



2009-5415

NUM INDEX AC  
COMPUTER A  
PICTURED C  
IMAGED \_\_\_\_\_

RECORDED  
SCOTTS BLUFF COUNTY, NE

NUM PAGES 6  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 32.00 PD \_\_\_\_\_ CHG ✓ RET \_\_\_\_\_  
TOTAL 32.00  
REC'D M.C. Schaff  
RET \_\_\_\_\_

Date 10-26-09 Time 10:33am

Inst. 2009 5415  
Jean A. Bauer

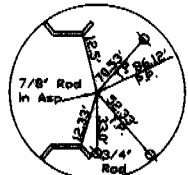
REGISTER OF DEEDS

198

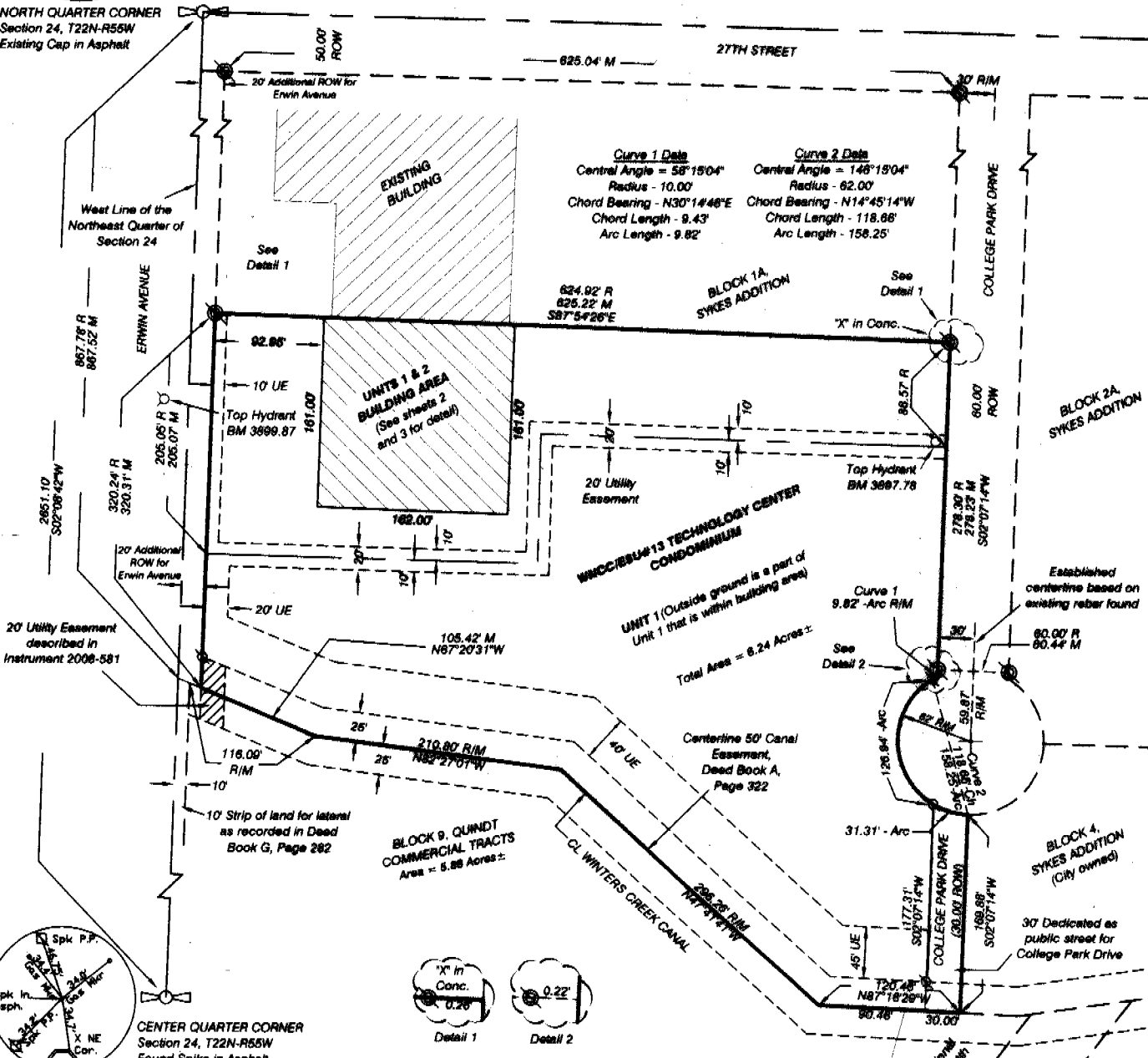
# FINAL PLAT

## PLAT AND PLAN OF UNITS 1 AND 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM, in the City of Scottsbluff, Scotts Bluff County, Nebraska

a Plat of Vacated Block 5A, Sykes Addition to the  
City of Scottsbluff, Scotts Bluff County, Nebraska  
Situated in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 24, Twn. 22N, Rng. 55W  
of the 6th P.M., Scotts Bluff County, Nebraska. WM

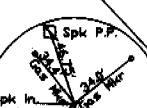


NORTH QUARTER CORNER  
Section 24, T22N-R55W  
Existing Cap in Asphalt



20' Utility Easement  
described in  
Instrument 2008-581

10' Strip of land for lateral  
as recorded in Dead  
Book G, Page 262



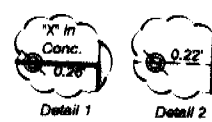
CENTER QUARTER CORNER  
Section 24, T22N-R55W  
Found Spike in Asphalt

BLOCK 9, QUINDT  
COMMERCIAL TRACTS  
Area = 5.88 Acres  $\pm$

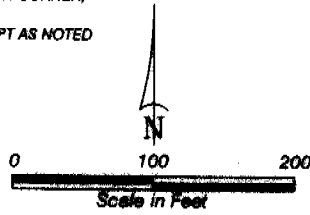
WNCC/ESU #13 TECHNOLOGY CENTER  
CONDOMINIUM  
UNIT 1 (Outside ground is a part of  
Unit 1 that is within building area)  
Total Area = 6.24 Acres  $\pm$

BLOCK 4,  
SYKES ADDITION  
(City owned)

30' Dedicated as  
public street for  
College Park Drive

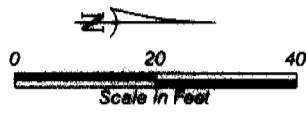


- LEGEND**
- EXISTING QUARTER SECTION CORNER,  
AS NOTED
  - EXISTING 5/8 REBAR, EXCEPT AS NOTED
  - SET 5/8" x 24" REBAR
  - R RECORD DISTANCE
  - M MEASURED DISTANCE
  - ROW RIGHT OF WAY
  - UE UTILITY EASEMENT
  - BM BENCHMARK





NOTE: See sheet 4 of 6 for general  
notes regarding Condominium Plat

# MAIN LEVEL PLAN

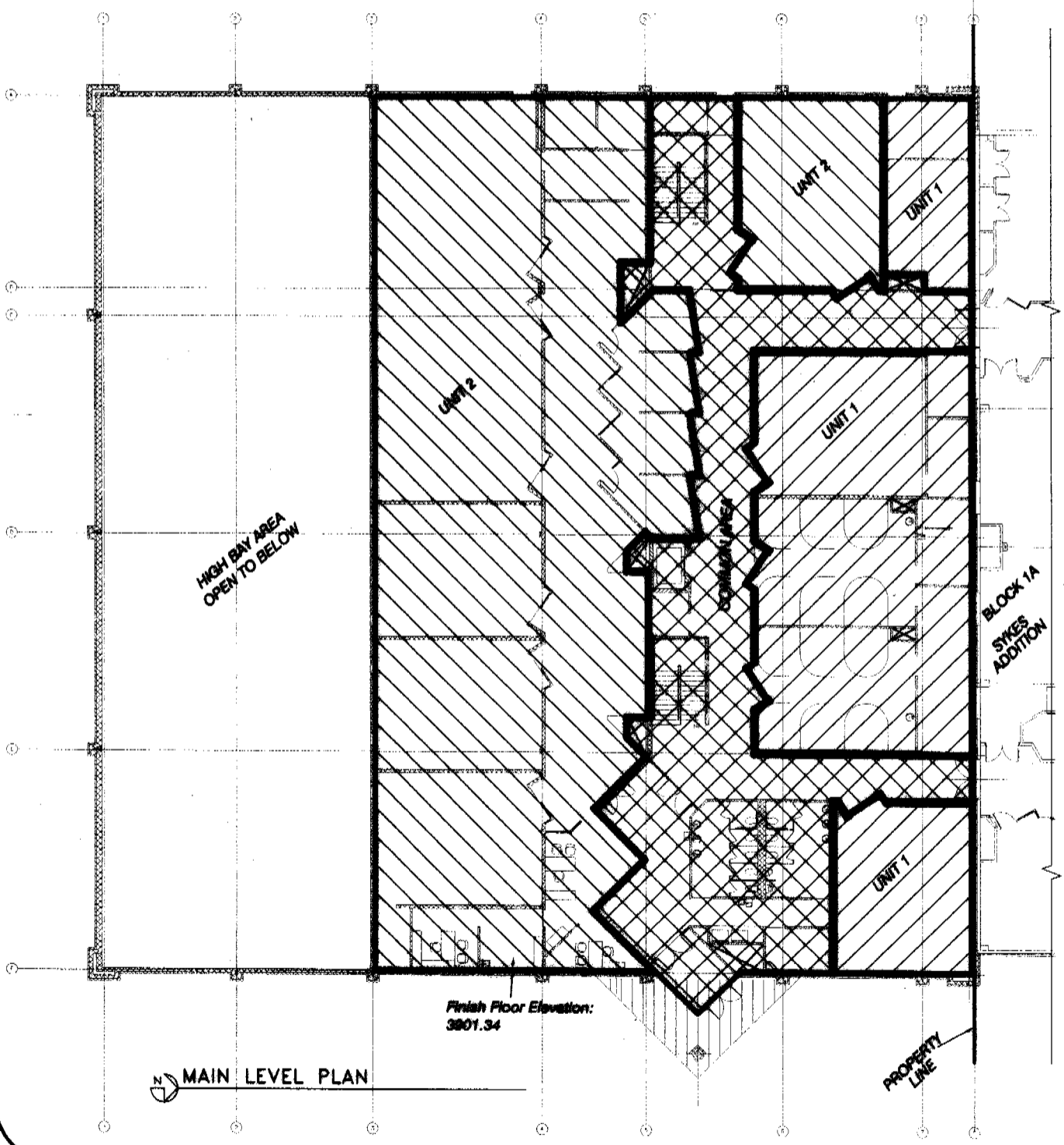


 SHARED/Common BUILDING AREA  
4,089 S.F. MAIN LEVEL

 UNIT 1  
4,154 S.F. TOTAL MAIN LEVEL

 UNIT 2  
8,943 S.F. MAIN LEVEL

*Note: Unit 1 has approximately 73% of area in building (not including common area), and Unit 2 has approximately 27% of area in building (not including common area).*



 MAIN LEVEL PLAN

Finish Floor Elevation:  
3801.34

PROPERTY  
LINE



UNITS 1&2, WNCC/ESU#13  
 TECHNOLOGY CENTER  
 CONDOMINIUM  
 SCOTTSBLUFF, NEBRASKA  
 SHEET 4 OF 6

GENERAL NOTES

1. See the "Declarations" document filed with this plat for covenants, agreements and specifications on defining this condominium plat.
2. See Final Plat sheets 2 and 3 for areas within the building space defined for Unit 1, Unit 2 and common area within the building.
3. All land shown outside of the building area shall be owned by Unit 1 (Western Community College Area, a Political Subdivision of the State of Nebraska).
4. Limited Common elements within the Condominium shall include those items stated in Item 7 of the "Declarations".
5. Common Areas shown within the Building structure area are defined in Item 6 of the "Declarations", as part of the Owner's Association.
6. Bench Marks: Top of Fire Hydrant Elev. 3899.87 and Top of Fire Hydrant Elev. 3897.78. See Final Plat sheet 1 for location of hydrants.
7. Area of Units:

a. Unit 1 - Main Floor Building	-	4,154 s.f.
Lower Level Building	-	21,652 s.f.
Outside Land	-	240,502 s.f.
		266,318 s.f. total
b. Unit 2 - Main Floor Building	-	8,943 s.f.
Lower Level Building	-	522 s.f.
		9,465 s.f. total
c. Common Building Area -		
Main Floor Building	-	4,089 s.f.
Lower Level Building	-	2,721 s.f.
		6,810 s.f. total

UNITS 1&2, WNCC/ESU#13  
TECHNOLOGY CENTER  
CONDOMINIUM  
SCOTTSBLUFF, NEBRASKA  
SHEET 5 OF 6

**SURVEYOR'S CERTIFICATE**

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a **PLAT AND PLAN OF UNITS 1 AND 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM**, to the City of Scottsbluff, Scotts Bluff County, Nebraska, a Plat of Vacated Block 5A, Sykes Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska,

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and 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 29<sup>th</sup> DAY OF June, 2009.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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

**OWNER'S STATEMENT**

We, the undersigned, being the owners of Block 5A, Sykes Addition, in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska, as described in foregoing "Surveyor's Certificate" and shown on the accompanying plat have cause such real estate to be surveyed and platted as **PLAT AND PLAN OF UNITS 1 AND 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM**, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A PLAT OF VACATED BLOCK 5A, SYKES ADDITION, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 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 street and easements shown on the plat to the use and benefit of the public.

Dated this 27<sup>th</sup> day of August, 2009

OWNER: BLOCK 5A, SYKES ADDITION  
Western Community College Area, a political  
subdivision of the State of Nebraska

  
By: Jane Wisniewski, Chair Person, Board of Governors

OWNER: WINTERS CREEK CANAL  
Winters Creek Canal Company

  
By: Rodney Adams, President

UNITS 1&2, WNCC/ESU#13  
TECHNOLOGY CENTER  
CONDOMINIUM  
SCOTTSBLUFF, NEBRASKA  
SHEET 6 OF 6

ACKNOWLEDGMENT

STATE OF NEBRASKA)  
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Jane Wisniewski, Chair Person, Board of Governors, 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 for Western Community College Area, a political subdivision of the State of Nebraska.

WITNESS MY HAND AND NOTARIAL SEAL this 27<sup>th</sup> day of August, 2009.

*Richard A. Douglas*  
Notary Public



My Commission Expires

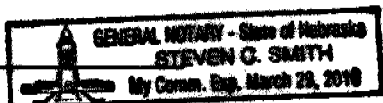
ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Rodney Adams, President of Winters Creek Canal Company, 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 Winters Creek Canal Company.

WITNESS MY HAND AND SEAL THIS 14 DAY OF Sept. 2009.

*Steven G. Smith*  
Notary Public



My Commission Expires

APPROVAL AND ACCEPTANCE

The foregoing plat of PLAT AND PLAN OF UNITS 1 AND 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A PLAT OF VACATED BLOCK 5A, SYKES ADDITION, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, as shown on the accompanying survey plat and described in the Surveyor's Certificate, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 19<sup>th</sup> day of October, 2009.

*Mayor Randy Meininger*  
Mayor: Randy Meininger

ATTEST:

*Angela A. Dickinson*  
City Clerk

