



Inst. 2006 RECORDED 1690
SCOTT'S BLUFF COUNTY, NE

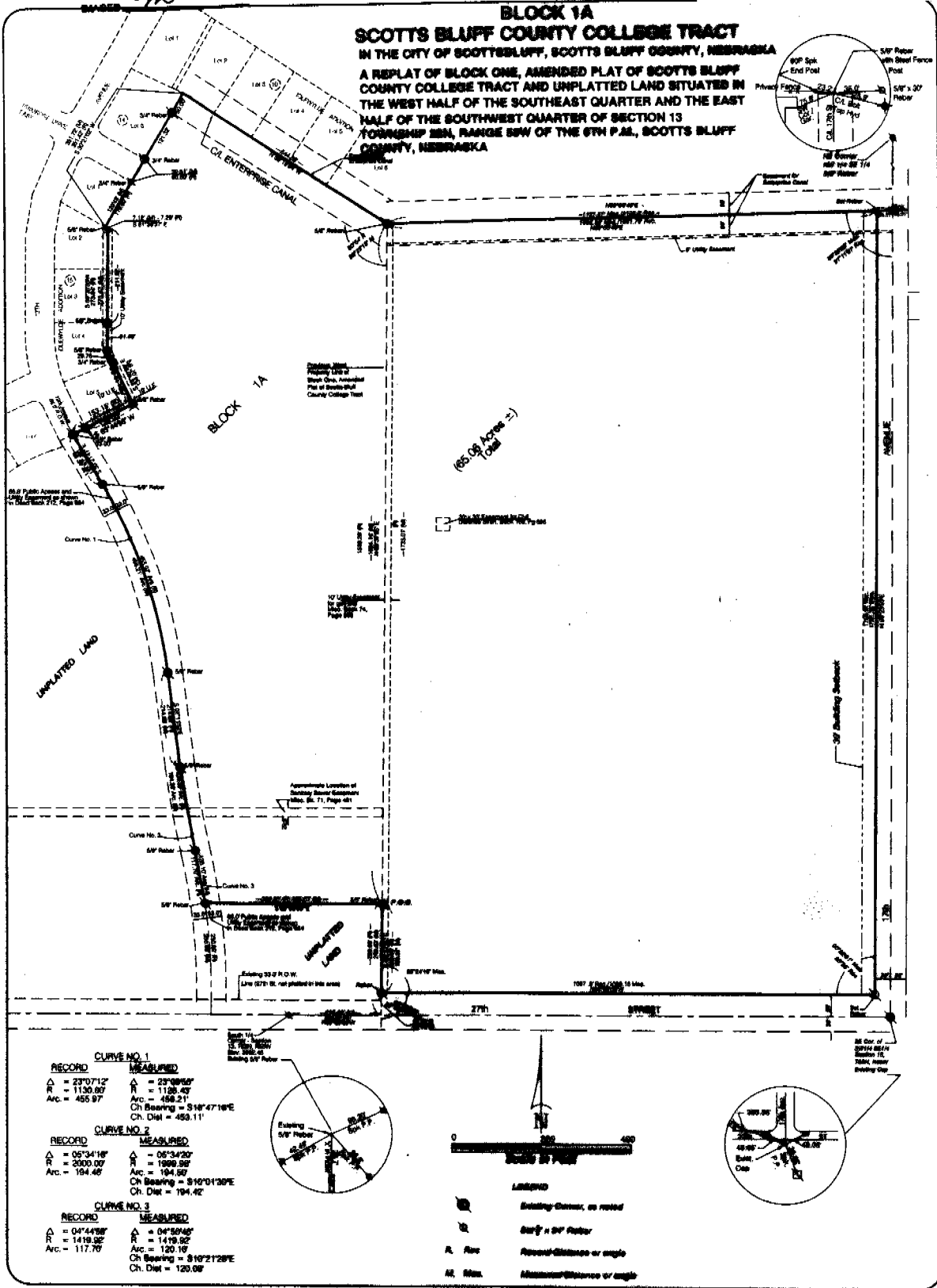
NUM PAGES 3
DPS TAX PD CHG RET
FEES 4.50 PD CHG RET
TOTAL 4.50
REC'D
RET M.C. Jensen

11A

Date 3-24-06 Time 11:05 AM

Jean A. Bauer
REGISTER OF DEEDS

NUM INDEX
COMPUTER
PICTURED
BASES



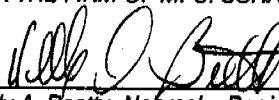
BLOCK 1A, Replat of Block 1, Amended Plat of
Scotts Bluff County College Tract and unplatted
land in Sec. 13, T22N, R55W, Scotts Bluff County,
Nebraska
SHEET 2 OF 3

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK 1A, SCOTTS BLUFF COUNTY COLLEGE TRACT, in the City of Scottsbluff, Scotts Bluff County, Nebraska, a Replat of Block One, Amended Plat of Scotts Bluff County College Tract AND unplatted land situated in the West Half of the Southeast Quarter and the east half of the Southeast Quarter of Section 13, Township 22N, Range 55W of the 6th P.M., Scotts Bluff County, Nebraska, said unplatted land being the same land as described in Deed Book 212, Page 684, and more particularly described as follows:

Commencing at the South Quarter Corner of Section 13, thence easterly on the south line of Section 13, on an assumed bearing of S89°59'53"E, a distance of 205.98 feet, measured (206.50 feet record), to the point of intersection with the southerly extension of the west line of Block 1, Scotts Bluff County College Tract, thence bearing N00°37'35"E, on said extension line and west line of Block 1, a distance of 249.63 feet, as measured to an existing 5/8" rebar (250.00 feet record), and said rebar being the Point of Beginning, thence continuing northerly on the west line of Block 1, bearing N00°37'35"E, a distance of 1534.14 feet, as measured to a 5/8" rebar, (1533.20 feet record), and same rebar being the northwest corner of Block 1, and being on the centerline of the Enterprise Canal, thence bearing N56°19'54"W, on said centerline, and on the south line of Block 10, Idlewyde Addition, a distance of 544.88 feet, to the northeast corner of Lot 6, Block 14, Idlewyde Addition, thence southwesterly on the east line of Lot 6, Block 14, Idlewyde Addition, and east line of Lot 1, Block 15, Idlewyde Addition, bearing S30°21'02"W, a distance of 351.72 feet, as measured (351.42 feet record), to the southeast corner of said Lot 1, Block 15, Idlewyde Addition, as monumented by a 5/8" rebar, and said corner also being on the north line of Lot 2, Block 15, Idlewyde Addition, as monumented by a 5/8" rebar, and said corner also being on the north line of Lot 2, Block 15, Idlewyde Addition, thence easterly on the north line of said Lot 2, Block 15, Idlewyde Addition, bearing S61°36'37"E, a distance of 7.12 feet as measured (7.29 feet record) to an existing 5/8" rebar monumenting the northeast corner of said Lot 2, Block 15, Idlewyde Addition, thence southerly on the east line of Lots 2 through 5, Block 15, Idlewyde Addition, bearing S00°36'35"W, a distance of 273.42 feet as measured (273.04 feet record) to an existing 5/8" rebar on the east line of Lot 4, Block 15, Idlewyde Addition, thence bearing S25°40'59"E, on the east line of said Lot 4, Block 15, Idlewyde Addition, and on the east line of Lot 5, Block 15, Idlewyde Addition, bearing S25°40'59"E, a distance of 134.10 feet as measured (134.07 feet record) to a 5/8" rebar monumenting the southeast corner of Lot 5, Block 15, Idlewyde Addition, thence southwesterly on the south line of Lot 5, Block 15, Idlewyde Addition, bearing S63°44'56"W, and southwesterly extension thereof, a distance of 153.20 feet as measured (153.15 feet record), to the centerline point of 12th Avenue, as platted, and said point being monumented by a 5/8" rebar, thence bearing S30°21'47"E, a distance of 132.57 feet (132.45 feet record), to an existing 5/8" rebar, and said rebar being the point of curvature of non-tangent curve to the right, said curve having a central angle of 23°09'50", as measured (23°07'12" record), a radius of 1128.43 feet as measured (1130.00 feet record), a chord bearing of S18°47'16"E, and a chord length of 453.11 feet, thence southeasterly on the arc of said curve, a distance of 456.21 feet, as measured (455.97 feet record), to an existing 5/8" rebar thence bearing S07°11'57"E, a distance of 214.83 feet, as measured (214.65 feet record) to an existing 5/8" rebar, and said rebar being the point of curvature of a non-tangent curve to the left, said curve having a central angle of 05°34'20", as measured (05°34'18" record), a radius of 1999.96 feet, as measured, (2000.00 feet record), a chord bearing of S10°01'30"E, and a chord length of 194.42 feet, thence southeasterly on the arc of said curve, a distance of 194.50 feet, as measured (194.46 feet record), to an existing 5/8" rebar, said rebar being the point of curvature of a non-tangent reverse curve to the right, said curve having a central angle of 04°50'46", as measured (04°44'58" record), a radius of 1419.92 feet, as measured (1419.92 record), a chord bearing of S10°21'25"E, and a chord length of 120.06 feet, thence southeasterly on the arc of said curve, a distance of 120.10 feet, as measured (117.70 feet record) to an existing 5/8" rebar, thence bearing S89°50'00"E, as measured, a distance of 395.07 feet, as measured (394.30 feet record) to the Point of Beginning, said unplatted area being 21.23 acres, as measured (21.50 acres record), with TOTAL area of Block 1A, Scotts Bluff County College Tract to the City of Scottsbluff, Scotts Bluff County, Nebraska, being 65.06 acres, more or less.

That the accompanying plat is a true delineation of said survey and plat drawn to a scale of 200 feet to the inch and that all dimensions are in feet and decimals. That each lot and block bears its own number and that the dashed lines shown on the plat are for orientation purposes only. That the boundary of the plat is shown with a heavy solid line and that all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 13th day of February, 2006.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


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



BLOCK 1A, Scotts Bluff County College Tract
Scottsbluff, Nebraska
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned being the owners of BLOCK ONE, AMENDED PLAT OF SCOTTS BLUFF COUNTY COLLEGE TRACT, in the City of Scottsbluff, Scotts Bluff County, Nebraska, AND that unplatted land in the west half of the Southeast Quarter and the east half of the Southwest Quarter of Section 13, 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 1A, SCOTTS BLUFF COUNTY COLLEGE TRACT, in the City of Scottsbluff, Scotts Bluff County, Nebraska, a Replat of Block One, Amended Plat of Scotts Bluff County College Tract and unplatted land situated in the West Half of the Southeast Quarter and the East Half of the Southwest Quarter of Section 13, Township 22N, Range 55W 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 easements shown on the plat for the use and benefit of the public.

DATED THIS 7th DAY OF March, 2006

Owner: Western Community College Area, a political subdivision of the State of Nebraska

By: Jill McFarland
Jill McFarland,
Dean of Administrative Services

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Jill McFarland, Dean of Administrative Services, Western Community College Area, a political subdivision of the State of 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF March, 2006.



Kelly A. Beatty
Notary Public

My Commission Expires: 12/17/06

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1A, SCOTTS BLUFF COUNTY COLLEGE TRACT, in the City of Scottsbluff, Scotts Bluff County, Nebraska, a Replat of Block One, Amended Plat of Scotts Bluff County College Tract and unplatted land situated in the West Half of the Southeast Quarter and the East Half of the Southwest Quarter of Section 13, Township 22N, Range 55W of the 6th P. M., Scotts Bluff County, Nebraska, hereby approved and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution dated this 20th day of March, 2006.



David Beckman
Mayor

Attest: Bonnie Otte
City Clerk