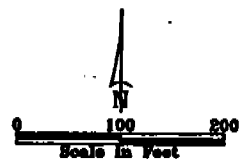
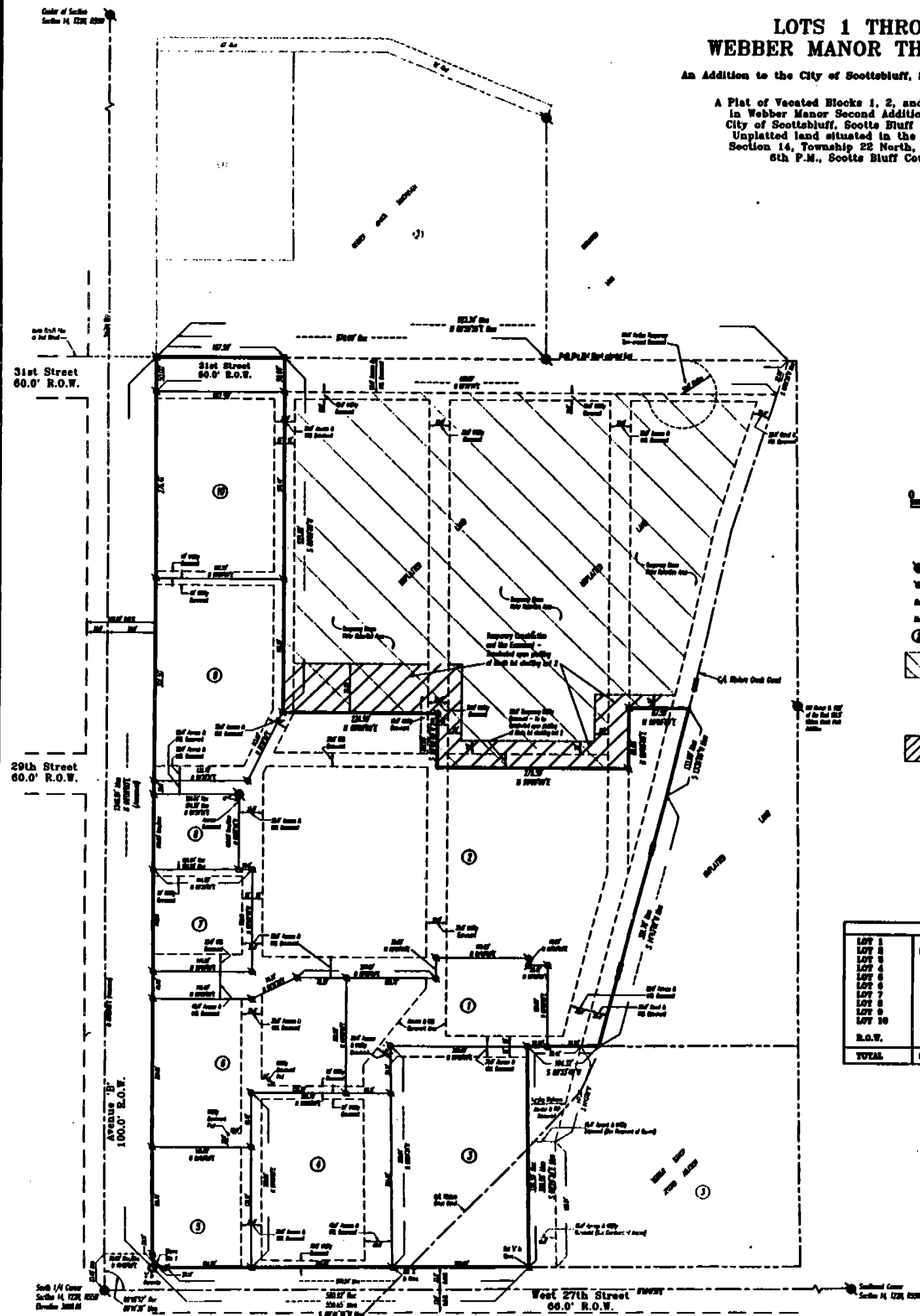


4757

**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**
- Utility Lines
 - 141.5' Easement (except as noted)
 - Road Right-of-Way
 - Proposed Streets/Alleys
 - Lot Number
 - Temporary Stone Wall (indicated area for platting lots shown only. This Temporary Stone Wall shall be removed after platting of lots with this subdivision. In such case stone wall shall be constructed to improve stone wall to the Standard Book System of a New lot as required by the City of Scottsbluff.)
 - Temporary Construction and the Easement (indicated area for platting of lots shown only. This Temporary Construction shall be removed after platting of the platting lot to the North of Lot 2.)

LOT ACRES			
LOT 1	38882.83 Sq. Ft.	0.89 Acres	
LOT 2	23102.79 Sq. Ft.	0.53 Acres	
LOT 3	22112.04 Sq. Ft.	0.51 Acres	
LOT 4	22222.40 Sq. Ft.	0.51 Acres	
LOT 5	22222.40 Sq. Ft.	0.51 Acres	
LOT 6	24222.40 Sq. Ft.	0.55 Acres	
LOT 7	21222.40 Sq. Ft.	0.48 Acres	
LOT 8	12222.40 Sq. Ft.	0.28 Acres	
LOT 9	22222.40 Sq. Ft.	0.51 Acres	
LOT 10	21222.40 Sq. Ft.	0.48 Acres	
R.O.W.	22222.40 Sq. Ft.	0.51 Acres	
TOTAL	222222.10 Sq. Ft.	5.09 Acres	

NIM *W*
 GEN *W*
 PICT
 COMPARED

CHANCE

Symbol	Meaning	Symbol	Meaning
Δ	Survey	Δ	Survey
+	2"	+	2"
o	1/2"	o	1/2"
•	1/4"	•	1/4"
◊	ADJACENT		

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
Mary J. Miller
 Register of Deeds
 By _____ Deputy

4757

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

SURVEYOR'S CERTIFICATE

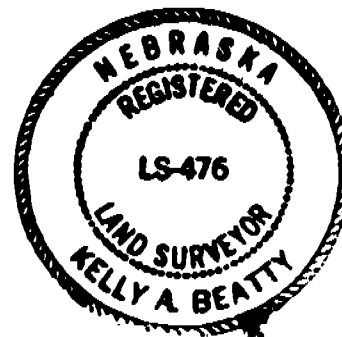
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 1 THROUGH 10, WEBBER MANOR THIRD ADDITION, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, a plat of Vacated Blocks 1, 2 and 4, and Adjacent Alleys in Webber 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 11th 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



4757 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 12th 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 15th day of May, 1998.



Rick L. Ediger
Notary Public

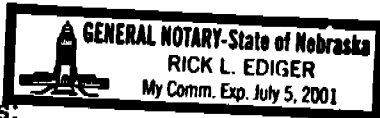
My Commision Expires: _____

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 15th day of May, 1998.



Rick L. Ediger
Notary Public

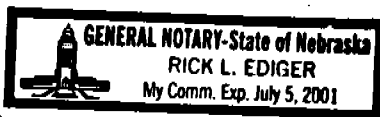
My Commision Expires: _____

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 15th day of May, 1998.



Rick L. Ediger
Notary Public

My Commision Expires: _____

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

4757

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 15th day of May, 1998.



Rick L. Ediger
Notary Public

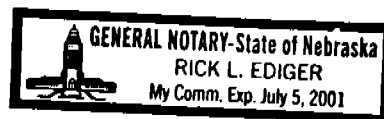
My Commision Expires: _____

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 15th day of May, 1998.



Rick L. Ediger
Notary Public

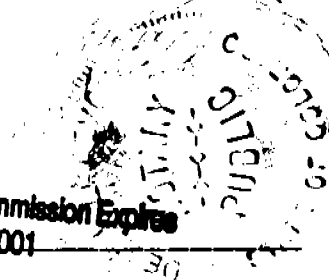
My Commision Expires: _____

ACKNOWLEDGEMENT

STATE OF ^{Colorado} ~~NEBRASKA~~)
COUNTY OF ^{Weld} ~~SCOTTS BLUFF~~)

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 12th 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

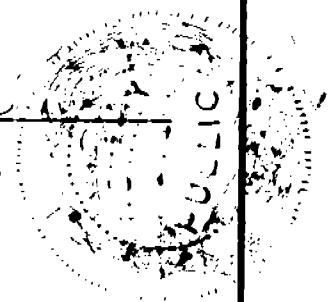
ACKNOWLEDGEMENT

Colorado
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)
Farmer

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 13th day of May, 1998.

Verley Coulton
Notary Public



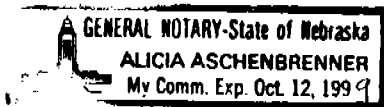
My Commision Expires: June 5, 2000.

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 22nd 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 20th day of May, 1998.

ATTEST:

[Signature]
City Clerk

[Signature]
Mayor

