

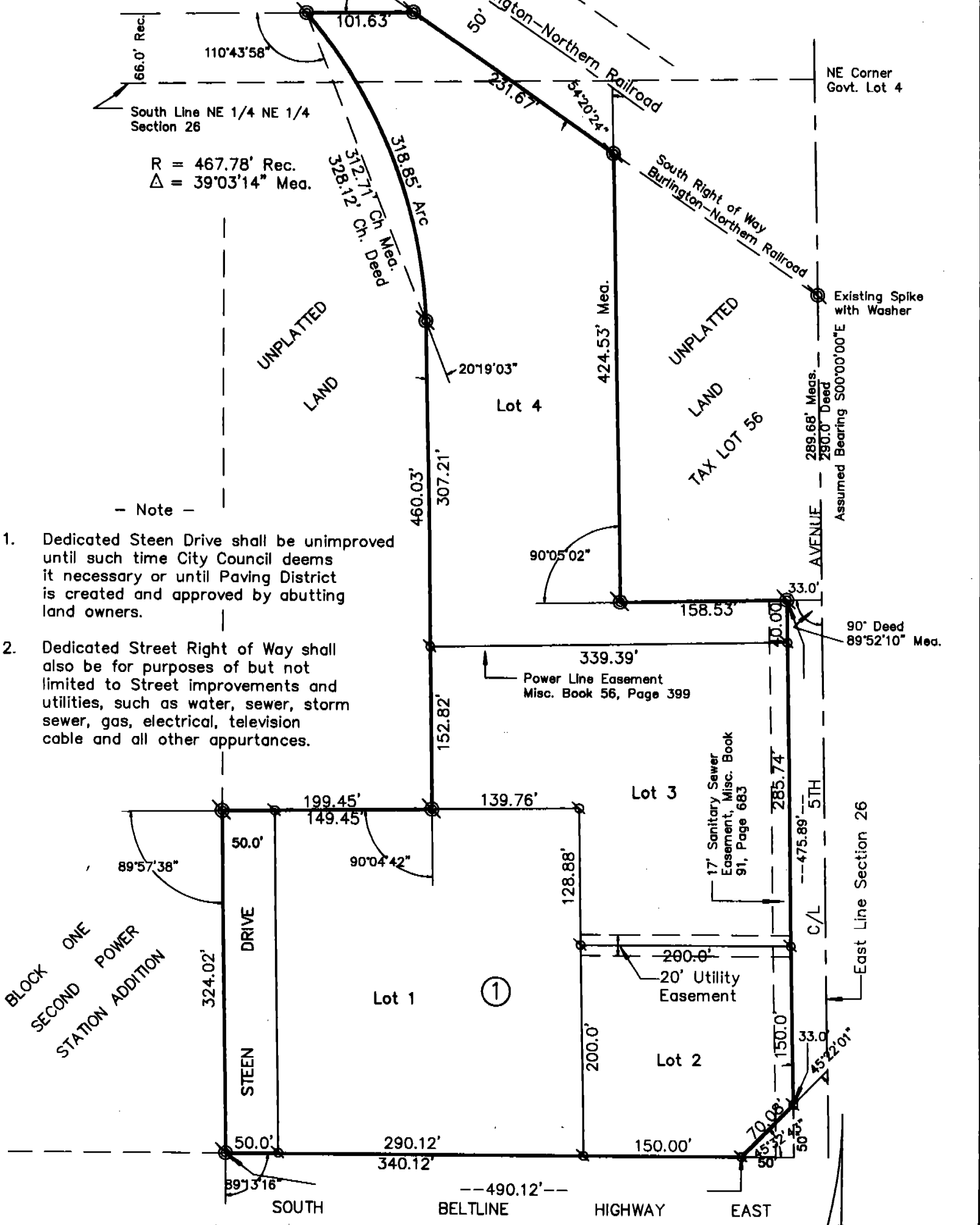
NOTE: See Replat of Lots 2 & 3, Block 1, Steen Addition, 216-386

State of Nebraska, Scotts Bluff County ss.
 Entered in Numerical Index and filed for
 record the 14 day of April, 1994
 at 10:35 o'clock A. M., and recorded in
 Book 203 of Deeds
 on page 509
Mary Jo Ellis
 Register of Deeds
 By _____ Deputy

NIM B
 GEN 33
 PICT _____
 COMPARED _____

2014 STEEN ADDITION

Lots 1 through 4, Block 1, An Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the East Half of the Northeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska.

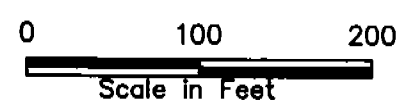


- Note -

1. Dedicated Steen Drive shall be unimproved until such time City Council deems it necessary or until Paving District is created and approved by abutting land owners.
2. Dedicated Street Right of Way shall also be for purposes of but not limited to Street improvements and utilities, such as water, sewer, storm sewer, gas, electrical, television cable and all other appurtenances.

BLOCK ONE
 SECOND POWER
 STATION ADDITION

- ⊙ Existing 5/8" Rebar
- ⊙ Set 5/8" x 30" Rebar



2014

STEEN ADDITION, BLOCK ONE
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 Block One, STEEN ADDITION, to the City of Scottsbluff, situated in the the East Half of the Northeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the south right of way line of the Burlington-Northern Railroad and the east line of said Section 26; thence southerly on the east line of said Section 26, a distance of 289.68 feet, as measured, to the point of intersection of the easterly extension of the south line of Tax Lot 56, said south line marked by existing 5/8" iron pins; thence a deflection angle right of 89 degrees 52 minutes 10 seconds, as measured, westerly on said extension, a distance of 33.00 feet, to the southeast corner of said Tax Lot 56, said corner being the point of beginning; thence continuing westerly, on said south line of Tax Lot 56, a distance of 158.53 feet, as measured, to the southwest corner of Tax Lot 56; thence a deflection angle right of 90 degrees 05 minutes 02 seconds, as measured, northerly on the west line of Tax Lot 56, a distance of 424.53 feet, as measured, to the point of intersection with the southerly right of way line of the Burlington-Northern Railroad, said point being marked by an existing 5/8" iron pin, thence a deflection angle left 54 degrees 20 minutes 24 seconds, as measured, northwesterly on said southerly right of way line, a distance of 231.67 feet, as measured, to an existing 5/8" iron pin, thence a deflection angle left 35 degrees 21 minutes 19 seconds, as measured, a distance of 101.64 feet, as measured to an existing 5/8" iron pin; thence southeasterly on a curve to the right, said curve being 8.5 feet east of the centerline of an existing spur track, and said curve having a radius of 467.78 feet and a chord length of 312.71 feet, as measured, and having a deflection angle left of 110 degrees 43 minutes 58 seconds, as measured, from the last described course to the chord of said curve; thence southeasterly on an arc of said curve, a distance of 318.85 feet, as measured, to an existing 1/2" iron pin; thence a deflection angle right of 20 degrees 19 minutes 03 seconds as measured, from the chord of the last described curve, on a line being 8.5 feet easterly of the centerline of said spur track, a distance of 460.03 feet, as measured, to an existing 5/8" iron pin; thence a deflection angle right of 90 degrees 04 minutes 42 seconds, as measured, a distance of 199.45 feet, as measured, to the point of intersection with the east line of Block One, Second Power Station Addition, as platted, said point marked by an existing 5/8" iron pin; thence a deflection angle left of 89 degrees 57 minutes 38 seconds, as measured, on the east line of said Block One, a distance of 324.02 feet, as measured, to the point of intersection with the north right of way line of the South Beltline Highway, said point being marked by a 5/8" iron pin; thence a deflection angle left of 89 degrees 13 minutes 16 seconds, as measured, easterly on the north right of way line, a distance of 490.12 feet, as measured; thence a deflection angle left of 45 degrees 32 minutes 43 seconds, as measured, a distance of 70.08 feet, as measured, to the point of intersection with the west right of way line of 5th Avenue; thence a deflection angle left of 45 degrees 22 minutes 01 seconds, as measured, on said west right of way line, a distance of 475.89 feet, as measured, to the Point of Beginning, containing an area of 7.81 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals, and that each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being shown for orientation purposes only.

WITNESS MY HAND AND SEAL this 15th day of February
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty

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



2014

STEEN ADDITION
SCOTTSBLUFF, NEBRASKA
Sheet 3 of 3


OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the East Half of the Northeast Quarter of Section 26, 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 One, Steen Addition to the City of Scottsbluff.

That the foregoing plat and the easements and street shown on the plat is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 24TH day of FEBRUARY, 19 94.

WyoBraska Natural History Museum



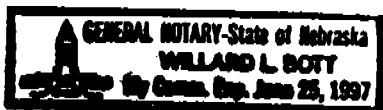
Paul Price, Vice Chairman of the Board

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Paul Price, Vice Chairman of the Board of WyoBraska Natural History Museum, 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 NOTARIAL SEAL this 24TH day of FEBRUARY, 19 94.

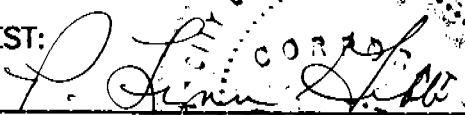

Notary Public

My Commission Expires: 6-25-97

APPROVAL AND ACCEPTANCE

The foregoing plat of Block One, Steen Addition to the City of Scottsbluff, Nebraska, hereby approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by resolution duly passed this 11TH day of April, 19 94.


Mayor

ATTEST: 
City Clerk

