY OF SCOTTSBUFF, NEBRASKA

SCOTTSBUFF COUNTY, NEBRASKA

NORTH QUARTER CORNER SECTION 26, T22N R55W

LOT 5 MIDWEST SUBDIVISION

LOT 6 MIDWEST SUBDIVISION

LOT 4 MIDWEST SUBDIVISION

LOT 2 MIDWEST SUBDIVISION

S 89°50'17"E 453.22'

N00°02'04"W 1714.07'

AVENUE 'B'

(WEST LINE OF SECTION 26)

TAX LOT 46

POINT OF BEGINNING OF LEGAL DESCRIPTION

TAX LOT 53

100.00'

TAX LOT 47

LOT 1  
0.673 Acres, more or less  
Zoning: C-3

TAX LOT 48

S 00°07'36" W 225.00'

7' WIDE EASEMENT

SOUTH BROADWAY

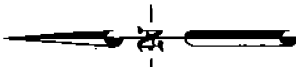
TAX LOT 49

LOT 2  
0.846 Acres, more or less  
Zoning: C-3

TAX LOT 50

S 89°48'43" W 294.01'

TAX LOT 43



SCALE: 1" = 50'



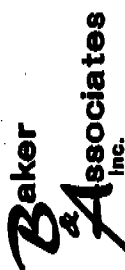
LEGEND:

- FOUND REBAR
- SET 3/4" X 36" REBAR
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

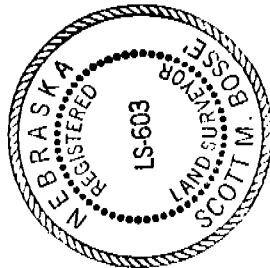
(NOTE: Survey done by M.C. Schaff & Associates, Inc. October 15, 1996)

PREPARED FOR:

BRYAN L. FRANK  
1801 E. 34TH  
SCOTTSBUFF, NEBRASKA 69361



Scottsbluff, Nebraska  
February 2, 2005



SURVEYORS CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, 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 TRUE AND CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 50 FEET TO THE INCH; THAT ALL DIMENSIONS GIVEN ARE IN FEET AND DECIMALS OF A FOOT; AND THAT THE MONUMENTS WERE FOUND OR SET AS INDICATED.

WITNESS MY HAND AND SEAL this 2<sup>ND</sup> day of FEBRUARY, 2005.

Scott M. Bosse

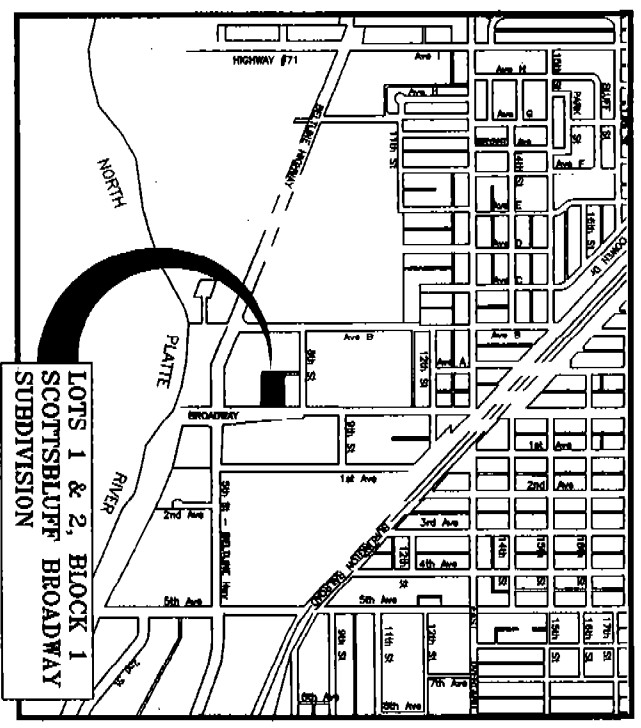
Nebraska Registered Land Surveyor Number 603



RECORDED  
SCOTTSBUFF COUNTY, NE  
Date 2-25-05 Time 3:42 PM  
Inst 2005 - 1481  
Bryan L. Frank

NUM. INDEX  
COMPUTER  
PICTURED  
IMAGED

NUM PAGES 2  
DOC TAX  
FEE \$ 11.50  
PD CHG RET  
TOTAL  
CK NUM  
RECD BY  
Bryan - Baker & Associates



VICINITY MAP  
Not to Scale

LEGAL DESCRIPTION:

A PORTION OF THE NE1/4 OF SECTION 26, T22N, R55W, REFERRED TO AS TAX LOTS 47, 48, 49, 50, 51, 52, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, more particularly described as follows:

Commencing at the Southeast corner of Tax Lot 46, said point being the POINT OF BEGINNING of this description; thence, along the west right-of-way line of South Broadway South 00°07'36" West a distance of 225 feet; thence, North 89°55'06" West a distance of 143.84 feet; thence, South 89°48'43" West a distance of 150.17 to a point on the east line of Lot 6, Midwest Subdivision in the City of Scottsbluff; thence, along said east line North 00°22'54" East a distance of 226.12 feet; thence, South 89°50'17" East a distance of 293.00 feet to the Point of Beginning, containing 1.519 Acres, more or less.

OWNER'S STATEMENT:

I, the undersigned, being the owner 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: FINAL PLAT OF LOT 1 & 2, BLOCK 1 SCOTTSBLUFF BROADWAY SUBDIVISION A PORTION OF THE NE1/4 OF SECTION 26, T22N, R55W REFERRED TO AS TAX LOTS 47, 48, 49, 50, 51, 52, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

The foregoing Plat is made with my free consent and in accordance with the desires of the undersigned Owner.

By: [Signature]  
Representative  
Frank Enterprises, Inc., A Wyoming Corporation  
Date: 2/4/05

FINAL PLAT

LOT 1 & 2, BLOCK 1  
of  
SCOTTSBLUFF BROADWAY SUBDIVISION  
A PORTION OF THE NE1/4 OF SECTION 26, T22N, R55W  
REFERRED TO AS TAX LOTS 47, 48, 49, 50, 51, 52,  
CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

ACKNOWLEDGEMENT:  
STATE OF NEBRASKA  
COUNTY OF SCOTTS BLUFF }  
ss.  
Before me, a Notary Public, qualified and acting in said County, personally came Bryan Frank a representative of Frank Enterprises, Inc., a Wyoming Corporation, known to me to be the identical person 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 4 day of February, 2005.

[Signature]  
My Commission Expires: 2/19/08



APPROVAL:

The foregoing FINAL PLAT of LOT 1 & 2, BLOCK 1 SCOTTSBLUFF BROADWAY SUBDIVISION A PORTION OF THE NE1/4 OF SECTION 26, T22N, R55W REFERRED TO AS TAX LOTS 47, 48, 49, 50, 51, 52, 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 2/3 day of February, 2005.

By: [Signature]  
Dave Boeckner, Mayor

Attested: [Signature]  
Bonnie Oite, City Clerk



ACKNOWLEDGMENT  
STATE OF NEBRASKA  
SCOTTS BLUFF COUNTY }  
ss.

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

WITNESS MY HAND AND NOTARIAL SEAL this 11th day of February, 2005.

[Signature]  
Notary Public  
My Commission Expires: 2-19-20-06



PREPARED FOR:  
BRYAN FRANK  
1801 E. 34TH  
SCOTTSBLUFF, NEBRASKA 69361

**Baker & Associates**  
Scottsbluff, Nebraska  
February 2, 2005