



2011-5798

NUM INDEX 409  
COMPUTER CDJ  
PICTURED \_\_\_\_\_  
IMAGED \_\_\_\_\_

RECORDED  
SCOTTS BLUFF COUNTY, NE

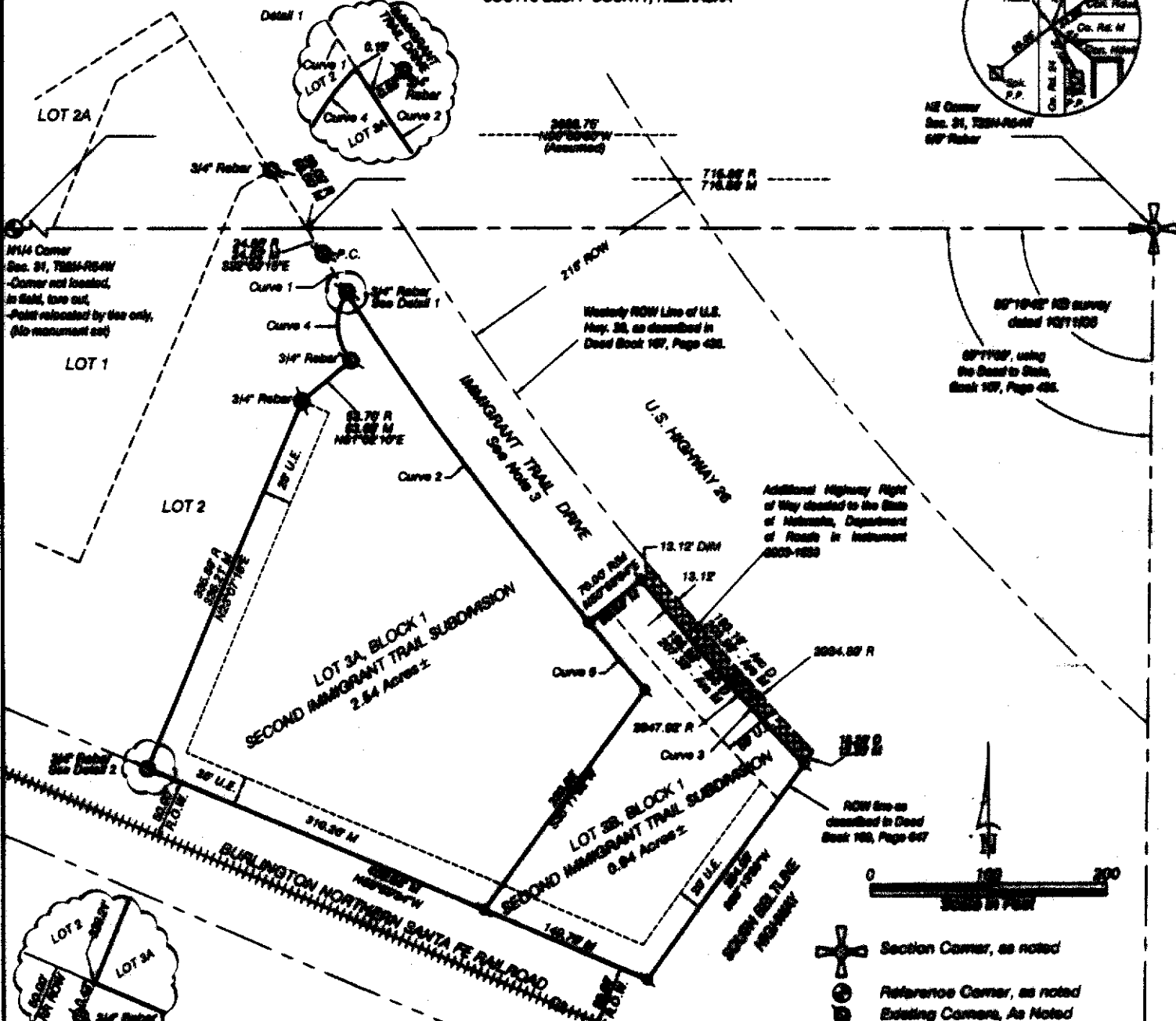
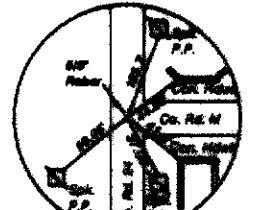
NUM PAGES 2  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 11.50 PD \_\_\_\_\_ CHG ✓ RET \_\_\_\_\_  
TOTAL 11.50  
REC'D Rolley Beatty - PR. Schaff  
RET \_\_\_\_\_

Date 11-30-11 Time 2:20 pm  
Inst. 2011 5798  
Jean A. Bauer

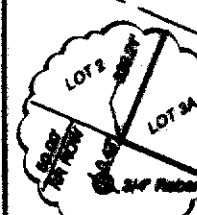
REGISTER OF DEEDS

# LOTS 3A AND 3B, BLOCK 1 SECOND IMMIGRANT TRAIL SUBDIVISION A REPLAT OF LOT 3, BLOCK 1 SECOND IMMIGRANT TRAIL SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 31,  
TOWNSHIP 22 NORTH, RANGE 84 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA



Detail 1  
Curve 1  
Curve 2  
Curve 3  
Curve 4  
Curve 5  
Curve 6  
Curve 7  
Curve 8  
Curve 9  
Curve 10  
Curve 11  
Curve 12  
Curve 13  
Curve 14  
Curve 15  
Curve 16  
Curve 17  
Curve 18  
Curve 19  
Curve 20  
Curve 21  
Curve 22  
Curve 23  
Curve 24  
Curve 25  
Curve 26  
Curve 27  
Curve 28  
Curve 29  
Curve 30  
Curve 31  
Curve 32  
Curve 33  
Curve 34  
Curve 35  
Curve 36  
Curve 37  
Curve 38  
Curve 39  
Curve 40  
Curve 41  
Curve 42  
Curve 43  
Curve 44  
Curve 45  
Curve 46  
Curve 47  
Curve 48  
Curve 49  
Curve 50  
Curve 51  
Curve 52  
Curve 53  
Curve 54  
Curve 55  
Curve 56  
Curve 57  
Curve 58  
Curve 59  
Curve 60  
Curve 61  
Curve 62  
Curve 63  
Curve 64  
Curve 65  
Curve 66  
Curve 67  
Curve 68  
Curve 69  
Curve 70  
Curve 71  
Curve 72  
Curve 73  
Curve 74  
Curve 75  
Curve 76  
Curve 77  
Curve 78  
Curve 79  
Curve 80  
Curve 81  
Curve 82  
Curve 83  
Curve 84  
Curve 85  
Curve 86  
Curve 87  
Curve 88  
Curve 89  
Curve 90  
Curve 91  
Curve 92  
Curve 93  
Curve 94  
Curve 95  
Curve 96  
Curve 97  
Curve 98  
Curve 99  
Curve 100  
Curve 101  
Curve 102  
Curve 103  
Curve 104  
Curve 105  
Curve 106  
Curve 107  
Curve 108  
Curve 109  
Curve 110  
Curve 111  
Curve 112  
Curve 113  
Curve 114  
Curve 115  
Curve 116  
Curve 117  
Curve 118  
Curve 119  
Curve 120  
Curve 121  
Curve 122  
Curve 123  
Curve 124  
Curve 125  
Curve 126  
Curve 127  
Curve 128  
Curve 129  
Curve 130  
Curve 131  
Curve 132  
Curve 133  
Curve 134  
Curve 135  
Curve 136  
Curve 137  
Curve 138  
Curve 139  
Curve 140  
Curve 141  
Curve 142  
Curve 143  
Curve 144  
Curve 145  
Curve 146  
Curve 147  
Curve 148  
Curve 149  
Curve 150  
Curve 151  
Curve 152  
Curve 153  
Curve 154  
Curve 155  
Curve 156  
Curve 157  
Curve 158  
Curve 159  
Curve 160  
Curve 161  
Curve 162  
Curve 163  
Curve 164  
Curve 165  
Curve 166  
Curve 167  
Curve 168  
Curve 169  
Curve 170  
Curve 171  
Curve 172  
Curve 173  
Curve 174  
Curve 175  
Curve 176  
Curve 177  
Curve 178  
Curve 179  
Curve 180  
Curve 181  
Curve 182  
Curve 183  
Curve 184  
Curve 185  
Curve 186  
Curve 187  
Curve 188  
Curve 189  
Curve 190  
Curve 191  
Curve 192  
Curve 193  
Curve 194  
Curve 195  
Curve 196  
Curve 197  
Curve 198  
Curve 199  
Curve 200  
Curve 201  
Curve 202  
Curve 203  
Curve 204  
Curve 205  
Curve 206  
Curve 207  
Curve 208  
Curve 209  
Curve 210  
Curve 211  
Curve 212  
Curve 213  
Curve 214  
Curve 215  
Curve 216  
Curve 217  
Curve 218  
Curve 219  
Curve 220  
Curve 221  
Curve 222  
Curve 223  
Curve 224  
Curve 225  
Curve 226  
Curve 227  
Curve 228  
Curve 229  
Curve 230  
Curve 231  
Curve 232  
Curve 233  
Curve 234  
Curve 235  
Curve 236  
Curve 237  
Curve 238  
Curve 239  
Curve 240  
Curve 241  
Curve 242  
Curve 243  
Curve 244  
Curve 245  
Curve 246  
Curve 247  
Curve 248  
Curve 249  
Curve 250  
Curve 251  
Curve 252  
Curve 253  
Curve 254  
Curve 255  
Curve 256  
Curve 257  
Curve 258  
Curve 259  
Curve 260  
Curve 261  
Curve 262  
Curve 263  
Curve 264  
Curve 265  
Curve 266  
Curve 267  
Curve 268  
Curve 269  
Curve 270  
Curve 271  
Curve 272  
Curve 273  
Curve 274  
Curve 275  
Curve 276  
Curve 277  
Curve 278  
Curve 279  
Curve 280  
Curve 281  
Curve 282  
Curve 283  
Curve 284  
Curve 285  
Curve 286  
Curve 287  
Curve 288  
Curve 289  
Curve 290  
Curve 291  
Curve 292  
Curve 293  
Curve 294  
Curve 295  
Curve 296  
Curve 297  
Curve 298  
Curve 299  
Curve 300  
Curve 301  
Curve 302  
Curve 303  
Curve 304  
Curve 305  
Curve 306  
Curve 307  
Curve 308  
Curve 309  
Curve 310  
Curve 311  
Curve 312  
Curve 313  
Curve 314  
Curve 315  
Curve 316  
Curve 317  
Curve 318  
Curve 319  
Curve 320  
Curve 321  
Curve 322  
Curve 323  
Curve 324  
Curve 325  
Curve 326  
Curve 327  
Curve 328  
Curve 329  
Curve 330  
Curve 331  
Curve 332  
Curve 333  
Curve 334  
Curve 335  
Curve 336  
Curve 337  
Curve 338  
Curve 339  
Curve 340  
Curve 341  
Curve 342  
Curve 343  
Curve 344  
Curve 345  
Curve 346  
Curve 347  
Curve 348  
Curve 349  
Curve 350  
Curve 351  
Curve 352  
Curve 353  
Curve 354  
Curve 355  
Curve 356  
Curve 357  
Curve 358  
Curve 359  
Curve 360  
Curve 361  
Curve 362  
Curve 363  
Curve 364  
Curve 365  
Curve 366  
Curve 367  
Curve 368  
Curve 369  
Curve 370  
Curve 371  
Curve 372  
Curve 373  
Curve 374  
Curve 375  
Curve 376  
Curve 377  
Curve 378  
Curve 379  
Curve 380  
Curve 381  
Curve 382  
Curve 383  
Curve 384  
Curve 385  
Curve 386  
Curve 387  
Curve 388  
Curve 389  
Curve 390  
Curve 391  
Curve 392  
Curve 393  
Curve 394  
Curve 395  
Curve 396  
Curve 397  
Curve 398  
Curve 399  
Curve 400  
Curve 401  
Curve 402  
Curve 403  
Curve 404  
Curve 405  
Curve 406  
Curve 407  
Curve 408  
Curve 409  
Curve 410  
Curve 411  
Curve 412  
Curve 413  
Curve 414  
Curve 415  
Curve 416  
Curve 417  
Curve 418  
Curve 419  
Curve 420  
Curve 421  
Curve 422  
Curve 423  
Curve 424  
Curve 425  
Curve 426  
Curve 427  
Curve 428  
Curve 429  
Curve 430  
Curve 431  
Curve 432  
Curve 433  
Curve 434  
Curve 435  
Curve 436  
Curve 437  
Curve 438  
Curve 439  
Curve 440  
Curve 441  
Curve 442  
Curve 443  
Curve 444  
Curve 445  
Curve 446  
Curve 447  
Curve 448  
Curve 449  
Curve 450  
Curve 451  
Curve 452  
Curve 453  
Curve 454  
Curve 455  
Curve 456  
Curve 457  
Curve 458  
Curve 459  
Curve 460  
Curve 461  
Curve 462  
Curve 463  
Curve 464  
Curve 465  
Curve 466  
Curve 467  
Curve 468  
Curve 469  
Curve 470  
Curve 471  
Curve 472  
Curve 473  
Curve 474  
Curve 475  
Curve 476  
Curve 477  
Curve 478  
Curve 479  
Curve 480  
Curve 481  
Curve 482  
Curve 483  
Curve 484  
Curve 485  
Curve 486  
Curve 487  
Curve 488  
Curve 489  
Curve 490  
Curve 491  
Curve 492  
Curve 493  
Curve 494  
Curve 495  
Curve 496  
Curve 497  
Curve 498  
Curve 499  
Curve 500  
Curve 501  
Curve 502  
Curve 503  
Curve 504  
Curve 505  
Curve 506  
Curve 507  
Curve 508  
Curve 509  
Curve 510  
Curve 511  
Curve 512  
Curve 513  
Curve 514  
Curve 515  
Curve 516  
Curve 517  
Curve 518  
Curve 519  
Curve 520  
Curve 521  
Curve 522  
Curve 523  
Curve 524  
Curve 525  
Curve 526  
Curve 527  
Curve 528  
Curve 529  
Curve 530  
Curve 531  
Curve 532  
Curve 533  
Curve 534  
Curve 535  
Curve 536  
Curve 537  
Curve 538  
Curve 539  
Curve 540  
Curve 541  
Curve 542  
Curve 543  
Curve 544  
Curve 545  
Curve 546  
Curve 547  
Curve 548  
Curve 549  
Curve 550  
Curve 551  
Curve 552  
Curve 553  
Curve 554  
Curve 555  
Curve 556  
Curve 557  
Curve 558  
Curve 559  
Curve 560  
Curve 561  
Curve 562  
Curve 563  
Curve 564  
Curve 565  
Curve 566  
Curve 567  
Curve 568  
Curve 569  
Curve 570  
Curve 571  
Curve 572  
Curve 573  
Curve 574  
Curve 575  
Curve 576  
Curve 577  
Curve 578  
Curve 579  
Curve 580  
Curve 581  
Curve 582  
Curve 583  
Curve 584  
Curve 585  
Curve 586  
Curve 587  
Curve 588  
Curve 589  
Curve 590  
Curve 591  
Curve 592  
Curve 593  
Curve 594  
Curve 595  
Curve 596  
Curve 597  
Curve 598  
Curve 599  
Curve 600  
Curve 601  
Curve 602  
Curve 603  
Curve 604  
Curve 605  
Curve 606  
Curve 607  
Curve 608  
Curve 609  
Curve 610  
Curve 611  
Curve 612  
Curve 613  
Curve 614  
Curve 615  
Curve 616  
Curve 617  
Curve 618  
Curve 619  
Curve 620  
Curve 621  
Curve 622  
Curve 623  
Curve 624  
Curve 625  
Curve 626  
Curve 627  
Curve 628  
Curve 629  
Curve 630  
Curve 631  
Curve 632  
Curve 633  
Curve 634  
Curve 635  
Curve 636  
Curve 637  
Curve 638  
Curve 639  
Curve 640  
Curve 641  
Curve 642  
Curve 643  
Curve 644  
Curve 645  
Curve 646  
Curve 647  
Curve 648  
Curve 649  
Curve 650  
Curve 651  
Curve 652  
Curve 653  
Curve 654  
Curve 655  
Curve 656  
Curve 657  
Curve 658  
Curve 659  
Curve 660  
Curve 661  
Curve 662  
Curve 663  
Curve 664  
Curve 665  
Curve 666  
Curve 667  
Curve 668  
Curve 669  
Curve 670  
Curve 671  
Curve 672  
Curve 673  
Curve 674  
Curve 675  
Curve 676  
Curve 677  
Curve 678  
Curve 679  
Curve 680  
Curve 681  
Curve 682  
Curve 683  
Curve 684  
Curve 685  
Curve 686  
Curve 687  
Curve 688  
Curve 689  
Curve 690  
Curve 691  
Curve 692  
Curve 693  
Curve 694  
Curve 695  
Curve 696  
Curve 697  
Curve 698  
Curve 699  
Curve 700  
Curve 701  
Curve 702  
Curve 703  
Curve 704  
Curve 705  
Curve 706  
Curve 707  
Curve 708  
Curve 709  
Curve 710  
Curve 711  
Curve 712  
Curve 713  
Curve 714  
Curve 715  
Curve 716  
Curve 717  
Curve 718  
Curve 719  
Curve 720  
Curve 721  
Curve 722  
Curve 723  
Curve 724  
Curve 725  
Curve 726  
Curve 727  
Curve 728  
Curve 729  
Curve 730  
Curve 731  
Curve 732  
Curve 733  
Curve 734  
Curve 735  
Curve 736  
Curve 737  
Curve 738  
Curve 739  
Curve 740  
Curve 741  
Curve 742  
Curve 743  
Curve 744  
Curve 745  
Curve 746  
Curve 747  
Curve 748  
Curve 749  
Curve 750  
Curve 751  
Curve 752  
Curve 753  
Curve 754  
Curve 755  
Curve 756  
Curve 757  
Curve 758  
Curve 759  
Curve 760  
Curve 761  
Curve 762  
Curve 763  
Curve 764  
Curve 765  
Curve 766  
Curve 767  
Curve 768  
Curve 769  
Curve 770  
Curve 771  
Curve 772  
Curve 773  
Curve 774  
Curve 775  
Curve 776  
Curve 777  
Curve 778  
Curve 779  
Curve 780  
Curve 781  
Curve 782  
Curve 783  
Curve 784  
Curve 785  
Curve 786  
Curve 787  
Curve 788  
Curve 789  
Curve 790  
Curve 791  
Curve 792  
Curve 793  
Curve 794  
Curve 795  
Curve 796  
Curve 797  
Curve 798  
Curve 799  
Curve 800  
Curve 801  
Curve 802  
Curve 803  
Curve 804  
Curve 805  
Curve 806  
Curve 807  
Curve 808  
Curve 809  
Curve 810  
Curve 811  
Curve 812  
Curve 813  
Curve 814  
Curve 815  
Curve 816  
Curve 817  
Curve 818  
Curve 819  
Curve 820  
Curve 821  
Curve 822  
Curve 823  
Curve 824  
Curve 825  
Curve 826  
Curve 827  
Curve 828  
Curve 829  
Curve 830  
Curve 831  
Curve 832  
Curve 833  
Curve 834  
Curve 835  
Curve 836  
Curve 837  
Curve 838  
Curve 839  
Curve 840  
Curve 841  
Curve 842  
Curve 843  
Curve 844  
Curve 845  
Curve 846  
Curve 847  
Curve 848  
Curve 849  
Curve 850  
Curve 851  
Curve 852  
Curve 853  
Curve 854  
Curve 855  
Curve 856  
Curve 857  
Curve 858  
Curve 859  
Curve 860  
Curve 861  
Curve 862  
Curve 863  
Curve 864  
Curve 865  
Curve 866  
Curve 867  
Curve 868  
Curve 869  
Curve 870  
Curve 871  
Curve 872  
Curve 873  
Curve 874  
Curve 875  
Curve 876  
Curve 877  
Curve 878  
Curve 879  
Curve 880  
Curve 881  
Curve 882  
Curve 883  
Curve 884  
Curve 885  
Curve 886  
Curve 887  
Curve 888  
Curve 889  
Curve 890  
Curve 891  
Curve 892  
Curve 893  
Curve 894  
Curve 895  
Curve 896  
Curve 897  
Curve 898  
Curve 899  
Curve 900  
Curve 901  
Curve 902  
Curve 903  
Curve 904  
Curve 905  
Curve 906  
Curve 907  
Curve 908  
Curve 909  
Curve 910  
Curve 911  
Curve 912  
Curve 913  
Curve 914  
Curve 915  
Curve 916  
Curve 917  
Curve 918  
Curve 919  
Curve 920  
Curve 921  
Curve 922  
Curve 923  
Curve 924  
Curve 925  
Curve 926  
Curve 927  
Curve 928  
Curve 929  
Curve 930  
Curve 931  
Curve 932  
Curve 933  
Curve 934  
Curve 935  
Curve 936  
Curve 937  
Curve 938  
Curve 939  
Curve 940  
Curve 941  
Curve 942  
Curve 943  
Curve 944  
Curve 945  
Curve 946  
Curve 947  
Curve 948  
Curve 949  
Curve 950  
Curve 951  
Curve 952  
Curve 953  
Curve 954  
Curve 955  
Curve 956  
Curve 957  
Curve 958  
Curve 959  
Curve 960  
Curve 961  
Curve 962  
Curve 963  
Curve 964  
Curve 965  
Curve 966  
Curve 967  
Curve 968  
Curve 969  
Curve 970  
Curve 971  
Curve 972  
Curve 973  
Curve 974  
Curve 975  
Curve 976  
Curve 977  
Curve 978  
Curve 979  
Curve 980  
Curve 981  
Curve 982  
Curve 983  
Curve 984  
Curve 985  
Curve 986  
Curve 987  
Curve 988  
Curve 989  
Curve 990  
Curve 991  
Curve 992  
Curve 993  
Curve 994  
Curve 995  
Curve 996  
Curve 997  
Curve 998  
Curve 999  
Curve 1000



Curve 1 Data	Curve 2 Data	Curve 3 Data
Control Angle = 94°35'47"	Control Angle = 94°35'47"	Control Angle = 94°35'47"
Radius = 2694.87'	Radius = 2694.87'	Radius = 2694.87'
Chord Bearing = S27°26'10"E	Chord Bearing = S27°26'10"E	Chord Bearing = S27°26'10"E
Chord Length = 33.50'	Chord Length = 33.50'	Chord Length = 33.50'
Arc Length = 36.00'	Arc Length = 36.00'	Arc Length = 36.00'

Curve 4 Data	Curve 5 Data
Control Angle = 70°59'00"	Control Angle = 70°59'00"
Radius = 65.00'	Radius = 65.00'
Chord Bearing = S75°44'10"E	Chord Bearing = S75°44'10"E
Chord Length = 67.50'	Chord Length = 67.50'
Arc Length = 61.40'	Arc Length = 61.40'

- Section Corner, as noted
- Reference Corner, as noted
- Existing Corner, as noted
- 
- Instrument 2003-1030
- Record Distance
- Measured Distance
- Point of Curvature
- Right of Way
- Utility Easement
- Additional Highway ROW described in Instrument 2003-1030

**Notes:**

1. Description of Easements and Restrictions for Immigrant Trail Subdivision and Second Immigrant Trail Subdivision is recorded in Instrument 2003-1030.
2. All easements and / or restrictions of record that affect these lots may not be shown.
3. The eastern end of Immigrant Trail Drive was registered from the original location shown in Deed Book 107, Page 426, to another place in Instrument 2003-1030. The location shown in Instrument 2003-1030 is the location shown on this plat. The location shown in Deed Book 107, Page 426 is the location shown on the original plat of the Second Immigrant Trail Subdivision, and the original plat of the Second Immigrant Trail Subdivision is recorded in Instrument 2003-1030.

LOTS 3A AND 3B, BLOCK 1,  
SECOND IMMIGRANT TRAIL  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 2 OF 2

**SURVEYOR'S CERTIFICATE**

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 3A AND 3B, BLOCK 1, SECOND IMMIGRANT TRAIL SUBDIVISION, a Replat of Lot 3, Block 1, Second Immigrant Trail Subdivision, situated in the Northeast Quarter of Section 31, Township 22 North, Range 54 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 3<sup>rd</sup> DAY OF November, 2011.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty  
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 478



**OWNER'S STATEMENT**

We, the undersigned, being the owners of that land situated in the Northeast Quarter of Section 31, Township 22 North, Range 54 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 Lots 3A and 3B, Block 1, Second Immigrant Trail Subdivision, a Replat of Lot 3, Block 1, Second Immigrant Trail Subdivision, situated in the Northeast Quarter of Section 31, Township 22 North, Range 54 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 utility easements shown on the plat for the use and benefit of the public.  
Dated this 21<sup>st</sup> day of November, 2011.

Owner: City of Scottsbluff, Scotts Bluff County, Nebraska  
a Municipal Corporation

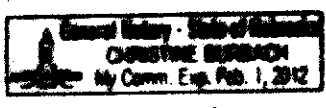
Randy Meisinger  
By: Randy Meisinger, Mayor

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Randy Meisinger, Mayor of the City of Scottsbluff, 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 his voluntary act and deed, and the voluntary act and deed of the City of Scottsbluff, Scotts Bluff County, Nebraska.

WITNESS MY HAND AND SEAL THIS 21<sup>st</sup> DAY OF November, 2011.



Christine Burbach  
Notary Public

My Commission Expires February 1, 2012

**APPROVAL AND ACCEPTANCE**

The foregoing plat of Lots 3A and 3B, Block 1, Second Immigrant Trail Subdivision, a Replat of Lot 3, Block 1, Second Immigrant Trail Subdivision, situated in the Northeast Quarter of Section 31, Township 22 North, Range 54 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 Scottsbluff, Scotts Bluff County, Nebraska, by resolution dated this 21<sup>st</sup> day of November, 2011.

Attest: Christine A. Burkholder  
City Clerk



Randy Meisinger  
By: Randy Meisinger, Mayor