



2014-4832

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-15-14 Time 8:45 AM

INST. 2014 4832

Jean A. Bauer

REGISTER OF DEEDS

DEX
FER
ED

3
22.00
22.00
Job City Bldg. Spring

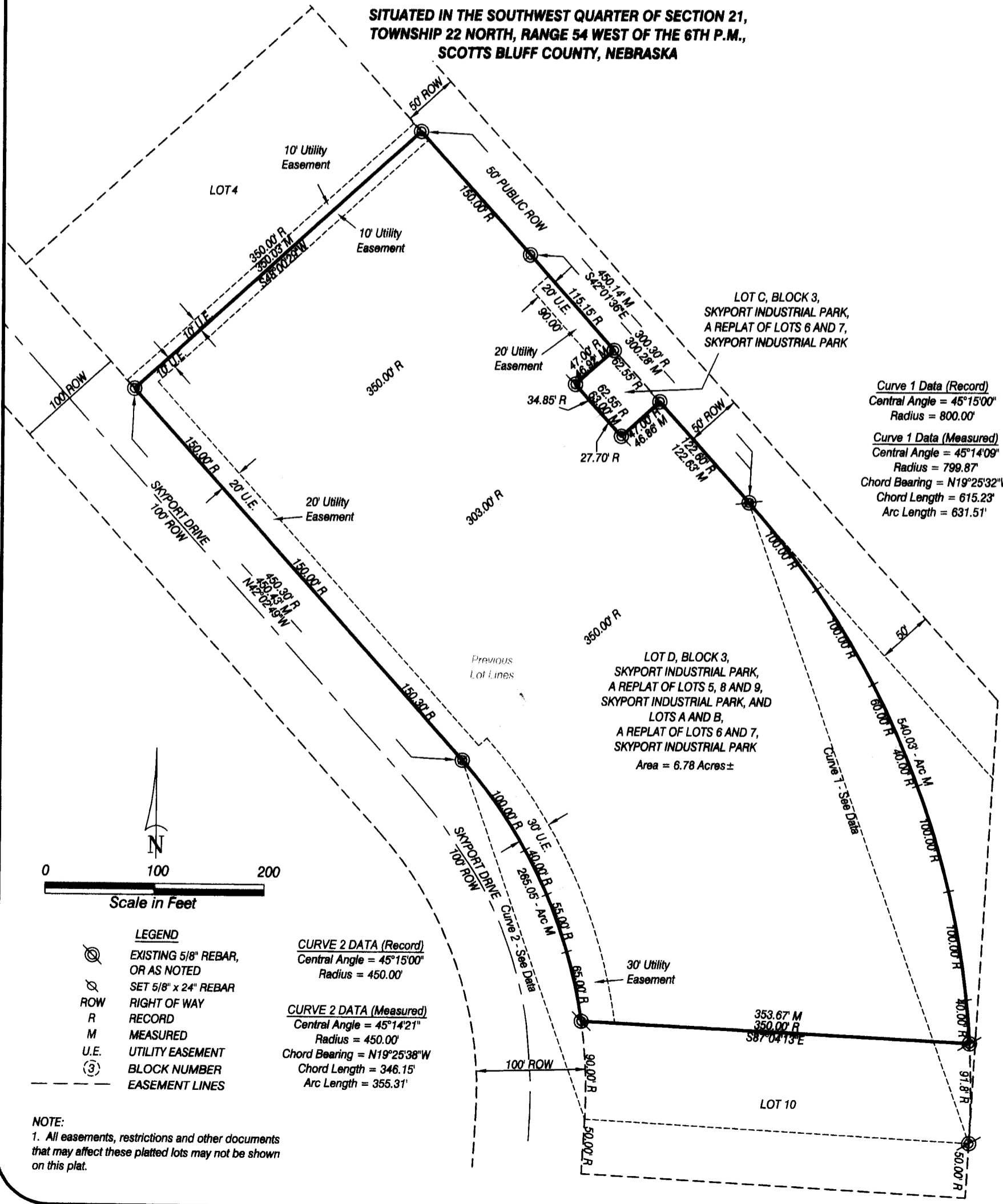
22A

FINAL PLAT

LOT D, BLOCK 3; SKYPORT INDUSTRIAL PARK

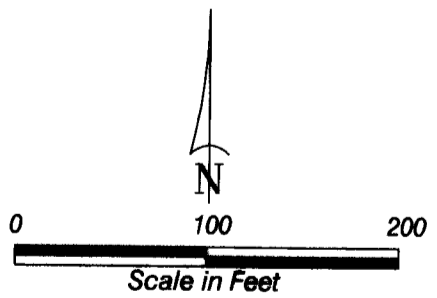
A REPLAT OF LOTS 5, 8 AND 9, BLOCK 3, SKYPORT INDUSTRIAL PARK, AND A REPLAT OF LOTS A AND B, BLOCK 3, A REPLAT OF LOTS 6 AND 7, SKYPORT INDUSTRIAL PARK

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



Curve 1 Data (Record)
Central Angle = 45°15'00"
Radius = 800.00'
Curve 1 Data (Measured)
Central Angle = 45°14'09"
Radius = 799.87'
Chord Bearing = N19°25'32"W
Chord Length = 615.23'
Arc Length = 631.51'

LOT D, BLOCK 3,
SKYPORT INDUSTRIAL PARK,
A REPLAT OF LOTS 5, 8 AND 9,
SKYPORT INDUSTRIAL PARK, AND
LOTS A AND B,
A REPLAT OF LOTS 6 AND 7,
SKYPORT INDUSTRIAL PARK
Area = 6.78 Acres ±



- LEGEND**
- EXISTING 5/8" REBAR, OR AS NOTED
 - SET 5/8" x 24" REBAR
 - ROW** RIGHT OF WAY
 - R** RECORD
 - M** MEASURED
 - U.E.** UTILITY EASEMENT
 - (3)** BLOCK NUMBER
 - - -** EASEMENT LINES

CURVE 2 DATA (Record)
Central Angle = 45°15'00"
Radius = 450.00'
CURVE 2 DATA (Measured)
Central Angle = 45°14'21"
Radius = 450.00'
Chord Bearing = N19°25'38"W
Chord Length = 346.15'
Arc Length = 355.31'

NOTE:
1. All easements, restrictions and other documents that may affect these platted lots may not be shown on this plat.

LOT D, BLOCK 3,
SKYPORT INDUSTRIAL PARK
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOT D, BLOCK 3, SKYPORT INDUSTRIAL PARK, A REPLAT OF LOTS 5, 8 AND 9, BLOCK 3, SKYPORT INDUSTRIAL PARK, AND A REPLAT OF LOTS A AND B, BLOCK 3, SKYPORT INDUSTRIAL PARK, A REPLAT OF LOTS 6 AND 7, BLOCK 3, SKYPORT INDUSTRIAL PARK, SITUATED IN PART OF SECTION 21, 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. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 8th DAY OF October, 2014.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562



OWNER'S STATEMENT

We, the undersigned, being the owners of Lots 5, 8 and 9, Block 3, Skyport Industrial Park, and Lots A and B, Block 3, Skyport Industrial Park, a Replat of Lots 6 and 7, Block 3, Skyport Industrial Park, situated in the Southwest Quarter of Section 21, 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 LOT D, BLOCK 3, SKYPORT INDUSTRIAL PARK, A REPLAT OF LOTS 5, 8 AND 9, BLOCK 3, SKYPORT INDUSTRIAL PARK, AND A REPLAT OF LOTS A AND B, BLOCK 3, SKYPORT INDUSTRIAL PARK, A REPLAT OF LOTS 6 AND 7, BLOCK 3, SKYPORT INDUSTRIAL PARK, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, 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.
Dated this 30th day of September, 2014.

Owner:
CoWest Scottsbluff, LLC,
a Nebraska Limited Liability Company


By: The Westmoreland Company, Inc.,
an Alabama Corporation, Manager
Jada R. Leo, President

LOT D, BLOCK 3,
SKYPORT INDUSTRIAL PARK
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF Alabama)
COUNTY OF Madison)

Before me, a Notary Public, qualified and acting in said County, personally came Jada R. Leo, President of The Westmoreland Company, Inc., an Alabama Corporation, Manager for CoWest Scottsbluff, LLC, a Nebraska 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, and the voluntary act and deed of The Westmoreland Company, Inc., an Alabama Corporation, Manager for CoWest Scottsbluff, LLC, a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 30TH DAY OF September, 2014.

Nancy K. Kimball
Notary Public

My Commission Expires 07/10/18



ADMINISTRATIVE SUBDIVISION APPROVAL

The foregoing plat of LOT D, BLOCK 3, SKYPORT INDUSTRIAL PARK, A REPLAT OF LOTS 5, 8 AND 9, BLOCK 3, SKYPORT INDUSTRIAL PARK, AND A REPLAT OF LOTS A AND B, BLOCK 3, SKYPORT INDUSTRIAL PARK, A REPLAT OF LOTS 6 AND 7, BLOCK 3, SKYPORT INDUSTRIAL PARK, situated in the Southwest Quarter of Section 21, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by William C. Mabin, Zoning Administrator for the County of Scotts Bluff, State of Nebraska, in accordance and compliance with Scotts Bluff County Zoning and Subdivision Regulations pertaining to a division involving the creation of two (2) new lots by replatting an existing lot, or a division involving the removal of existing interior lot lines and replatting to create not more than ~~two~~ ^{two} lots, and said replatting shall not change existing right of ways or easements.

IN WITNESS WHEREOF, I DO HEREBY SET MY OFFICAL HAND, THIS 10th DAY OF October, 2014.

William C. Mabin
WILLIAM C. MABIN, ZONING ADMINISTRATOR

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

On the date immediately above set out, before me, a Notary Public, duly commissioned and qualified to act in Scotts Bluff County, personally came the referenced Zoning Director William C. Mabin, to me known to be the identical person whose name is affixed to the foregoing certificate, and acknowledged the same to be his voluntary act and deed as such official.

Jami Shortall
Notary Public

Notary Seal and Commission Expires:

