

State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 14 day of September 99
at 2:19 o'clock P.M., and recorded in
Book 220 of Deeds
on page 185
Jean A. Bauer
Register of Deeds

By #23.00 Deputy

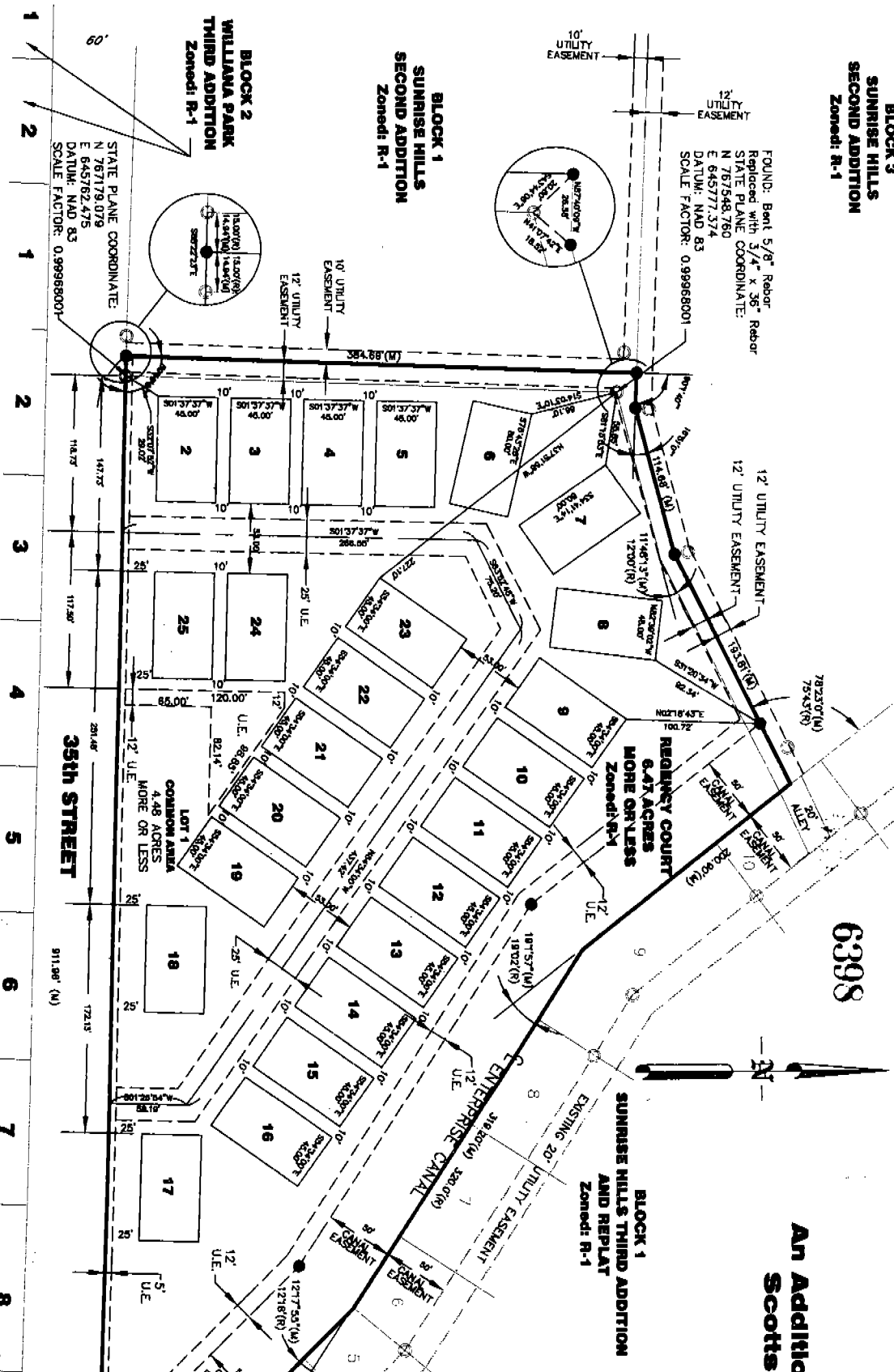
BLOCK 3
SUNRISE HILLS
SECOND ADDITION
Zoned: R-1

FOUND: Bent 5/8" Rebar
Replaced with 3/4" x 36" Rebar
STATE PLANE COORDINATE:
N 767548.760
E 645777.374
DATUM: NAD 83
SCALE FACTOR: 0.99968001

BLOCK 1
SUNRISE HILLS
SECOND ADDITION
Zoned: R-1

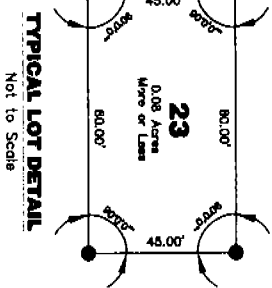
BLOCK 2
WILLIANA PARK
THIRD ADDITION
Zoned: R-1

STATE PLANE COORDINATE:
N 767179.079
E 645762.475
DATUM: NAD 83
SCALE FACTOR: 0.99968001



Final Plat
of
REGENCY COURT
An Addition to the City of Scottsbluff,
Scotts Bluff County, Nebraska

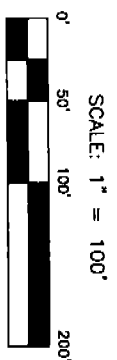
Legend:
○ FOUND 5/8" REBAR (OR AS NOTED)
● SET 3/4" x 36" REBAR
--- EASEMENT LINE
- - - UTILITY EASEMENT
- - - EXISTING LOT LINES
- - - NEW LOT LINES



LEGAL DESCRIPTION:

A Tract of land located in the South Half of the Northwest Quarter (S1/2, NW1/4) of Section 13, Township 22 North, Range 55 West of the 6th Principal Meridian, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the southeast corner of Block 1, Sunrise Hills Second Addition, as platted and recorded on Deed Book 129, page 552, said point being the intersection of the northerly Right-of-Way (ROW) line of 35th Street with the westerly line of a 30 feet vacated alley; thence easterly on the said northerly ROW line a distance of 14.94 feet to the centerline of said 30 feet vacated alley; said point being the POINT OF BEGINNING of this description; thence deflecting left 89°19'09" a distance of 384.69 feet on said centerline of 30 feet vacated alley as platted and recorded in Deed Book 129, page 170; thence deflecting right 90°01'40" a distance of 26.58 feet on said centerline of 20 feet vacated alley; thence deflecting left 16°51'00" a distance of 114.88 feet on said centerline of 20 feet vacated alley; thence deflecting left 11°48'13" a distance of 193.81 feet on said centerline of 20 feet vacated alley to the centerline of the Enterprise Canal as surveyed; thence deflecting right 78°23'00" a distance of 200.90 feet on said centerline of canal; thence deflecting left 19°01'57" a distance of 319.20 feet on said centerline of canal; thence deflecting right 12°17'55" a distance of 273.87 feet on said centerline of canal to a point on the said northerly ROW line of 35th Street; thence deflecting right 136°29'49" a distance of 911.96 feet on said northerly ROW line to the point of beginning, containing 6.47 acres, more or less.



8th AVENUE

35th STREET

BLOCK 1
MCKINLEY ADDITION
Zoned: R-1

BLOCK 2
MCKINLEY ADDITION
Zoned: R-1

Prepared for
UNITED MANUFACTURING COMPANY
J. Carr Trumbull, President
1310 Circle Drive
Scottsbluff, Nebraska 68361

Prepared by
Baker & Associates
Engineers, Planners, Consultants
Scottsbluff, Nebraska
September, 1999
AutoCAD File: 23-01FP1.DWG
Project No. 023-001-99

6398

Final Plat of Regency Court
An Addition to the City of Scottsbluff,
Scotts Bluff County, Nebraska
Page 2 of 2

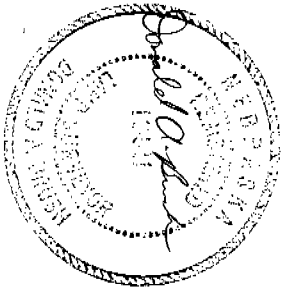
SURVEYOR'S CERTIFICATE

I, Donald A. Brush, Nebraska Registered Land Surveyor No. 511, do hereby certify that I surveyed the above described property and platted the same as:

REGENCY COURT, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

I further certify that the accompanying plat represents a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the accompanying plat was prepared under my direct supervision; that the areas are as shown; that the bearings are based on the NAD83 State Plane Coordinates shown on the plat; that the distances are real world distances given in feet and decimals of a foot; that the monuments were found as indicated; and that 3/4" X 36" Rebar monuments were set at each new lot corner as indicated.

WITNESS MY HAND AND SEAL this 9th day of August, 1999.
Donald A. Brush
Nebraska Registered Land Surveyor No. 511



OWNER'S STATEMENT

We, the undersigned, being the owners of the real estate described in the foregoing Legal Description and shown on the accompanying plat, have caused such real estate to be platted as:

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

We hereby dedicate the easements to the use and benefit of the Public.

The foregoing Plat is made with our free consent and in accordance with the desires of the undersigned Owners.

UNITED MANUFACTURING COMPANY

J. Carr Trumbull
J. Carr Trumbull, President

Date: August 9, 1999

Sarah S. Trumbull
Sarah S. Trumbull, Vice-President

Date: August 9, 1999

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTSBLUFF) ss.

Before me, a Notary Public, qualified and acting in said County, personally came J. Carr Trumbull, President of United Manufacturing Company, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 9 day of August, 1999.

My Commission Expires:



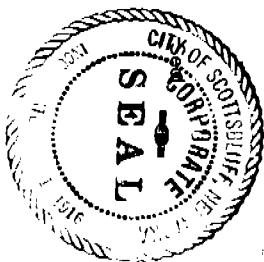
Lita Delcamp

APPROVAL AND ACCEPTANCE

The foregoing plat of REGENCY COURT, An Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 17th day of September, 1999.

By: *Mark Harris*
Mark Harris, Mayor

Attested: *Patricia Gibb*
Patricia Gibb, City Clerk
Scottsbluff, Nebraska



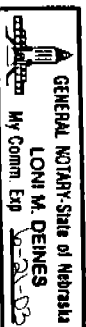
ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Mark Harris, Mayor of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 17th day of September, 1999.

My Commission Expires:



Loni M. Deines

Baker & Associates
Engineers Planners Consultants
Scottsbluff, Nebraska
August, 1999

Prepared by
AutoCAD File: 23-01FP2.DWG
Project No. 023-001-99