



FROM INDEX
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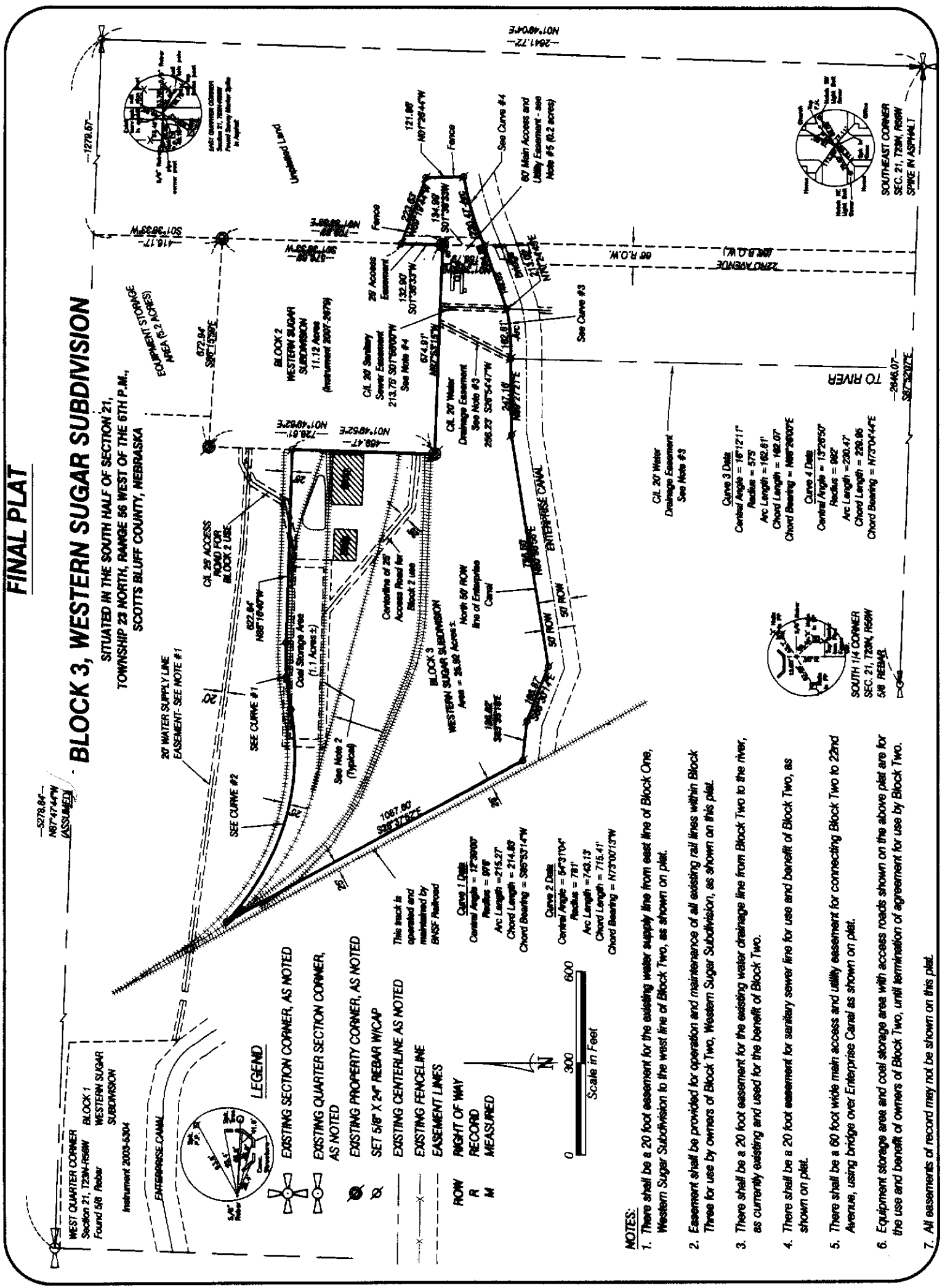
RECORDED
SCOTTS BLUFF COUNTY, NE

Date 4-24-13 Time 2:32 p.m.

Jean A. Bauer

REGISTER OF DEEDS

3 mit
MILEAGE 3
22.00
22.00
City of Mitchell



- 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.
 - Easement shall be provided for operation and maintenance of all existing rail lines within Block Three for use by owners of Block Two, Western Sugar Subdivision, as shown on this plat.
 - There shall be a 20 foot easement for the existing water 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 use and benefit of 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 and coal storage area with access roads shown on the above plat are for the use and benefit of owners of Block Two, until termination of agreement for use by Block Two.
 - All easements of record may not be shown on this plat.

This tract is operated and maintained by BNSF Railroad

Curve 1 Data
 Central Angle = 12°20'07"
 Radius = 97'9"
 Arc Length = 215.27'
 Chord Length = 214.85'
 Chord Bearing = S85°37'14"W

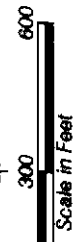
Curve 2 Data
 Central Angle = 54°31'04"
 Radius = 781'
 Arc Length = 743.13'
 Chord Length = 715.41'
 Chord Bearing = N73°00'15"W

Curve 3 Data
 Central Angle = 16°12'11"
 Radius = 575'
 Arc Length = 162.81'
 Chord Length = 149.07'
 Chord Bearing = N68°26'07"E

Curve 4 Data
 Central Angle = 13°26'50"
 Radius = 982'
 Arc Length = 230.47'
 Chord Length = 230.85'
 Chord Bearing = N73°04'44"E

CL 20 Water Drainage Easement See Note #3

- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING PROPERTY CORNER, AS NOTED
 - SET 5/8" X 24" REBAR W/ CAP
 - EXISTING CENTERLINE AS NOTED
 - EXISTING FENCELINE
 - EASEMENT LINES
 - RIGHT OF WAY
 - RECORD
 - MEASURED



BLOCK 3,
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 3, Western Sugar Subdivision situated in the South Half of Section 21, Township 23 North, Range 58 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 21, thence westerly on the north line of the Southeast Quarter of Section 21, on an assumed bearing of N87°47'44"W, a distance of 1278.57 feet, thence bearing S01°38'33"W, a distance of 416.17 feet, to the point of intersection with the northeast corner of Block 2, Western Sugar Subdivision, as recorded in Instrument 2807-2879, Scotts Bluff County Register of Deeds office, thence southerly on the east line of said Block 2, Western Sugar Subdivision, bearing S01°38'33"W, a distance of 578.60 feet, to Point of Beginning, thence continuing southerly on the east line of Block 2, Western Sugar Subdivision, bearing S01°38'33"W, a distance of 132.90 feet, to the point of intersection with the southeast corner of said Block 2, Western Sugar Subdivision, thence bearing N87°53'15"W, on the south line of Block 2, Western Sugar Subdivision, a distance of 674.91 feet, to the point of intersection with the southwest corner of Block 2, Western Sugar Subdivision, thence northerly on the west line of said Block 2, Western Sugar Subdivision, bearing N01°49'52"E, a distance of 459.47 feet, to a point being 25 feet south of the centerline of an east-west railroad spur track, thence bearing N88°16'40"W, on a line being 25 feet south of and parallel with said centerline, a distance of 622.64 feet, to the point of a non-tangent curve, to the left, said curve having a central angle of 12°38'00", a radius of 975.00 feet, a chord length of 214.83 feet, and a chord bearing of S85°53'14"W, thence southwesterly on the arc of said curve, and on a line 25 feet south of and parallel with said centerline, a distance of 215.27 feet, to the point of a reverse curve to the right, said curve having central angle of 54°31'04", a radius of 781.00 feet, a chord length of 718.41 feet, and a chord bearing of N73°00'13"W, thence northwesterly on the arc of said curve, and a line being 25 feet south of and parallel with said centerline, a distance of 743.13 feet, to the point of intersection with a line being 25 feet east of the centerline of a northwesterly railroad spur track, as measured perpendicular to said spur track, thence bearing S28°37'52"E, on a line being 25 feet east of and parallel with said centerline of second spur track, a distance of 1087.80 feet, to the point of intersection with the northerly right of way line of the Enterprise Canal, said line being 50 feet north of the centerline of said canal, as measured perpendicular to said centerline, thence bearing S83°35'18"E, on said right of way line, a distance of 126.02 feet, thence bearing S88°30'14"E, on said right of way line, a distance of 188.87 feet, thence bearing N80°58'56"E, on said right of way line, a distance of 758.50 feet, thence bearing N89°27'21"E, on said right of way line, a distance of 247.16 feet, to the point of curvature of a non-tangent curve to the left, said curve having a central angle of 16°12'11", a radius of 575.00 feet, a chord length of 162.07 feet, and a chord bearing of N88°28'00"E, thence northeasterly on the arc of said curve, and said right of way line, a distance of 162.61 feet, thence bearing N70°24'45"E, on said right of way line, a distance of 213.02 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of 13°28'50", a radius of 882.00 feet, a chord length of 229.95 feet, and a chord bearing of N73°04'44"E, thence northeasterly on the arc of said curve, and on said right of way line, a distance of 230.47 feet, thence bearing N01°26'44"W, a distance of 121.98 feet, thence bearing N88°18'44"W, a distance of 223.63 feet, to the Point of Beginning, containing an area of 25.82 acres, more or less.

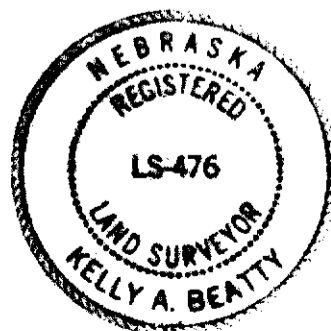
AND said Block 3 shall include a 60 feet wide main access and utility easement, abutting the south line of Block 2, thence southerly to the Enterprise Canal north right of way line, as shown on accompanying plat, and additional easements as noted on the Final Plat drawing and associated notes referenced on the Final Plat drawing.

That the accompanying plat is a true delineation of said survey drawn to a scale 300 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 7th day of February, 2013.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty

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



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

OWNER'S STATEMENT

We, the undersigned being the owners of a Tract of land, situated in the South Half 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 3, WESTERN SUGAR SUBDIVISION, situated in the South Half 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 3, Western Sugar Subdivision, and the public, as noted and stated on the Final Plat drawing.

DATED THIS 19TH DAY OF February, 2013.

WEST PLAINS, LLC

BY: [Signature]
Steve Rhodes, CEO

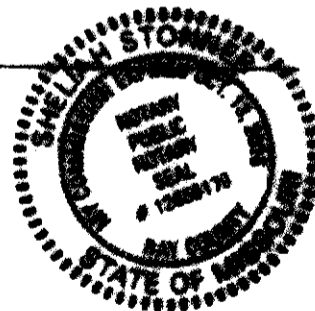
ACKNOWLEDGMENT

MISSOURI
STATE OF NEBRASKA)
COUNTY OF ~~SCOTTS BLUFF~~
 RAY

Before me, a Notary Public, qualified and acting in said county, personally came Steve Rhodes, CEO of West Plains, LLC, 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 West Plains, LLC,

WITNESS MY NOTARIES SEAL THIS 19 DAY OF Feb, 2013.

[Signature]
Notary Public



My Commission Expires: 12/13/16

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 3, WESTERN SUGAR SUBDIVISION, situated in the South Half 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 10th day of April, 2013.



[Signature]
Mayor

Attest: [Signature]
City Clerk