

Existing Rebar
 Set 5/8" x 30" Rebar

Block 5, 4675
Webster Manor Subdivision
in the City of Scottsbluff, Nebraska
 Situated in the Southeast Quarter of Section 14, Township 22 North,
 Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

Curve # 1
 Central Angle - 19°39'24"
 Radius - 50.00'
 Arc - 16.15'
 Chord - 16.08'

Curve # 2
 Central Angle - 71°29'37"
 Radius - 50.00'
 Arc - 62.39'
 Chord - 58.42'

WITNESSED
 G. N. [Signature]
 P. T. [Signature]
 CO. [Signature]

State of Nebraska, Scotts Bluff County ss.
 Entered in Numerical Index and filed for
 record the 30 day of June, 1999
 at 8:04 o'clock A.M., and recorded in
 Book 219 of Deeds
 on page 456
 By Jan A. Bauer
 Deputy Register of Deeds

BLOCK 5
WEBBER MANOR SUBDIVISION
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 4

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Block 5, Webber Manor Subdivision in the City of Scottsbluff, Nebraska, situated in the Southeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of Block 3, Webber Manor Subdivision to the City of Scottsbluff, thence easterly on the easterly extension of the south line of said Block 3, Webber Manor Subdivision, a distance of 199.13 feet, to the point of curvature of a curve to the right, said curve having a central angle of 18°39'24", a radius of 50.00 feet, a chord length of 16.08 feet, and a deflection angle right of 09°15'09" from last described line to chord of said curve, thence southeasterly on arc of said curve, a distance of 16.15 feet, to the Point of Beginning, thence deflection left 99°15'05" from chord of last described curve, and on a line parallel with and 215.00 feet east of the east line of Block 3, Webber Manor Subdivision, a distance of 372.64 feet, to the point of intersection with the centerline of the Scottsbluff Drain, thence a deflection angle right 112°08'37", on the centerline of the Scottsbluff Drain, a distance of 272.45 feet, thence a deflection angle left 08°32'49", on said centerline, a distance of 130.47 feet, to the point of intersection with the centerline of Winter's Creek Canal, thence a deflection angle right 120°41'08", on said centerline of Winter's Creek Canal, a distance of 101.83 feet, thence a deflection angle right 00°45'39", on said centerline of Winter's Creek Canal, a distance of 90.57 feet, thence a deflection angle right 08°55'58", on said centerline of Winter's Creek Canal, a distance of 78.89 feet, thence a deflection angle left 10°02'37", on said centerline of Winter's Creek Canal, a distance of 41.38 feet, thence a deflection angle left 12°28'30", on said centerline of Winter's Creek Canal, a distance of 36.48 feet, thence a deflection angle left 11°25'44", on said centerline of Winter's Creek Canal, a distance of 28.86 feet, thence a deflection angle left 08°46'32", on said centerline of Winter's Creek Canal, a distance of 15.65 feet, to the point of intersection with a line being 50.00 feet south of the north right of way line of 31st Street extended east, thence a deflection angle right 78°44'48", on said line being 50.00 feet south of the north right of way line of 31st Street extended east, a distance of 85.35 feet, to the point of intersection with a non tangent curve, said curve having a central angle of 71°29'37", a radius of 50.00 feet, chord length of 58.42 feet, and a deflection angle right 45°00'00" from last described course to the chord of said curve, thence northwesterly on an arc of said curve, a distance of 62.39 feet, to the Point of Beginning, containing an area of 2.04 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 and that each lot and block bears 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 18th day of June, 19 99
FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.

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



BLOCK 5
WEBBER MANOR SUBDIVISION
SCOTTSBLUFF, NEBRASKA
SHEET 3 OF 4

OWNER'S STATEMENT

We, the undersigned being the owners of Block 5, Webber Manor Subdivision in the City of Scottsbluff, 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 foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as BLOCK 5, WEBBER MANOR SUBDIVISION to the City of Scottsbluff, 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 the undersigned owners. We hereby dedicate the utility easement shown on the plat to the use and benefit of the public.

DATED THIS 18 DAY OF June, 1999.

SMITH LAND COMPANY

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

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

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Bruce M. Smith, 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 Smith Land Company.

WITNESS MY NOTARIAL SEAL THIS 18 DAY OF June, 1999.

Donovan Meisner
Notary Public



My Commission Expires: Sept 18, 1999

4675

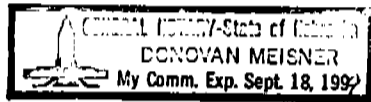
BLOCK 5
WEBBER MANOR SUBDIVISION
SCOTTSBLUFF, NEBRASKA
SHEET 4 OF 4

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Jon J. Smith, 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 Smith Land Company.

WITNESS MY NOTARIAL SEAL THIS 18 DAY OF June, 1999.



Donovan Meisner
Notary Public

My Commission Expires: Sept 18, 1999

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 5, WEBBER MANOR SUBDIVISION in the City of Scottsbluff, situated in the South-east Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution

dated this 21st day of June, 1999

Attest: Donnie Otte
City Clerk



Mark Harris
Mayor