3106 State of Nebraska, Scotts Bluff County ss. Entered in Numerical Index and filed for record the 29 day of april 1999 #1050 at 2:33 o'clock PM., and recorded in **BLOCK ONE** Stan a. Bauer Register of Deeds WEGELIN SUBDIVISION situated in the Southeast Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska. NE Corner of the SE 1/4 of the SW 1/4 of Section 11, T22N, R55W Existing 3/4" R = 100'N89'03'35"W Existing Corner ord Distance Proportioned Distance Set 5/8" x 30" Rebar Block One 30' Future Right of way of Avenue "B" — to be dedicated if Avenue "B" is extended north. 2.50 Acres \pm SURVEYOR'S CERTIFICATE I, Kelly A Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Block One, Wegelin Subdivision, A Subdivision situated in the Southeast Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: 31,55' S20'29'35''É 26.19' 524'22'15'É Commencing at the Southeast Corner of the Southeast Quarter of the Southwest Quarter of Section 11, thence northerly on the east line of the Southeast Quarter of the Southwest Quarter of Section 11, on an assumed bearing of N00*29'34*E, a distance of 33.00 feet, to the point of intersection with the north Right-of-way line of 42nd Street, said point also being the Point of Beginning, thence continuing northerly on the last described bearing and on the east line of Southeast Quarter of the Southwest Quarter of Section 11, bearing N00*29'34*E, a distance of 854.81 feet, thence bearing N89*03'35*W, a distance 263.85 feet, thence bearing S00*29'34*W, a distance of 351.26 feet, thence bearing N89*03'35*W, a distance of 351.26 feet, thence bearing N89*54'56*E, a distance of 196.48 feet, thence bearing S20*29'35*E, a distance of 31.55 feet, thence bearing S24*22'15*E, a distance of 26.19 feet, thence bearing S28*11'18*E, a distance of 29.02 feet, thence bearing S14*35'24*E, a distance of 4.42 feet, thence bearing S00*29'34*W, on a line parallel with the east line of the Southeast Quarter of the Southwest Quarter of Section 11, a distance of 42.49 feet, the point of intersection with the north Right-of-way line of 42nd Street, thence bearing N89*59'09*E, on said north Right-of-way line of 42nd Street, a distance of 30.00 feet to the Point of Beginning, containing an area of 2.50 acres more, or less.

WITNESS MY HAND AND SEAL this 19 day of FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.

Kelly A Beatty, Nebraska Registered Land Surveyor, L.S. 476 29.02' \$28'11'18'E \$14 35 24 E 10' wide Irrigation Ditch easement EBRASA 23.4 (A REGISTER OF 為沒 42nd Street 66' R.O.W. __30.00'__ N89'59'09"E LS-476 2653.54² N89'59'09"E BALTESON ADDITION POSSE PORTON NO SURVE Avenue 'B' 100' R.O.W. CLY A BEA 1

(3)

BLOCK 1 WEGELIN SUBDIVISION SCOTTSBLUFF, NEBRASKA SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned being the owners of Block 1, Wegelin Subdivision, Situated in the Southeast Quarter of the Southwest Quarter of Section 11, 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 1, WEGELIN SUBDIVISION, Situated in the Southeast Quarter of the Southwest Quarter of Section 11, 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 25th DAY OF April, 1999.

Wagelin

BY: Ann E. Wegelin

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Ann E. Wegelin, 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 her voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 20th DAY OF April , 1999.

GENERAL NOTARY-State of Nebraska
FARRELL F. ROSS
My Comm. Exp. April 7, 2001

My Commission Expires: 4/7/200/

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1, WEGELIN SUBDIVISION, Situated in the Southeast Quarter of the Southwest Quarter of Section 11, 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 26 day of opil, 1999.

Attest: Dune (1) to

SEAL

Mayor Mayor