



2011-834

NUM INDEX m/c  
COMPUTER C/M  
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RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 2-18-11 Time 1:26 pm

Inst. 2011 834

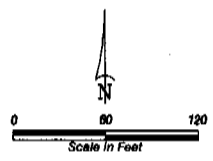
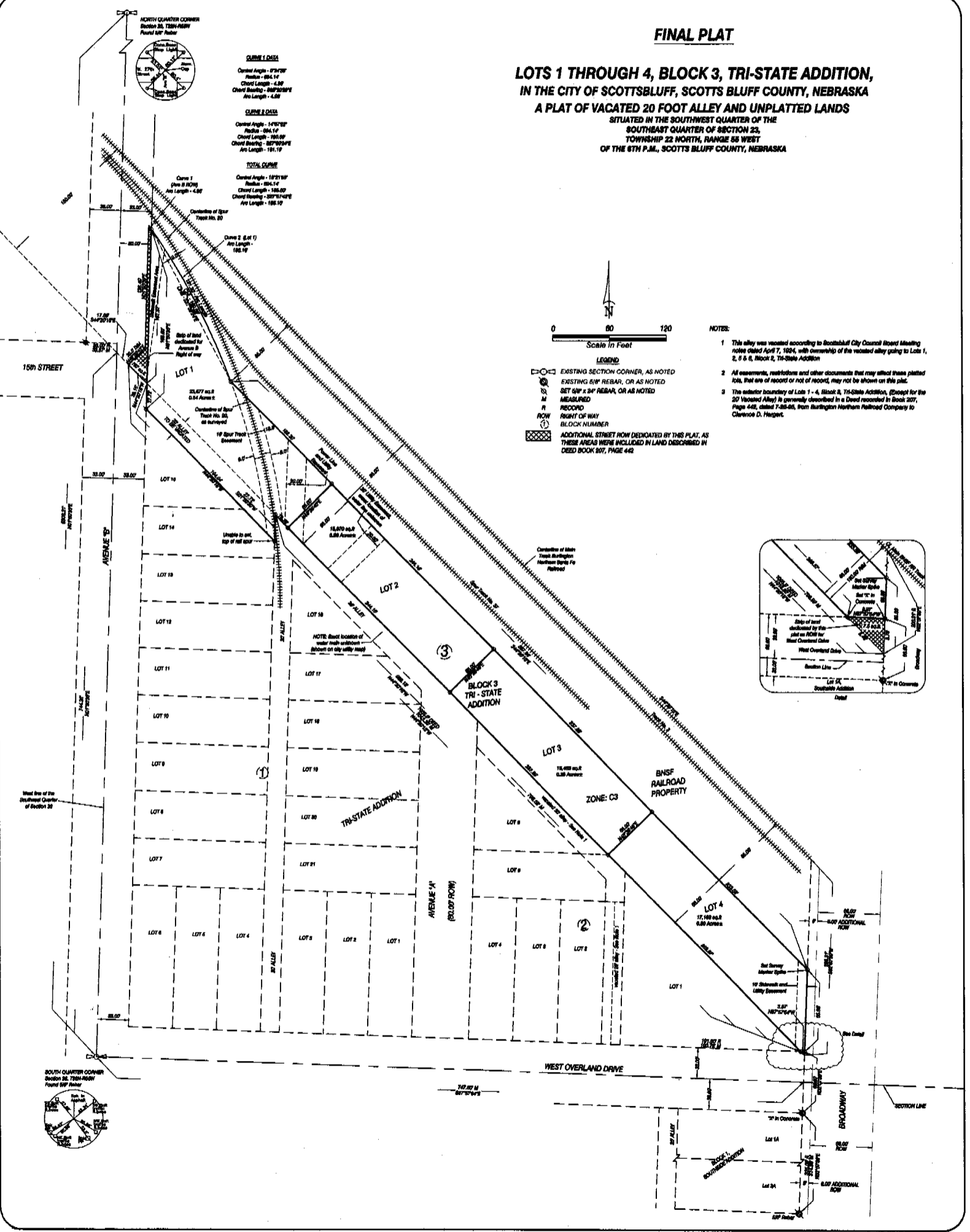
*Jean A. Bauer*

REGISTER OF DEEDS

NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 17.50 PD \_\_\_\_\_ CHG ✓ RET \_\_\_\_\_  
TOTAL 17.50  
REC'D M.C. Schaff - Kelly  
RET \_\_\_\_\_

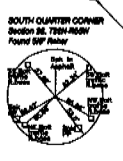
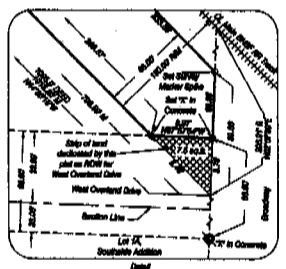
### FINAL PLAT

**LOTS 1 THROUGH 4, BLOCK 3, TRI-STATE ADDITION,  
IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**  
A PLAT OF VACATED 20 FOOT ALLEY AND UNPLATTED LANDS  
SITUATED IN THE SOUTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 22 NORTH, RANGE 55 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - ⊙ EXISTING 8" REBAR, OR AS NOTED
  - ⊙ SET 8" x 8" REBAR, OR AS NOTED
  - M MEASURED
  - R RECORD
  - ROW RIGHT OF WAY
  - ① BLOCK NUMBER
  - ▨ ADDITIONAL STREET ROW DEDICATED BY THIS PLAT, AS THESE AREAS WERE INCLUDED IN LAND DESCRIBED IN DEED BOOK 807, PAGE 442

- NOTES:**
- This alley was vacated according to Scottsbluff City Council Board Meeting notes dated April 7, 2004, with ownership of the vacated alley going to Lots 1, 2, 8 & 9, Block 3, Tri-State Addition.
  - All easements, mortgages and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.
  - The exterior boundary of Lots 1 - 4, Block 3, Tri-State Addition, (except for the 20' vacated alley) is generally described in a Deed recorded in Book 207, Page 442, dated 7-25-05, from Burlington Northern Railroad Company to Clarence D. Hegert.



**CURVE 1 DATA**  
Central Angle - 174°25'00"  
Radius - 584.14'  
Chord Length - 4.88'  
Chord Bearing - S87°25'00"W  
Arc Length - 4.88'

**CURVE 2 DATA**  
Central Angle - 143°25'00"  
Radius - 584.14'  
Chord Length - 750.89'  
Chord Bearing - S87°25'00"W  
Arc Length - 181.19'

**TOTAL CURVE**  
Central Angle - 18°25'00"  
Radius - 584.14'  
Chord Length - 186.00'  
Chord Bearing - S87°25'00"W  
Arc Length - 186.19'

NOTE: Exact location of water main easement (shown on city utility map)

West line of the Southeast Quarter of Section 23

142.87' M  
S 87°25'00" W

142.87' M  
S 87°25'00" W

**SURVEYOR'S CERTIFICATE**

LOTS 1-4, BLOCK 3,  
TRI-STATE ADDITION  
SCOTTSSLUFF, 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 Lots 1 through 4, Block 3, Tri-State Addition, in the City of Scottsbluff, Scotts Bluff County, Nebraska, a Plat of vacated 20' Alley and unplatted lands situated in the Southwest Quarter of the Southeast Quarter of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the South Quarter Corner of Section 23, thence northerly on the west line of the Southeast Quarter of Section 23, on an assumed bearing of N01°50'30"E, a distance of 744.28 feet, to a point being 150.00 feet southwest of the centerline of the BNSF Main Track, as measured perpendicular to said centerline, thence bearing S44°20'15"E, on a line parallel with the centerline of said track, a distance of 17.59 feet, to the Point of Beginning, thence bearing N45°30'45"E, a distance of 25.00 feet, to a point being 30.00 feet east of the west line of the Southeast Quarter of Section 23, as measured perpendicular to said west line, thence bearing N01°50'30"E, on a line 30.00 feet east of and parallel with the west line of the southeast Quarter of Section 23, a distance of 128.49 feet, to a point being 9.00 feet south of the centerline of Spur Track No. 20, as measured perpendicular to said centerline, said point being on a non-tangent curve to the right, said curve having a central angle of 15°21'58", a radius of 694.14 feet, as measured, a chord length of 165.60 feet, and a chord bearing of S27°51'42"E, thence southeasterly on the arc of said curve, and on a line being 9.00 feet southwesterly and parallel with the centerline of said Spur Track No. 20, a distance of 188.16 feet, to a point being 85.00 feet southwest of the centerline of the BNSF Main Track, as measured perpendicular to said centerline of main track, thence bearing S44°20'15"E, on a line being 85.00 feet southwesterly of and parallel with said main track, a distance of 987.94 feet, as measured, to the point of intersection with the westerly right of way of Broadway, said right of way line being the northerly extension of the east line of Lots 1A and 2A, Block 1, Southside Addition to the City of Scottsbluff, Nebraska, thence bearing S92°07'38"W, on said right of way line, a distance of 89.69 feet, to a point being 150.00 feet southwesterly of the centerline of the BNSF Main Track, as measured perpendicular to said centerline, thence bearing N44°20'15"W, on a line 150.00 feet southwesterly of and parallel with the centerline of the BNSF Main Track, a distance of 798.59 feet, to the point of intersection with the west right of way line of a 20 foot wide alley, as platted, thence bearing S01°50'38"W, on said west right of way line of alley, a distance of 27.72 feet, to a point being 170.00 feet southwesterly of the centerline of the BNSF main track, as measured perpendicular to said track, thence bearing N44°20'15"W, on a line being 170.00 feet southwesterly of and parallel with said centerline of main track, a distance of 194.04 feet, to a point being 33.00 feet east of the west line of the Southeast Quarter of Section 23, as measured perpendicular to said west line, thence bearing N01°50'30"E, on a line being 33.00 feet east of and parallel with the west line of the Southeast Quarter of Section 23, a distance of 27.72 feet, to a point being 150.00 feet southwesterly of the centerline of BNSF main track, as measured perpendicular to said centerline of main track, thence bearing N44°20'15"W, on a line 150.00 feet southwesterly of and parallel with said centerline of main track, a distance of 28.15 feet, to the point of Beginning, containing an area of 1.69 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 60 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 identification purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 7 DAY OF January, 2011.  
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 Lots 14 and 15, Block 1, Tri-State Addition in the City of Scottsbluff, Nebraska, and unplatted lands situated in the Southwest Quarter of the Southeast Quarter of Section 23, Township 22 North, Range 55 West of the 6th P.M., in the City of Scottsbluff, 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 1 THROUGH 4, BLOCK 3, TRI-STATE ADDITION, IN THE CITY OF SCOTTSSLUFF, SCOTTSS 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 right of way and utility easements shown on the accompanying plat for the use and benefit of the public.

Dated this 12<sup>th</sup> day of January, 2011.

Owner:

*Clarence D. Hergert*

By: Clarence D. Hergert, Husband

*Nancy J. Hergert*

By: Nancy J. Hergert, Wife

LOTS 1-4, BLOCK 3,  
TRI-STATE ADDITION  
SCOTTSELUFF, NEBRASKA  
SHEET 3 OF 3

**ACKNOWLEDGEMENT**

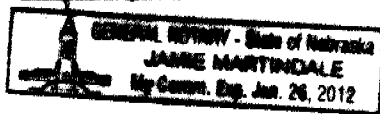
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Clarence D. Hergert and Nancy J. Hergert, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 12<sup>th</sup> DAY OF January, 2011.

Jamie Martindale  
Notary Public

My Commission Expires 1/26/2012



**APPROVAL AND ACCEPTANCE**

The foregoing plat of LOTS 1 THROUGH 4, BLOCK 3, TRI-STATE ADDITION, IN THE CITY OF SCOTTSELUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Southwest Quarter of the Southeast Quarter of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 18<sup>th</sup> day of January, 2011.

Randy Meininger  
Mayor Randy Meininger

ATTEST: Andrea A. Dickinson  
City Clerk

