



2017-70

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 1-4-17 Time 4:03pm

INST. 2017 70

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 4  
DOC TAX PD CHG RET  
FEES 28.00 PD CHG RET  
TOTAL 28.00 C.C.  
REC'D W.P.D. - Terry  
RET For office use

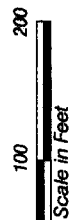
COMPUTER c CP  
PICTURED c  
IMAGED

### FINAL PLAT

## LOTS 1 AND 2, BLOCK ONE, SECOND POWER STATION ADDITION A REPLAT OF BLOCK ONE, SECOND POWER STATION ADDITION

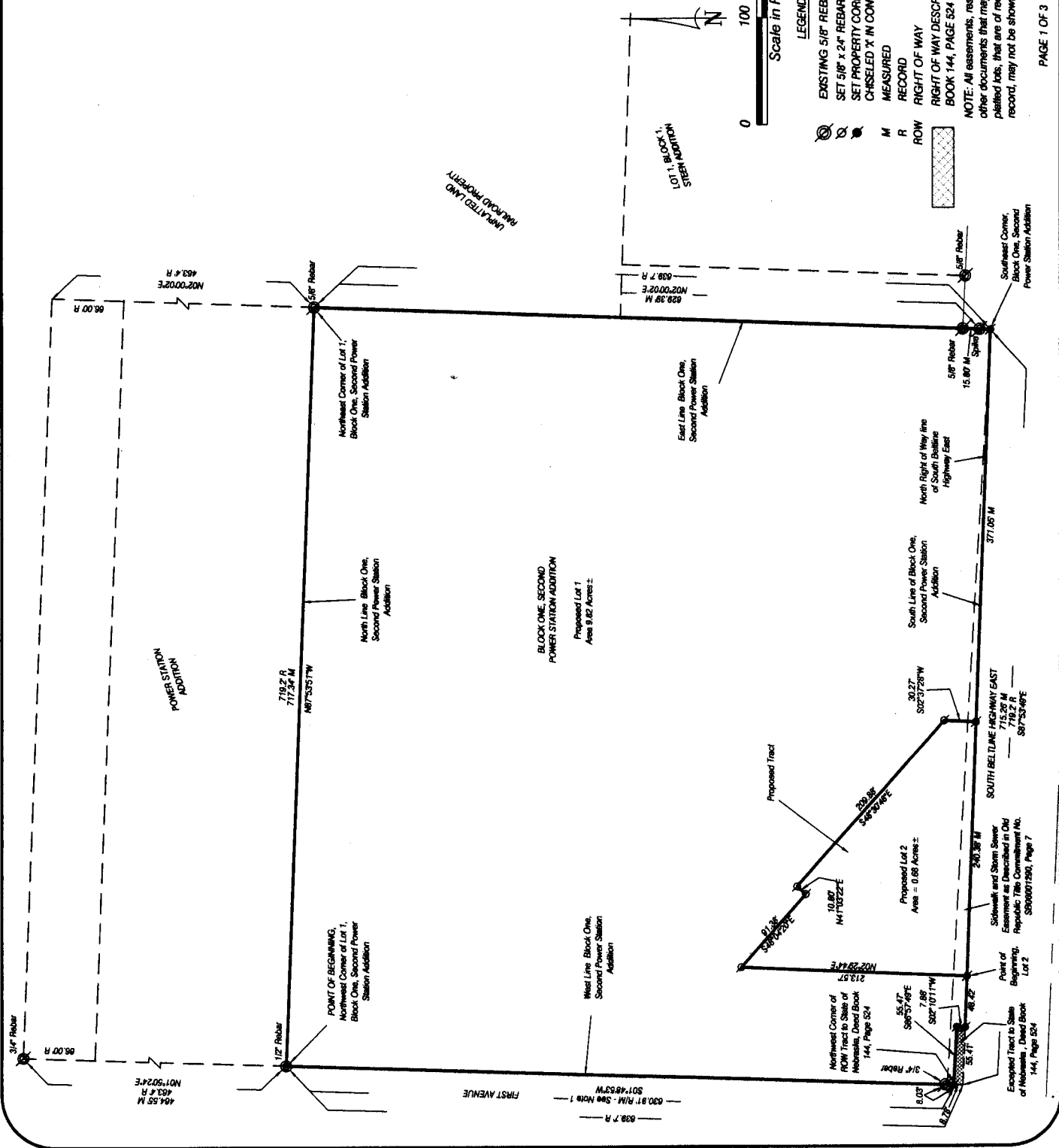
AN ADDITION TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA



- LEGEND**
- EXISTING 5/8" REBAR, OR AS NOTED
  - SET 5/8" x 24" REBAR
  - SET PROPERTY CORNER, CHISELED 'X' IN CONCRETE
  - MEASURED
  - RECORD
  - RIGHT OF WAY
  - RIGHT OF WAY DESCRIBED IN DEED BOOK 144, PAGE 524
- NOTE:** All easements, restrictions and other documents that may affect these platted lots, their area of record or not of record, may not be shown on this plat.

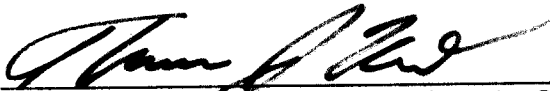
PAGE 1 OF 3



LOTS 1 AND 2, BLOCK 1,  
SECOND POWER STATION ADDITION  
A REPLAT OF BLOCK 1, SECOND  
POWER STATION ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 3

OWNER'S STATEMENT

Known all persons by these presents, that Nebraska Public Power District, a public corporation and political subdivision of the State of Nebraska, is the owner of the land described hereon by the Surveyor, that we have caused this Subdivision to be made according to the regulations of the governing body to better divide the land according to land use. These things are my expressed desire and that they are all of my free will.

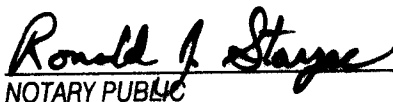


Thomas J. Kent, Vice President & Chief Operating Officer  
Nebraska Public Power District

ATTEST:

(STATE OF NEBRASKA )  
(COUNTY OF LANCASTER) ss.

The foregoing instrument was acknowledged before me on this 12 day of December, 2016, by Thomas J. Kent, Vice President and Chief Operating Officer of Nebraska Public Power District, to me known to be the identical person whose signature is affixed to the Statement of Ownership of his own voluntary act and deed.

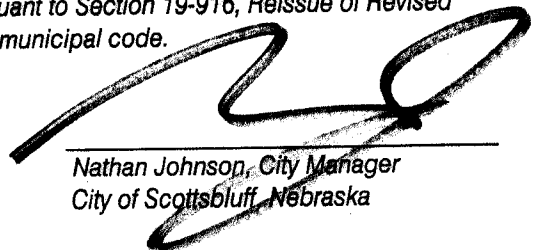
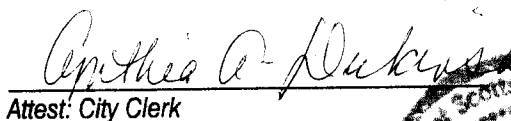
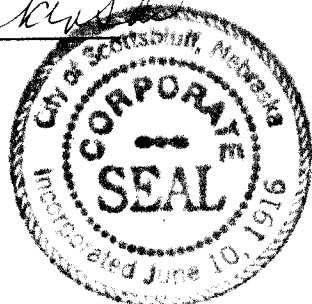
  
NOTARY PUBLIC

Seal:



APPROVAL

The foregoing plat of LOTS 1 AND 2, BLOCK ONE, SECOND POWER STATION ADDITION, A REPLAT OF BLOCK ONE, SECOND POWER STATION ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA was approved by the City Manager of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, and to Chapter 21 of the City of Scottsbluff, Nebraska municipal code.

  
Nathan Johnson, City Manager  
City of Scottsbluff, Nebraska  
Attest: City Clerk

LOTS 1 AND 2, BLOCK 1,  
SECOND POWER STATION ADDITION  
A REPLAT OF BLOCK 1, SECOND  
POWER STATION ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 3

OWNER'S STATEMENT

Known all persons by these presents, that Nebraska Public Power District, a public corporation and political subdivision of the State of Nebraska, is the owner of the land described hereon by the Surveyor, that we have caused this Subdivision to be made according to the regulations of the governing body to better divide the land according to land use. These things are my expressed desire and that they are all of my free will.

  
Thomas J. Kent, Vice President & Chief Operating Officer  
Nebraska Public Power District

ATTEST:

(STATE OF NEBRASKA )  
) ss.  
(COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me on this 22 day of December, 2016, by Thomas J. Kent, Vice President and Chief Operating Officer of Nebraska Public Power District, to me known to be the identical person whose signature is affixed to the Statement of Ownership of his own voluntary act and deed.

  
NOTARY PUBLIC

Seal:



APPROVAL

The foregoing plat of LOTS 1 AND 2, BLOCK ONE, SECOND POWER STATION ADDITION, A REPLAT OF BLOCK ONE, SECOND POWER STATION ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA was approved by the City Manager of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, and to Chapter 21 of the City of Scottsbluff, Nebraska municipal code.

Nathan Johnson, City Manager  
City of Scottsbluff, Nebraska

Attest: City Clerk

LOTS 1 AND 2, BLOCK 1,  
SECOND POWER STATION ADDITION  
A REPLAT OF BLOCK 1, SECOND  
POWER STATION ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 2 OF 3

### SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOTS 1 AND 2, BLOCK ONE, SECOND POWER STATION ADDITION, A REPLAT OF BLOCK ONE, SECOND POWER STATION ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

LOT 1, BLOCK ONE, SECOND POWER STATION ADDITION, more particularly described as follows;

Beginning at the northwest corner of Block One, Second Power Station Addition, thence bearing  $S01^{\circ}48'53''W$ , an assumed bearing on the west line of said Block One, a distance of 630.91 feet, to the point of intersection with the north line of an excepted right of way tract as described in Deed Book 144, Page 524, thence bearing  $S86^{\circ}57'49''E$ , on the north line of said tract, a distance of 55.47 feet to the northeast corner of said tract, thence bearing  $S02^{\circ}10'11''W$ , on the east line of said tract, a distance of 7.88 feet, to the point of intersection with the south line of Block One, Second Power Station Addition, thence bearing  $S87^{\circ}53'49''E$ , on said south line, a distance of 48.42 feet, thence bearing  $N02^{\circ}29'44''E$ , a distance of 213.57 feet, thence bearing  $S48^{\circ}04'20''E$ , a distance of 91.38 feet, thence bearing  $N41^{\circ}03'22''E$ , a distance of 10.80 feet, thence bearing  $S48^{\circ}30'48''E$ , a distance of 209.88 feet, thence bearing  $S02^{\circ}37'28''W$ , a distance of 30.27 feet, to the point of intersection with the south line of Block One, Second Power Station Addition, thence easterly on said south line, bearing  $S87^{\circ}53'49''E$ , a distance of 371.05 feet, thence bearing  $N02^{\circ}00'02''E$ , on the east line of said Block One, a distance of 639.70 feet, thence bearing  $N87^{\circ}53'51''W$ , on the north line of said Block One, a distance of 717.34 feet, to the Point of Beginning, said Tract containing an area of 9.82 Acres, more or less.

LOT 2, BLOCK ONE, SECOND POWER STATION ADDITION, more particularly described as follows;

Commencing at the northwest corner of Block One, Second Power Station Addition, thence bearing  $S01^{\circ}48'53''W$ , an assumed bearing on the west line of said Block One, a distance of 630.91 feet, to the point of intersection with the north line of an excepted right of way tract as described in Deed Book 144, Page 524, thence bearing  $S86^{\circ}57'49''E$ , on the north line of said tract, a distance of 55.47 feet to the northeast corner of said tract, thence bearing  $S02^{\circ}10'11''W$ , on the east line of said tract, a distance of 7.88 feet, to the point of intersection with the south line of Block One, Second Power Station Addition, thence bearing  $S87^{\circ}53'49''E$ , on said south line, a distance of 48.42 feet, to the Point of Beginning, thence bearing  $N02^{\circ}29'44''E$ , a distance of 213.57 feet, thence bearing  $S48^{\circ}04'20''E$ , a distance of 91.38 feet, thence bearing  $N41^{\circ}03'22''E$ , a distance of 10.80 feet, thence bearing  $S48^{\circ}30'48''E$ , a distance of 209.88 feet, thence bearing  $S02^{\circ}37'28''W$ , a distance of 30.27 feet, to the point of intersection with the south line of Block One, Second Power Station Addition, thence on said south line, bearing  $N87^{\circ}53'49''W$ , a distance of 240.38 feet, to the Point of Beginning, said tract containing an area of 0.68 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 with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 29<sup>th</sup> DAY OF December, 2016.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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

