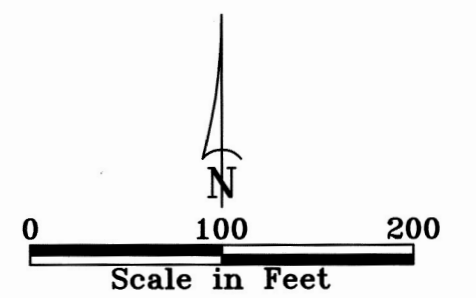
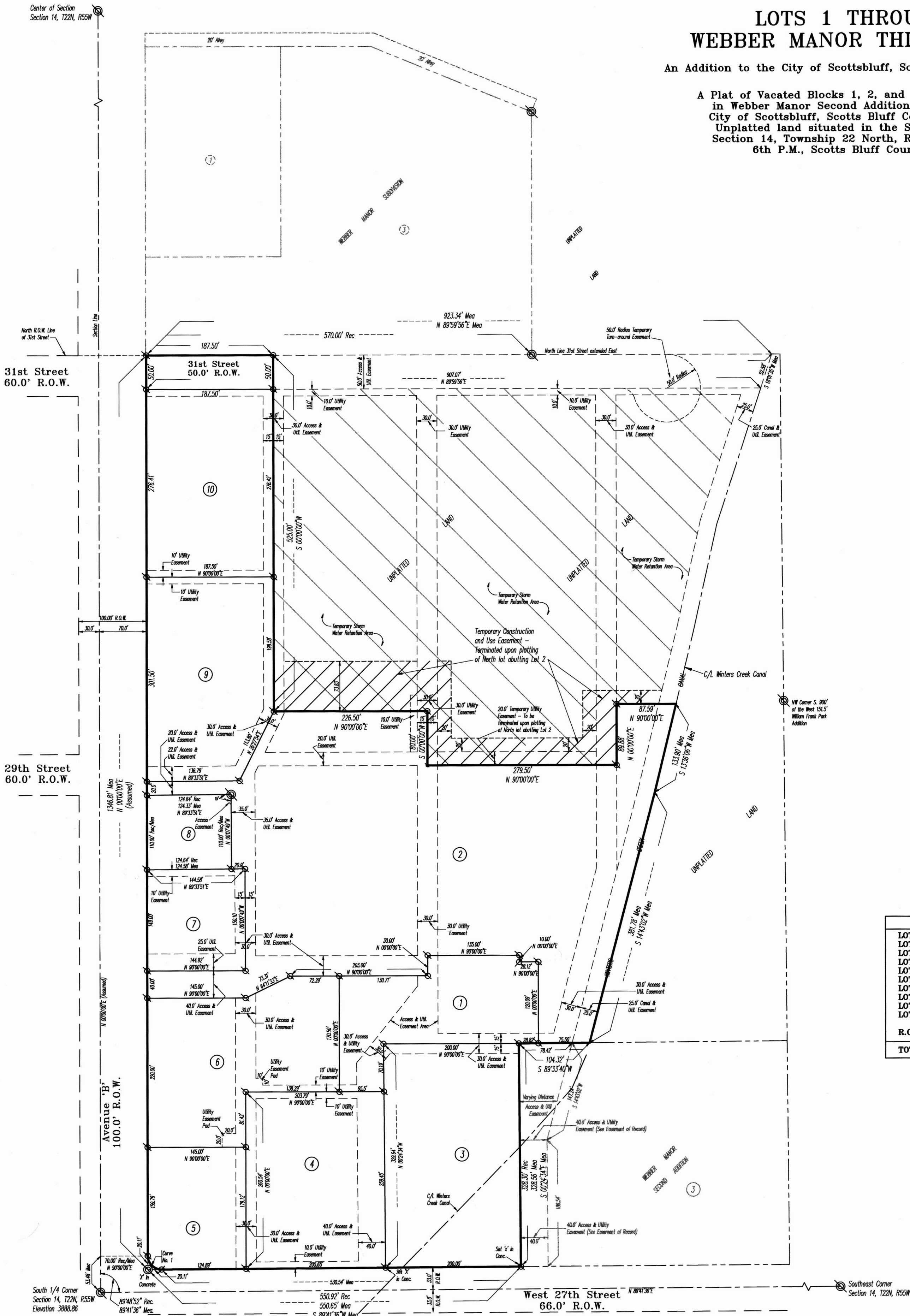


# LOTS 1 THROUGH 10 WEBBER MANOR THIRD ADDITION

An Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

A Plat of Vacated Blocks 1, 2, and 4, and Adjacent Alleys, in Webber Manor Second Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, and Unplatted land situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.



## LEGEND

- Existing Corner
- Set 5/8" 30" Rebar (Except as Noted)
- Record Distance
- Measured Distance/Bearing
- Lot Number
- Temporary Storm Water Retention Area for plotted lots shown only. This Temporary Storm Retention Area will extinguish upon further platting of lots within this retention area. In such case storm water piping will be constructed to transport storm water to the Scottsbluff Drain System at a flow rate as required by the City of Scottsbluff.
- Temporary Construction and Use Easement. This Temporary Construction and Use Easement will extinguish upon further platting of the abutting lot to the North of Lot 2.

LOT ACREAGES		
LOT 1	38663.82 Sq. Ft.	0.89 Acres
LOT 2	221010.75 Sq. Ft.	5.07 Acres
LOT 3	65819.84 Sq. Ft.	1.51 Acres
LOT 4	53225.48 Sq. Ft.	1.22 Acres
LOT 5	25942.06 Sq. Ft.	0.60 Acres
LOT 6	54424.92 Sq. Ft.	1.25 Acres
LOT 7	21647.51 Sq. Ft.	0.50 Acres
LOT 8	13690.05 Sq. Ft.	0.31 Acres
LOT 9	53823.95 Sq. Ft.	1.24 Acres
LOT 10	51827.81 Sq. Ft.	1.19 Acres
R.O.W.	9375.00 Sq. Ft.	0.21 Acres
TOTAL	609451.19 Sq. Ft.	13.99 Acres

NIM \_\_\_\_\_  
GEN \_\_\_\_\_  
PCT \_\_\_\_\_  
COMPARED \_\_\_\_\_

State of Nebraska, Scotts Bluff County ss.  
Entered in Numerical Index and filed for  
record the 1st day of July, 1998  
at 3:31 o'clock P.M., and recorded in  
Book 216 of Deeds  
on page 430  
Wayne J. Edlin  
Register of Deeds  
By \_\_\_\_\_ Deputy

4757

LOTS 1 THROUGH 10  
WEBBER MANOR THIRD ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 2 OF 6

### SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 1 THROUGH 10, WEBBER MANOR THIRD ADDITION, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, a plat of Vacated Blocks 1, 2 and 4, and Adjacent Alleys in Webber Manor Second Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, and Unplatted land situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, with the exterior boundary line of Webber Manor Third Addition more particularly described as follows:

Commencing at the South Quarter Corner of Section 14, thence northerly on the West line of the Southeast Quarter of Section 14, on an assumed bearing of N 00°00'00"E, a distance of 53.48 feet, thence bearing N 90°00'00"E, a distance of 70.00 feet, to the point of intersection with the East Right of Way line of Avenue 'B', as platted, said point also being the POINT OF BEGINNING, and the point of tangency of a 20 foot radius curve, thence northerly on the East Right of Way line of Avenue 'B', bearing N 00°00'00"E, a distance of 1346.81 feet, as measured, to the Southwest Corner of Block 3, Webber Manor Subdivision to the City of Scottsbluff, said corner also being on the easterly extension of the North Right of Way line of 31st Street, as thence platted, bearing N 89°59'56"E, on the South line of said Block 3, Webber Manor Subdivision, and on the easterly extension of the North Right of Way line of 31st Street, a distance of 187.50 feet, thence bearing S 00°00'00"W, 525.00 feet, thence bearing N 90°00'00"E, a distance of 226.50 feet, thence bearing S 00°00'00"W, a distance of 80.00 feet, thence bearing N 90°00'00"E, a distance of 279.50 feet, thence bearing N 00°00'00"E, a distance of 89.88 feet, thence bearing N 90°00'00"E, a distance of 87.59 feet, to the point of intersection with the centerline of Winters Creek Canal, thence bearing S 13°36'06"W, on said centerline of Winters Creek Canal, a distance of 133.90 feet, as measured, thence bearing S 14°43'02"W, on said centerline of Winters Creek Canal, a distance of 381.78 feet, as measured, to the point of intersection with the North line of Block 3, Webber Manor Second Addition, as platted, thence bearing S 89°33'40"W, on the North line of said Block 3, Webber Manor Second Addition, a distance of 104.32 feet, as measured, to the Northwest Corner of said Block 3, Webber Manor Second Addition, thence bearing S 00°24'34"E, on the West line of said Block 3, Webber Manor Second Addition, a distance of 328.56 feet, as measured, to the Southwest Corner of said Block 3, Webber Manor Second Addition, said point also being on the North Right of Way line of 27th Street, as platted, thence bearing S 89°41'36"W, on the North Right of Way line of 27th Street, a distance of 530.54 feet, to the point of curvature of a curve to the right, said curve having a central angle of 90°18'24", a radius of 20.00 feet, a chord length of 28.36 feet, and a chord bearing of N 45°09'12"W, thence northwesterly on the arc of said curve, a distance of 31.52 feet, to the POINT OF BEGINNING, containing an area of 13.99 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. 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 11<sup>th</sup> day of May, 1998.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



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LOTS 1 THROUGH 10  
WEBBER MANOR THIRD ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 6

### OWNER'S STATEMENT

We, the undersigned, being the owners of Blocks 1, 2 and 4, Webber Manor Second Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, and Unplatted land situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the forgoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOTS 1 THROUGH 10, WEBBER MANOR THIRD ADDITION, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, a plat of Vacated Blocks 1, 2 and 4, and Adjacent Alleys in Webber Manor Second Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, and Unplatted land situated in the Southeast Quarter of Section 14, 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 of the undersigned owners. We hereby dedicate the street right of way, access, utility and canal easements to the use and benefit of the public.

Dated this 12<sup>th</sup> day of May, 1998.

OWNERS: Blocks 1 and 2, and Lot 2,  
Block 4, Webber Manor Second Addition,  
and Unplatted Land in the SE 1/4 of  
Section 14, T22N-R55W, Scotts Bluff County

SMITH LAND COMPANY,  
A Partnership

By: Dorothea May Smith  
Dorothea May Smith, Partner

By: Bruce M. Smith  
Bruce M. Smith, Partner

By: Jon J. Smith  
Jon J. Smith, Partner

By: Nancy K. Smith  
Nancy K. Smith, Partner

By: Karen R. Smith  
Karen R. Smith, Partner

By: Mark E. Smith  
Mark E. Smith, Partner

By: Lorie A. Smith  
Lorie A. Smith, Partner

OWNERS: Lot 1, Block 4,  
Webber Manor Second Addition

By: Floyd S. Sherard  
Floyd S. Sherard, Husband

By: Lila L. Sherard  
Lila L. Sherard, Wife

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LOTS 1 THROUGH 10  
WEBBER MANOR THIRD ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 4 OF 6

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Dorothea May Smith, Partner, SMITH LAND COMPANY, A Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owners Statement' and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of SMITH LAND COMPANY, A Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 15<sup>th</sup> day of May, 1998.



Rick L. Ediger  
Notary Public

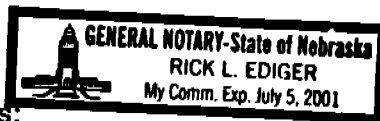
My Commision Expires: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

before me, a Notary Public, qualified and acting in said County, personally came Bruce M. Smith, Partner, SMITH LAND COMPANY, A Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owners Statement' and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of SMITH LAND COMPANY, A Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 15<sup>th</sup> day of May, 1998.



Rick L. Ediger  
Notary Public

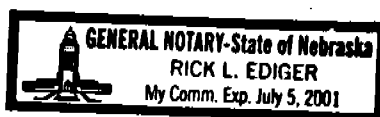
My Commision Expires: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

before me, a Notary Public, qualified and acting in said County, personally came Jon J. Smith, Partner, SMITH LAND COMPANY, A Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owners Statement' and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of SMITH LAND COMPANY, A Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 15<sup>th</sup> day of May, 1998.



Rick L. Ediger  
Notary Public

My Commision Expires: \_\_\_\_\_

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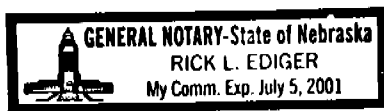
LOTS 1 THROUGH 10  
WEBBER MANOR THIRD ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 5 OF 6

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Nancy K. Smith, Partner, SMITH LAND COMPANY, A Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owners Statement' and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of SMITH LAND COMPANY, A Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 15<sup>th</sup> day of May, 1998.



Rick L. Ediger  
Notary Public

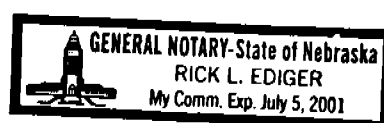
My Commision Expires:\_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

before me, a Notary Public, qualified and acting in said County, personally came Karen R. Smith, Partner, SMITH LAND COMPANY, A Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owners Statement' and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of SMITH LAND COMPANY, A Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 15<sup>th</sup> day of May, 1998.



Rick L. Ediger  
Notary Public

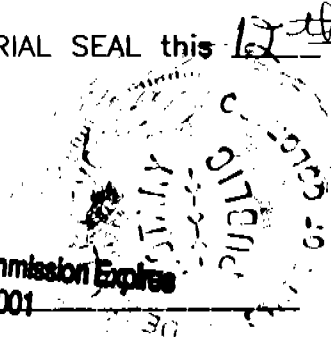
My Commision Expires:\_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF ~~NEBRASKA~~ <sup>Colorado</sup> )  
COUNTY OF ~~SCOTTS BLUFF~~ <sup>Weld</sup> )

before me, a Notary Public, qualified and acting in said County, personally came Mark E. Smith, Partner, SMITH LAND COMPANY, A Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owners Statement' and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of SMITH LAND COMPANY, A Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 12<sup>th</sup> day of May, 1998.



Robert D. D'Amico  
Notary Public

My Commision Expires: 07/07/2001

LOTS 1 THROUGH 10  
WEBBER MANOR THIRD ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 6 OF 6

4757

ACKNOWLEDGEMENT

*Colorado*  
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )  
*Perimer*

Before me, a Notary Public, qualified and acting in said County, personally came Lorie A. Smith, Partner, SMITH LAND COMPANY, A Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owners Statement' and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of SMITH LAND COMPANY, A Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 13<sup>th</sup> day of May, 1998.

*Verley Baulton*  
Notary Public

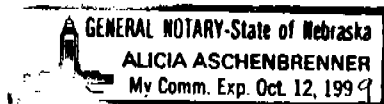
My Commision Expires: June 5, 2000.

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Floyd S. and Lila L. Sherard, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing 'Owners Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 22<sup>nd</sup> day of May, 1998.



*Alicia Aschenbrenner*  
Notary Public

My Commision Expires: Oct 12, 1999

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 THROUGH 10, WEBBER MANOR THIRD ADDITION, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, a plat of Vacated Blocks 1, 2 and 4, and Adjacent Alleys in Webber Manor Second Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, and Unplatted land situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council for the City of Scottsbluff, Nebraska, by resolution duly passed this 20<sup>th</sup> day of

May, 1998.

ATTEST:

*[Signature]*  
City Clerk

*[Signature]*  
Mayor