



2009-3093

NUM PAGES 2  
 DDD TAX PD CHG RET  
 FEES 13.00 PD CHG  RET  
 TOTAL 13.00  
 REC'D Baker & Associates  
 RET

RECORDED  
 SCOTTS BLUFF COUNTY, NE

Date 6-19-09 Time 2:23pm  
 Inst. 2009 3093  
Jean A. Bauer

REGISTER OF DEEDS

NUM INDEX 12  
 COMPUTER 1  
 PICTURED \_\_\_\_\_  
 IMAGED \_\_\_\_\_

11A

PROJECT COORDINATES

Point	Northing	Easting	Elev.	Description
P.O.B.	49972.91	49981.10		Set #5 rebar & cap
E 1/4 COR 24	49984.63	3816.67		Find 5/8 rebar in man
C 1/4 COR 24	49919.76	48779.17		Find SPK with marker

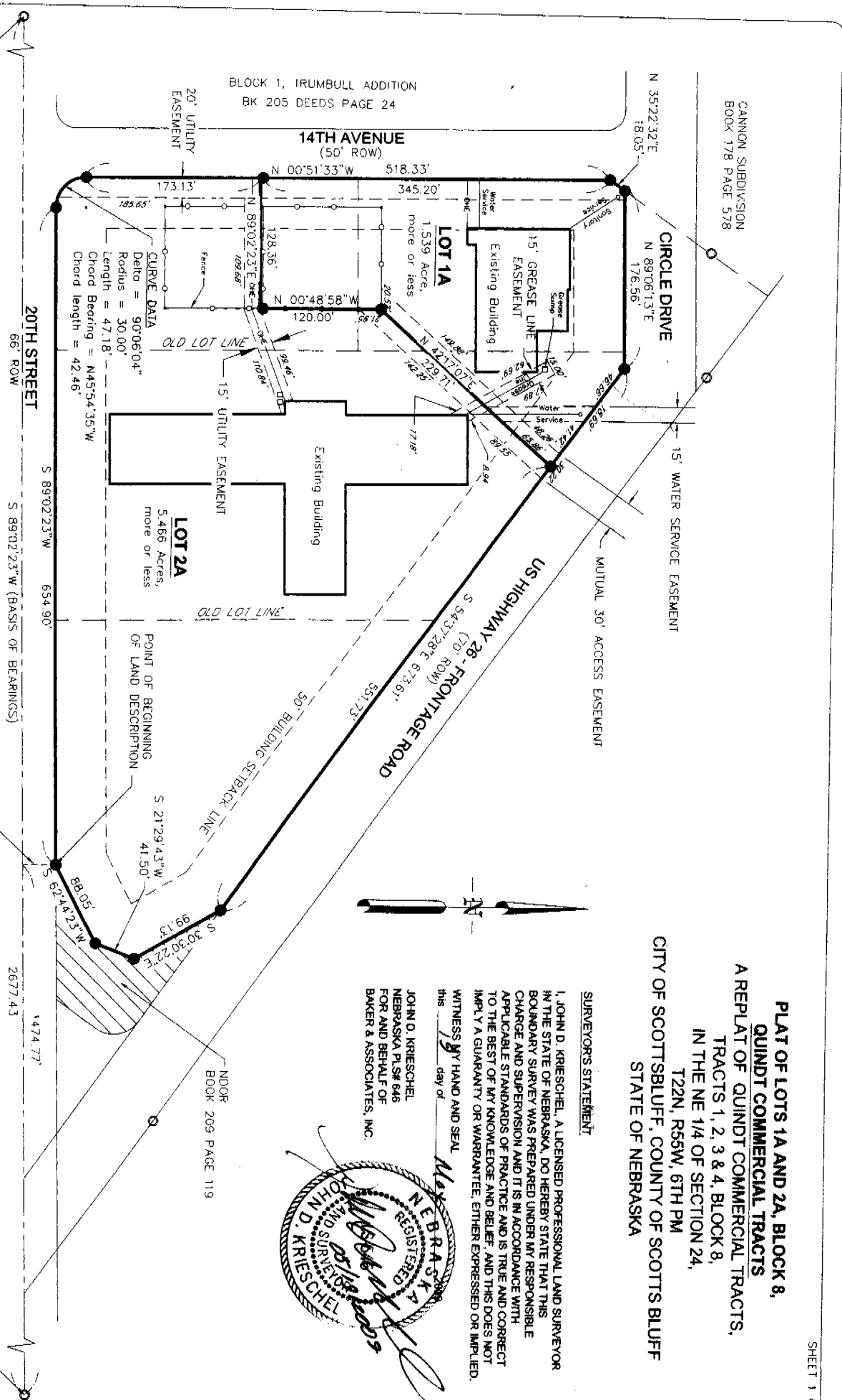
STATE PLANE COORDINATES

Point	Northing	Easting
P.O.B.	761626.463	649059.896
E 1/4 COR 24	761556.094	650632.805
C 1/4 COR 24	761824.042	647857.394

NOTE:  
 SCAINED TEXT DENOTES  
 DIMENSIONS OF EASEMENTS

LEGEND  
 ○ FOUND MONUMENT AS SHOWN  
 ● SET 3/4" X 36" REBAR

**Baker & Associates**  
 Inc.  
 Scottsbluff, Nebraska

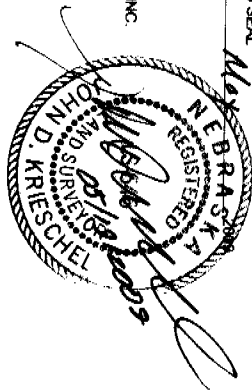


PLAT OF LOTS 1A AND 2A, BLOCK 8,  
 QUINT COMMERCIAL TRACTS,  
 A REPLAT OF QUINT COMMERCIAL TRACTS,  
 TRACTS 1, 2, 3 & 4, BLOCK 8,  
 IN THE NE 1/4 OF SECTION 24,  
 T22N, R55W, 6TH PM  
 CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF  
 STATE OF NEBRASKA

SURVEYOR'S STATEMENT

I, JOHN D. KRIESCHEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY STATE THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND SUPERVISION AND IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS DOES NOT IMPLY A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

WITNESS MY HAND AND SEAL  
 this 19 day of May 2009  
 JOHN D. KRIESCHEL  
 NEBRASKA P.L.S.# 646  
 FOR AND BEHALF OF  
 BAKER & ASSOCIATES, INC.



PLAT OF LOTS 1A AND 2A, BLOCK 8,  
QUINDT COMMERCIAL TRACTS,  
A REPLAT OF QUINDT COMMERCIAL TRACTS,  
TRACTS 1, 2, 3 & 4, BLOCK 8,  
IN THE NE 1/4 OF SECTION 24,  
T22N, R55W, 6TH PM  
CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF  
STATE OF NEBRASKA

SHEET 2 OF 2

LAND DESCRIPTION:

A TRACT OF LAND, A PART OF THE QUINDT COMMERCIAL TRACTS AS RECORDED IN THE RECORDS OF THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS IN BOOK 111 AT PAGE 213 IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 35 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF IN THE STATE OF NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 24, A MONUMENT FOUND IN PLACE WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS S89°02'23"W, 2677.43 FEET, THE BEARING OF WHICH ALL BEARINGS HEREON ARE BASED; THENCE ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 889°02'23"W, 1474.77 FEET; THENCE AT RIGHT ANGLES TO SAID LINE N00°57'37"W, 33.00 FEET TO THE POINT OF BEGINNING, A POINT ON THE NORTH LINE OF TWENTIETH STREET AT THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DEEDED TO THE NEBRASKA DEPARTMENT OF ROAD IN BOOK OF DEEDS 209 AT PAGE 119;

THENCE ALONG SAID NORTH LINE S89°02'23"W, 654.90 FEET TO A POINT OF CURVE RIGHT; THENCE ALONG SAID CURVE WITH A CENTRAL ANGLE OF 90°06'04", WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.18 FEET, LONG CHORD BEARS N45°54'35"W, 42.46 FEET TO A POINT ON THE EAST LINE OF FOURTEENTH AVENUE; THENCE ALONG SAID EAST LINE N00°51'33"W, 518.33 FEET; THENCE CONTINUING ALONG SAID EAST LINE N35°22'32"E, 18.05 FEET TO A POINT ON THE SOUTH LINE OF CIRCLE DRIVE AS DEFINED ON THE CANNON SUBDIVISION PLAT AS RECORDED IN BOOK 178 AT PAGE 578 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE N89°06'13"E, 176.56 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE UNITED STATES HIGHWAY 26 FRONTAGE ROAD; THENCE ALONG SAID LINE S54°37'28"E, 673.81 FEET TO THE NORTHWEST CORNER OF SAID NEBRASKA DEPARTMENT OF ROADS TRACT; THENCE ALONG THE LINES OF SAID TRACT AND THE FOLLOWING COURSES 1) S30°30'22"E, 99.13 FEET; 2) S21°29'43"W, 41.50 FEET; 3) S62°44'23"W, 88.05 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 305876.9 SQUARE FEET OR 7.0220 ACRES MORE OR LESS.

OWNER'S STATEMENT:

I, the undersigned, being the owner of the real estate described in the foregoing "Land Description" and shown on the accompanying plat, have caused such real estate to be platted as:

PLAT OF LOTS 1A AND 2A, BLOCK 8, QUINDT COMMERCIAL TRACTS, A REPLAT OF QUINDT COMMERCIAL TRACTS, TRACTS 1, 2, 3 & 4, BLOCK 8 IN THE NE 1/4 OF SECTION 24, T22N, R55W, 6TH PM, CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF, STATE OF NEBRASKA.

The Right-Of-Ways and easements shown on and referred to in the plat are hereby dedicated to the use and benefit of the public.

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

*[Signature]*  
Kirk Bengtzen, Owner  
KA Holdings of Scottsbluff, LLC

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }  
COUNTY OF SCOTTS BLUFF } SS.

Before me, a Notary Public, qualified and acting in said County, personally came Kirk Bengtzen, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 21<sup>st</sup> day of May, 2009.

My Commission Expires: Oct 20, 2011

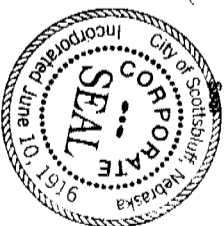


APPROVAL:

The foregoing PLAT OF LOTS 1A AND 2A, BLOCK 8, QUINDT COMMERCIAL TRACTS, A REPLAT OF QUINDT COMMERCIAL TRACTS, TRACTS 1, 2, 3 & 4, BLOCK 8 IN THE NE 1/4 OF SECTION 24, T22N, R55W, 6TH PM, CITY OF SCOTTSBLUFF, COUNTY OF SCOTTS BLUFF, STATE OF NEBRASKA was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 15<sup>th</sup> day of May, 2009.

By: *[Signature]*  
Randy Meininger, Mayor

Attested: *[Signature]*  
City Clerk



ACKNOWLEDGMENT

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary Public, qualified and acting in said County, personally came Randy Meininger, 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 15<sup>th</sup> day of June, 2009.

*[Signature]*  
My Commission Expires: 10-15-10



**Baker & Associates Inc.**

Scottsbluff, Nebraska  
May 15, 2009