



2014-2872

19

NUM PAGES 2
 DOC TAX 0.00 PD CHG RET
 FEES 0.00 PD CHG RET
 TOTAL 0.00
 RECD: M.C. SCHAFF
 FOR OFFICE USE

NUM INDEXED
 COMPUTER
 PICTURED
 IMAGED

INST. 2014 2872

RECORDED
SCOTT'S BLUFF COUNTY, NE

Date 6-20-14 Time 9:40am

Jan A. Bauer
REGISTER OF DEEDS

**BLOCK 2,
REGANIS SUBDIVISION
IN THE CITY OF SCOTT'S BLUFF,
SCOTT'S BLUFF COUNTY, NEBRASKA**

SITUATED IN THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTT'S BLUFF COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

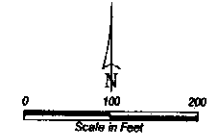
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK 2, REGANIS SUBDIVISION, in the City of Scott's Bluff, Scott's Bluff County, Nebraska, situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scott's Bluff County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of Block 9, Reganis Subdivision in the City of Scott's Bluff, Nebraska, as recorded in Instrument 2014-1883, Scott's Bluff County Register of Deeds' office, thence westerly on the north line of said Block 9, on an assumed bearing of N89°20'01"W, a distance of 507.86 feet, thence bearing S55°43'34"W, on the north line of said Block 9, a distance of 71.32 feet, to the northwest corner of said Block 9, thence bearing N40°19'50"W, a distance of 111.87 feet, thence bearing N11°11'46"E, a distance of 180.38 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of 28°18'00", a radius of 70.00 feet, a chord bearing of N44°24'31"W, and a chord length of 31.81 feet, thence northwesterly on the arc of said curve, a distance of 32.09 feet, to the point of a reverse curve to the left, said curve having a central angle of 20°25'23", a radius of 50.00 feet, a chord bearing of N41°29'13"W, and a chord length of 17.73 feet, thence northwesterly on the arc of said curve, a distance of 17.82 feet, to the point of intersection with the south right of way line of Winter Creek Drive, as platted, thence bearing S54°40'01"E, on said south right of way line, a distance of 45.44 feet, to the southeast corner of Winter Creek Drive, as platted, thence bearing N35°00'36"E, a distance of 65.99 feet as measured (86.0 feet record), to the northeast corner of Winter Creek Drive, as platted, said corner also being southeast corner of Lot 3, Block 2, Killewicks Addition, thence bearing N2°45'41"E, on the easterly line of said Lot 3, Block 2, Killewicks Addition, a distance of 71.88 feet, as measured (72 feet record), thence bearing S33°18'40"E, a distance of 78.03 feet, thence bearing N57°04'16"E, a distance of 50.96 feet, to the point of curvature of a tangent curve to the right, said curve having a central angle of 49°08'59", a radius of 70.00 feet, a chord bearing of N68°00'16"E, and a chord length of 57.13 feet, thence northwesterly on the arc of said curve, a distance of 58.85 feet, to the point of curvature of a reverse curve to the left, said curve having a central angle of 41°59'00", a radius of 395.95 feet, a chord bearing of N62°11'52"E, and a chord length of 278.52 feet, thence northwesterly on the arc of said curve, a distance of 282.80 feet, thence bearing N41°05'48"E, a distance of 23.39 feet, thence bearing S28°08'29"E, a distance of 256.72 feet, thence bearing S01°51'31"W, a distance of 182.32 feet, thence bearing S01°30'59"W, a distance of 145.30 feet, to a point being 30.00 feet north of the north line of Block 9, Reganis Subdivision, as measured perpendicular to said line, thence bearing S88°20'01"E, on a line 30.00 feet north of and parallel with the north line of Block 9, Reganis Subdivision, a distance of 430.79 feet, to the point of intersection with the west line of a 66.00 foot wide public access and utility easement as recorded in Deed Book 212, page 694, said point also being on the arc of a non-tangent curve to the left, said curve having a central angle of 07°51'30", a radius of 2033.00 feet, a chord bearing of S08°33'18"E, and a chord length of 30.48 feet, thence southeasterly on the arc of said curve, a distance of 30.48 feet, to the point of intersection with the easterly extension of the north line of Block 9, Reganis Subdivision, thence bearing N88°20'01"W, on said extension line, a distance of 227.16 feet, to the Point of Beginning, containing an area of 4.24 acres, more or less.

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. That all corners found or set are marked as shown.

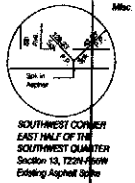
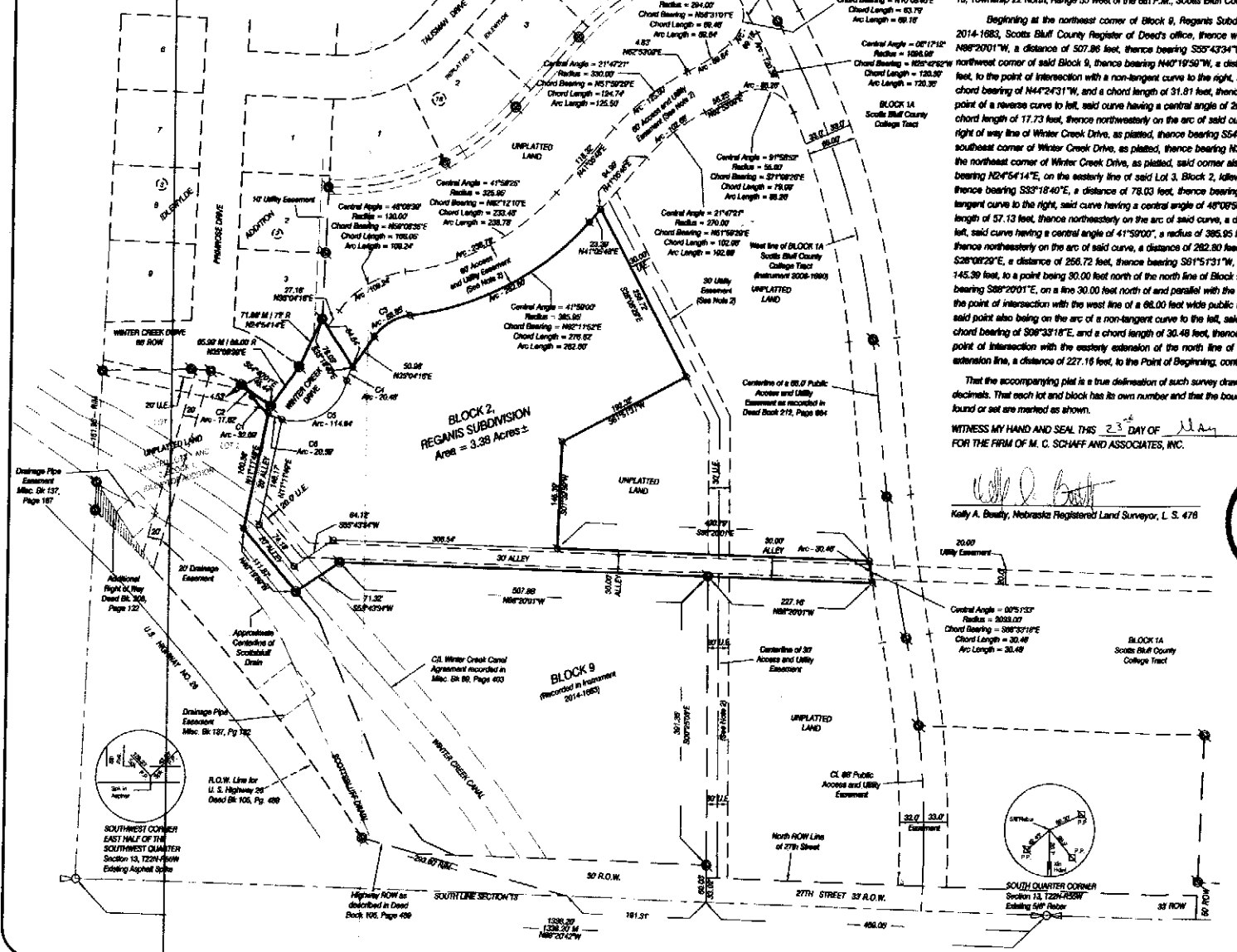
WITNESS MY HAND AND SEAL THIS 23rd DAY OF June, 2014.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



- LEGEND**
- EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - EXISTING 5/8" NEAR, OR AS NOTED
 - SET 5/8" x 2" NEAR, OR AS NOTED
 - UTILITY EASEMENT
 - * THIS 30' U.L.E. INCLUDES THE PREVIOUS 20' WEST - WEST SHANTARY SEWER EASEMENT RECORDED IN MISC BOOK 71, PAGE 431
 - RIGHT OF WAY
 - BLOCK NUMBER
 - BOUNDARY OF PLATTED AREA
- NOTES**
1. All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.
 2. These Utility and Access Easements to be dedicated as alley or street signs of way upon future final platting of the abutting registered land.

Curve Table					
Curve #	Central Angle	Radius	Chord Bearing	Chord Length	Length
C1	28°18'00"	70.00	N44°24'31"W	31.81	32.09
C2	20°25'23"	50.00	N41°29'13"W	17.73	17.82
C3	49°08'59"	70.00	N68°00'16"E	57.13	58.85
C4	20°25'23"	50.00	S20°25'23"E	30.48	30.48
C5	07°51'30"	2033.00	S08°33'18"E	30.48	114.94
C6	41°59'00"	395.95	N62°11'52"E	278.52	282.80
C7	41°59'00"	395.95	N62°11'52"E	278.52	282.80



BLOCK 2,
REGANIS SUBDIVISION
SCOTT'SBLUFF, NEBRASKA
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 North, Range 55 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 2, REGANIS SUBDIVISION, in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Southwest 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 street and alley right of way, and easements shown on the accompanying plat for the use and benefit of the public.

Dated this 7 day of June, 2014.

Owners:

Timothy G. Reganis
By: Timothy G. Reganis, Husband

Virginia S. Reganis
By: Virginia S. Reganis, Wife

ACKNOWLEDGEMENT

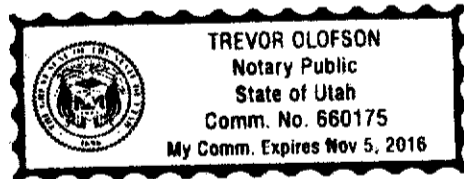
STATE OF UTAH)
COUNTY OF SALT LAKE)

Before me, a Notary Public, qualified and acting in said County, personally came Timothy G. Reganis and Virginia S. Reganis, 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 7th DAY OF June, 2014.

Trevor Olofson
Notary Public

My Commission Expires NOV 5, 2016

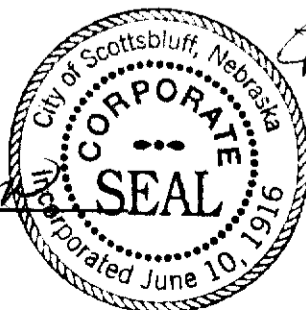


APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 2, REGANIS SUBDIVISION IN THE CITY OF SCOTT'SBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, situated in the Southeast Quarter of the Southwest Quarter of Section 13, 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 16th day of June, 2014.

ATTEST:

Amber W. Neukirch
City Clerk



Randy Meininger
Randy Meininger, Mayor