

RECORDED
SCOTTS BLUFF COUNTY, NE
Date 5-16-07 Time 9:30 AM
Jean A. Bauer
REGISTER OF DEEDS

NUM PAGES 3
COMPUTER PICTURED
REC'D. TOTAL 16.00
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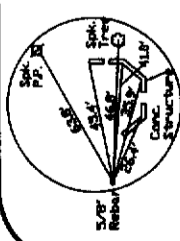
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FINAL PLAT
BLOCK TWO,
WESTERN SUGAR SUBDIVISION

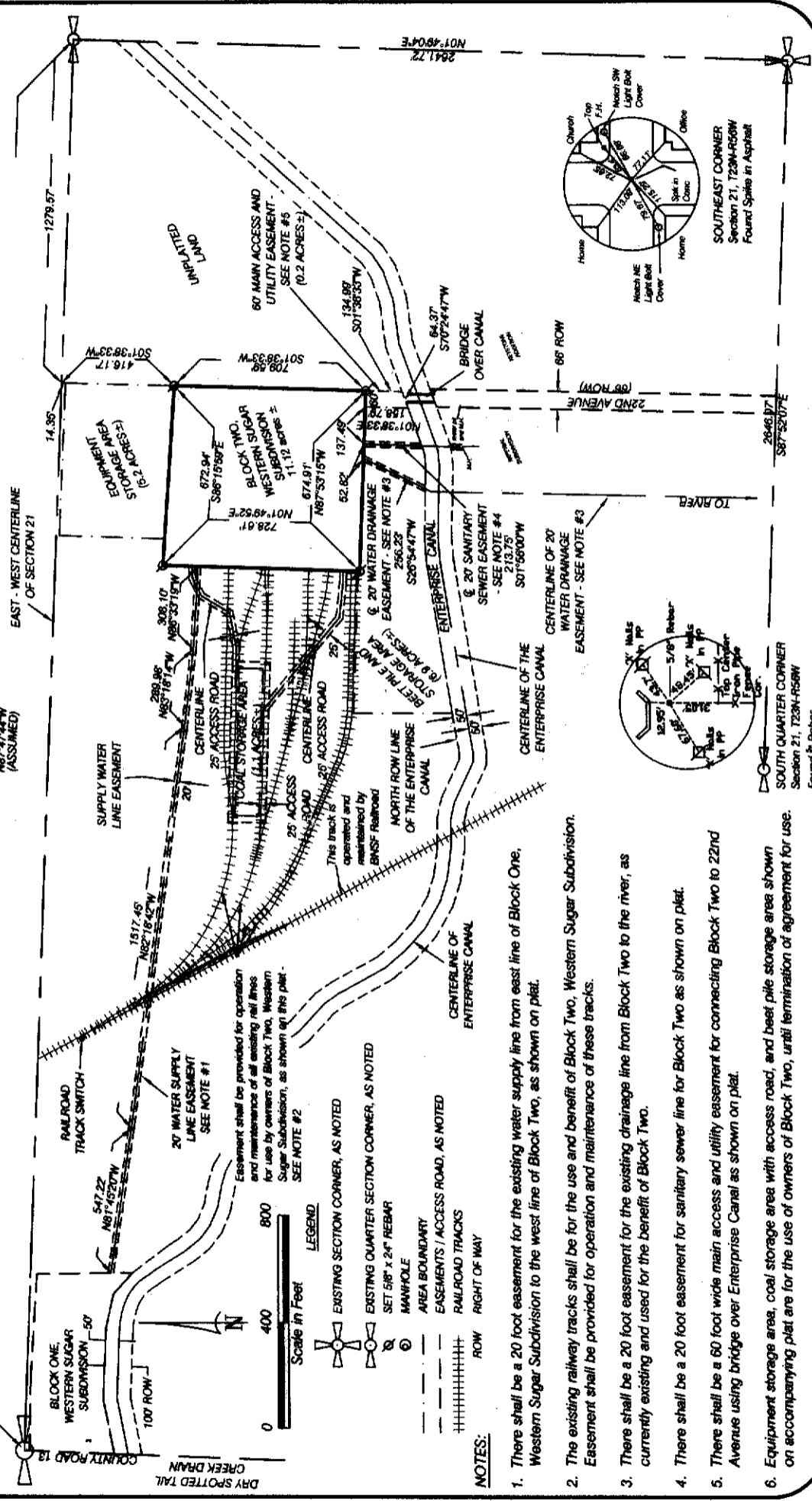
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 23 NORTH, RANGE 56 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



2007-2879



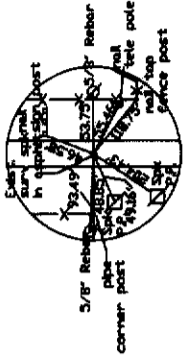
WEST QUARTER CORNER
Section 21, T23N-R56W
-Existing 4x10\"/>



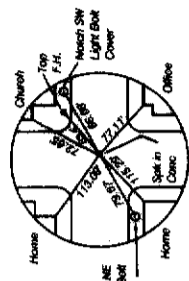
Easement shall be provided for operation and maintenance of all existing rail lines for use by owners of Block Two, Western Sugar Subdivision, as shown on this plat. SEE NOTE #2

- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER SECTION CORNER, AS NOTED
 - SET 5/8\"/>
 - MANHOLE
 - AREA BOUNDARY
 - EASEMENTS / ACCESS ROAD, AS NOTED
 - RAILROAD TRACKS
 - ROW
 - RIGHT OF WAY

- NOTES:**
- There shall be a 20 foot easement for the existing water supply line from east line of Block One, Western Sugar Subdivision to the west line of Block Two, as shown on plat.
 - The existing railway tracks shall be for the use and benefit of Block Two, Western Sugar Subdivision. Easement shall be provided for operation and maintenance of these tracks.
 - There shall be a 20 foot easement for the existing drainage line from Block Two to the river, as currently existing and used for the benefit of Block Two.
 - There shall be a 20 foot easement for sanitary sewer line for Block Two as shown on plat.
 - There shall be a 60 foot wide main access and utility easement for connecting Block Two to 22nd Avenue using bridge over Enterprise Canal as shown on plat.
 - Equipment storage area, coal storage area with access road, and beat pile storage area shown on accompanying plat are for the use of owners of Block Two, until termination of agreement for use.



EAST QUARTER CORNER
Section 21, T23N-R56W
Found Survey Marker Spike
in Asphalt



SOUTH QUARTER CORNER
Section 21, T23N-R56W
Found Spike in Asphalt

BLOCK TWO,
WESTERN SUGAR SUBDIVISION,
SCOTTS BLUFF COUNTY, NE
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

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

Commencing at the East Quarter Corner of Section 21, thence westerly on the east - west centerline of Section 21, on an assumed bearing of N87°47'44"W, a distance of 1279.57 feet, thence southerly bearing S01°38'33"W, a distance of 416.17 feet to the Point of Beginning, thence continuing southerly bearing S01°38'33"W, a distance of 709.59 feet, thence bearing N87°53'15"W, a distance of 674.91 feet, thence bearing N01°49'52"E, a distance of 728.61 feet, thence bearing S86°15'59"E, a distance of 672.94 feet, to the Point of Beginning, containing an area of 11.12 acres more or less,

AND said Block Two shall include a 60 feet wide main access and utility easement, abutting the south line of Block Two, thence southerly to the Enterprise Canal north right of way line, as shown on accompanying plat.

That the accompanying plat is a true delineation of said survey drawn to a scale 400 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 14th day of March, 2007.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty

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



OWNER'S STATEMENT

We, the undersigned being the owners of a Tract of land, situated in the Southeast 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 TWO, WESTERN SUGAR SUBDIVISION**, situated in the Southeast 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 easements shown on the plat for the benefit and use of Block Two, Western Sugar Subdivision.

DATED THIS 4th DAY OF April, 2007.

THE WESTERN SUGAR COMPANY
a Colorado Corporation

BY: I. K. Mathur
I. K. Mathur, President and CEO

BLOCK TWO,
WESTERN SUGAR SUBDIVISION,
SCOTTS BLUFF COUNTY, NE
SHEET 3 OF 3

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF Denver)

Before me, a Notary Public, qualified and acting in said county, personally came I. K. Mathur, President and CEO of THE WESTERN SUGAR COMPANY, a Colorado 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 of the Corporation.

WITNESS MY NOTARIES SEAL THIS 4th DAY OF April, 2007.

Anna Marie Margary
Notary Public

My Commission Expires: 07/19/2008

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK TWO, WESTERN SUGAR SUBDIVISION, situated in the Southeast 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 8th day of May, 2007.

Ronald Bessler
Mayor

Attest: Spencer K. Miller
City Clerk

