



LOT 1, BLOCK 2,  
WINDBREAK SUBDIVISION  
SCOTTSBLUFF, NEBRASKA  
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 LOT 1, BLOCK 2, WINDBREAK SUBDIVISION, in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Northeast Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 13, thence bearing N02°07'53"E, on the west line of the Southeast Quarter of the Northeast Quarter of Section 13, a distance of 297.73 feet, thence bearing S81°46'22"E, a distance of 84.86 feet, to the point of curvature of a curve to the right, said curve having a central angle of 42°36'08", a radius of 114.04 feet, a chord bearing of S60°26'18"E, and a chord length of 82.86 feet, thence southeasterly on the arc of said curve, a distance of 84.80 feet, to the point of tangency, thence bearing S36°10'14"E, a distance of 238.34 feet, thence bearing S01°32'58"W, a distance of 68.34 feet, to the point of intersection with the south line of the Northeast Quarter of Section 13, thence bearing N68°27'02"W, on the south line of the Northeast Quarter of Section 13, a distance of 315.97 feet, to the Point of Beginning, containing an area of 1.60 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 50 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. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 13<sup>th</sup> DAY OF August, 2013.  
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 unplatted land as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 1, BLOCK 2, WINDBREAK SUBDIVISION, in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Northeast Quarter of Section 13, 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 easements as shown on final plat for the use and benefit of the public. The owner now, declares, acknowledges and consents to the real estate being annexed, included in, and becoming a part of the City of Scottsbluff, Nebraska for all purposes whatsoever. Dated this 15<sup>th</sup> day of August, 2013.

Owner:  
Anderson-Shaw Investments, LLC  
a Nebraska Limited Liability Company

*Stephen L. Shaw*  
By: Stephen L. Shaw, Member

*Rick A. Anderson*  
By: Rick A. Anderson, Member

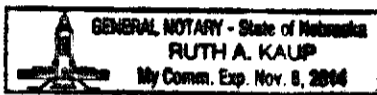
LOT 1, BLOCK 2,  
WINDBREAK SUBDIVISION  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Stephen L. Shaw, member of Anderson - Shaw Investments, LLC a limited liability 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.

WITNESS MY HAND AND SEAL THIS 15<sup>th</sup> DAY OF August, 2013.



Ruth A. Kaup  
Notary Public

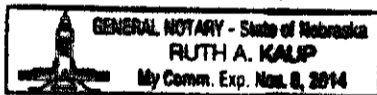
My Commission Expires November 8, 2014

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Rick A. Anderson, member of Anderson - Shaw Investments, LLC a limited liability 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.

WITNESS MY HAND AND SEAL THIS 15<sup>th</sup> DAY OF August, 2013.



Ruth A. Kaup  
Notary Public

My Commission Expires November 8, 2014

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 2, WINDBREAK SUBDIVISION, in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Northeast Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, hereby approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by resolution duly passed this 7<sup>th</sup> day of October, 2013.

[Signature]  
Mayor

ATTEST:

[Signature]  
City Clerk

