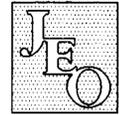


SCRANTON SUBDIVISION

A REPLAT OF PARCEL NO. 1 AND PARCEL NO. 2 OF OUTLOT 4 OF PIONEER TOWNSITE COMPANY'S 2ND ADDITION TO THE CITY OF BATTLE CREEK, MADISON COUNTY, NEBRASKA



**JOHNSON
ERICKSON
O'BRIEN**

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING

402/443-4661
P.O. BOX 207
WAHOO, NEBRASKA
68066

BRANCH OFFICES
NEBRASKA CITY, NE
402/873-8786

HASTINGS, NE
402/462-5657

NORFOLK, NE
402/371-6416

CARROLL, IA
712/792-9711

LEGEND

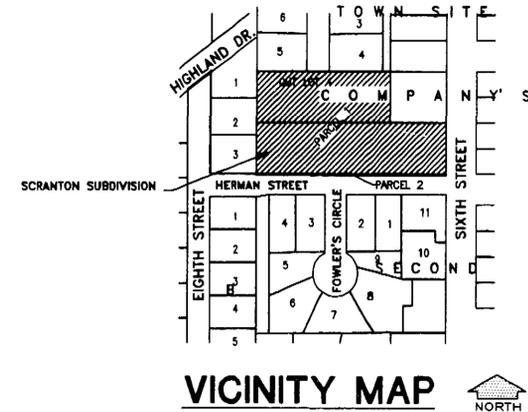
- Monument Found, As Shown
- Monument Set, 5/8" x 24" Rebar
- Proposed Property Line
- - - Existing Property Line
- - - Proposed Easement
- - - 25' Building Setback

GENERAL NOTES:

--- Shows permanent easements of not less than 7.5 feet in width on each side of all rear lot lines, and on side lot lines, where necessary, for drainage facilities and public utilities. These easements shall provide for a continuous right-of-way of at least 15 feet in width.

- - - Indicates the building setback lines: 20 feet from the property line on front of all lots, rear yard shall have a depth of not less than 30 feet or 20 percent of the depth of the lot, whichever amount is smaller and 8 feet from property line on side of all lots.

A four foot sidewalk shall be constructed by the Owner on the street side or sides of each lot in the Addition abutting upon a platted street. This sidewalk shall be constructed prior to the occupancy of the premises. The lot side of the sidewalk shall be located 1 foot to the street side of the lot line.



VICINITY MAP



FIELD NOTES

Found monuments of record at points shown on the Plat. Set all other corners as instructed by Owners. Produced and measured all lines with Sokkia Set 381, SN 34807.

APPROVAL

The foregoing and within Replat, Dedication and instrument approved by the honorable mayor and City Council of the City of Battle Creek, Madison County, Nebraska, by resolution duly passed on the _____ day of _____ 2000.

ATTEST:

City Clerk _____ Mayor _____

PLANNING COMMISSION CERTIFICATE

This Replat of Parcel No. 1 and Parcel No. 2 of Outlot 4 of Pioneer Townsite Company's 2nd Addition to the City of Battle Creek, Madison County, Nebraska, consisting of Lots 1 through 8 has been submitted to and approved by the Madison County Joint Planning Commission this _____ day of _____ 2000.

Chairman

Secretary

SURVEYOR'S STATEMENT

I, Jeffrey S. Ryan, Registered Land Surveyor in the State of Nebraska, hereby certify that I have accurately surveyed SCRANTON SUBDIVISION, A Replat of Parcel No. 1 and Parcel No. 2 of Outlot 4 of Pioneer Townsite Company's 2nd Addition to the City of Battle Creek, Madison County, Nebraska, that the Replat attached hereto is the original, accurate and correct Replat; that said Replat accurately and correctly reflects all of the lots, blocks, streets, avenues, alleys, parks, commons and other grounds, all of which are correctly and accurately staked off, marked and are correctly designated, and shown on the attached Replat; that I have surveyed said SCRANTON SUBDIVISION, A Replat of Parcel No. 1 and Parcel No. 2 of Outlot 4 of Pioneer Townsite Company's 2nd Addition to the City of Battle Creek, Madison County, Nebraska, consisting of Lots 1 through 8, at the instance and request of Dix Scranton and Linda Scranton, husband and wife, the Owners.

The above or foregoing Replat is comprised of the following described real estate:

A tract of land being part of Outlot 4 of Pioneer Townsite Company's Second Addition to the City of Battle Creek, Madison County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Lot 4, Block A, Highland Park Acres to the City of Battle Creek, Madison County, Nebraska, said point also being the Southeast corner of Lot 3, of said Highland Park Acres; thence South 89 degrees 02 minutes 03 seconds East (on assumed bearing) 504.71 feet (506.61 feet measured 6-27-00) on the North line of Herman Street, said line also being the North line of Lot 4, Block A of said Highland Park Acres, dedicated as Herman Street Right-of-Way to a point on the West line of Sixth Street; thence North 0 degrees 01 minutes 18 seconds East 132.00 feet on the West line of said Sixth Street to the South line of a tract of land dedicated to Jacqueline M. and Todd S. Acheson in file M95-10, Page 204 through 205 on October 6, 1995, in the Madison County Register of Deeds office; thence North 89 degrees 03 minutes 37 seconds West 150.00 feet on the South line of said Acheson tract; thence North 0 degrees 02 minutes 21 seconds East 132.00 feet on the West line of said Acheson tract to the Southeast corner of Westwood Subdivision to the City of Battle Creek, Madison County, Nebraska; thence North 89 degrees 02 minutes 33 seconds West 348.7 feet (356.70 feet measured 6-27-00) on the South line of said Westwood Subdivision to the Southwest corner of said Westwood Subdivision; thence South 0 degrees 00 minutes 55 seconds West, 284.00 feet on the East line of said Highland Park Acres to the Point of Beginning, said tract of land contains 2.62 acres more or less.

Permanent monuments were set on all lots and streets of said Replat.

Dated this 11th day of July 2000.

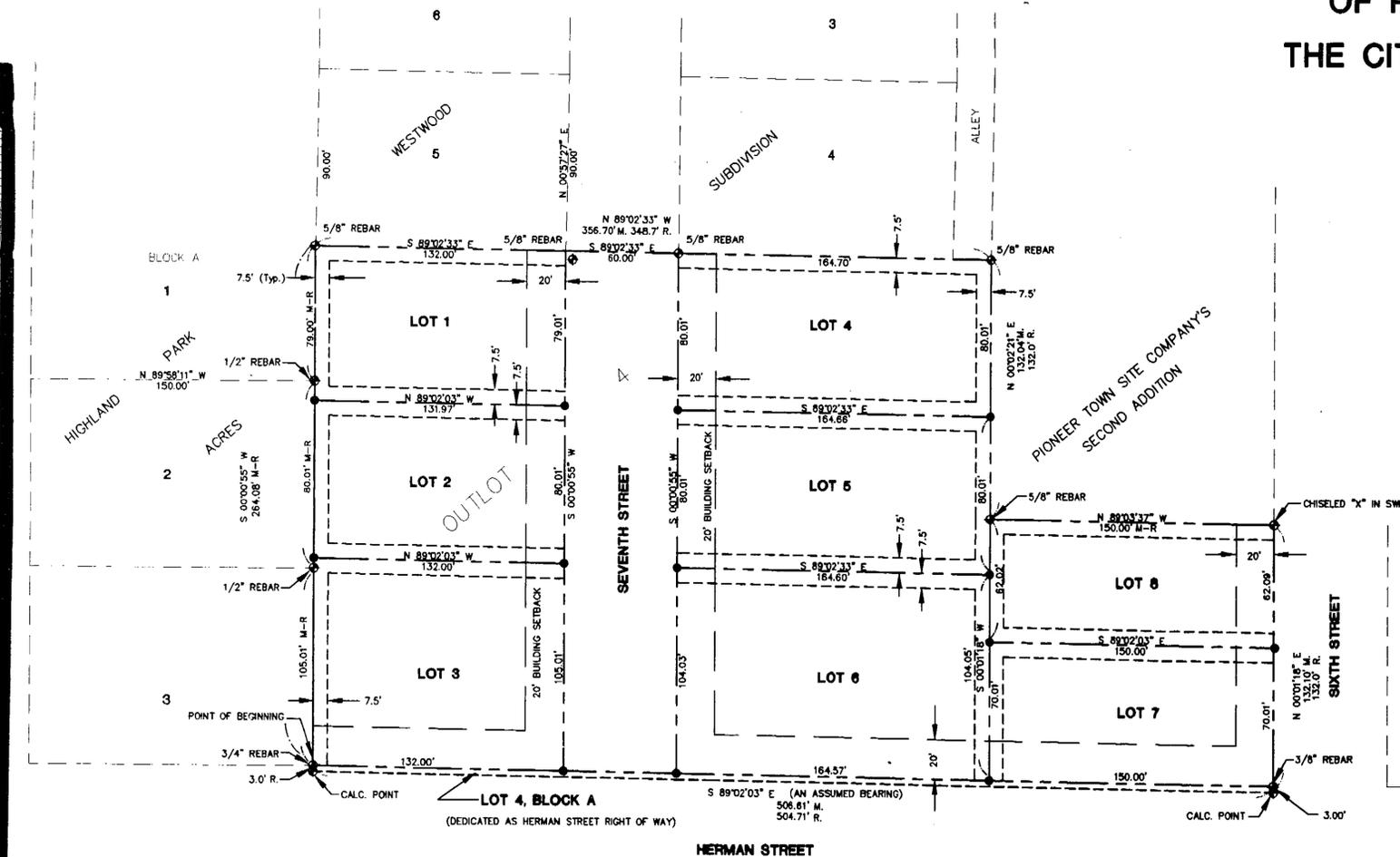
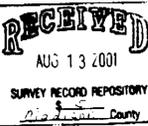
Jeffrey S. Ryan
Jeffrey S. Ryan

R.L.S. 541

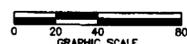
STATE OF NEBRASKA))
COUNTY OF MADISON)

This is to certify that this instrument was filed for record in the Register of Deeds office at _____ M. on the _____ day of _____ 2000

Register of Deeds



FINAL PLAT



DEDICATION

We, Dix Scranton and Linda Scranton, husband and wife, and Battle Creek State Bank are the sole owners and lienholders of the tract of land described in the Surveyor's Statement and embraced within this Plat, to wit:

Parcel 1. That part of Outlot 4 of Pioneer Townsite Company's Second Addition to Battle Creek, Madison County, Nebraska, commencing on the North line of Herman Street, extended West where it reaches the East line of said Outlot 4, running thence West 150 feet and thence North 132 feet to the point of beginning; running thence North 132 feet, thence West 348.7 feet, thence South 132 feet, thence West 348.7 feet, thence South 132 feet, thence East 348.7 feet to the point of beginning, and that part of Outlot 4 of Pioneer Townsite Company's Second Addition to Battle Creek, Madison County, Nebraska, lying North of the North line of Herman Street extended to the West line of said Outlot 4 and lying South of a line extending from the West line of said Outlot 4 to the West line of Sixth Street in a northerly direction and at a distance of 132 feet from and parallel to said extended North line of Herman Street.

Parcel 2. Lot 4, Block A, Highland Park Acres to the City of Battle Creek, Madison County, Nebraska. Said tract of land may also be described as follows:

A tract of land being part of Outlot 4 of Pioneer Townsite Company's Second Addition to the City of Battle Creek, Madison County, Nebraska, more particularly described as follows:
Beginning at the Northwest corner of Lot 4, Block A, Highland Park Acres to the City of Battle Creek, Madison County, Nebraska, said point also being the Southeast corner of Lot 3, of said Highland Park Acres; thence South 89 degrees 02 minutes 03 seconds East (on assumed bearing) 504.71 feet (506.61 feet measured 6-27-00) on the North line of Herman Street, said line also being the North line of Lot 4, Block A of said Highland Park Acres, dedicated as Herman Street Right-of-Way to a point on the West line of Sixth Street; thence North 0 degrees 01 minutes 18 seconds East 132.00 feet on the West line of said Sixth Street to the South line of a tract of land dedicated to Jacqueline M. and Todd S. Acheson in file M95-10, Page 204 through 205 on October 6, 1995, in the Madison County Register of Deeds office; thence North 89 degrees 03 minutes 37 seconds West 150.00 feet on the South line of said Acheson tract; thence North 0 degrees 02 minutes 21 seconds East 132.00 feet on the West line of said Acheson tract to the Southeast corner of Westwood Subdivision to the City of Battle Creek, Madison County, Nebraska; thence North 89 degrees 02 minutes 33 seconds West 348.7 feet (356.70 feet measured 6-27-00) on the South line of said Westwood Subdivision to the Southwest corner of said Westwood Subdivision; thence South 0 degrees 00 minutes 55 seconds West, 284.00 feet on the East line of said Highland Park Acres to the Point of Beginning, said tract of land contains 2.62 acres more or less.

We hereby dedicate the streets, alleys, avenues, and roads designated upon and referred to in this Replat to the use and benefit of the public and reserve all easements shown and/or described on this Replat for drainage facilities and public utilities. We hereby make said tract of land, as shown on the above Replat part of the City of Battle Creek, Madison County, Nebraska. Said tract of land shall hereinafter be known as SCRANTON SUBDIVISION, A Replat of Parcel No. 1 and Parcel No. 2 of Outlot 4 of Pioneer Townsite Company's 2nd Addition to the City of Battle Creek, Madison County, Nebraska, consisting of Lots 1 through 8.

Dix Scranton _____ Linda Scranton _____

ACKNOWLEDGMENT OF NOTARY

State of Nebraska))
County of Madison)

Be it remembered that on the _____ day of _____ 2000, before me, a notary public in and for said County and State, came Dix Scranton and Linda Scranton, husband and wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public _____

My commission expires: _____

CONSENT OF LIENHOLDER:

We, Battle Creek State Bank, being the lienholder of the described tract of land, hereby approve and agree to the plotting of SCRANTON SUBDIVISION, A Replat of Parcel No. 1 and Parcel No. 2 of Outlot 4 of Pioneer Townsite Company's 2nd Addition to the City of Battle Creek, Madison County, Nebraska

Battle Creek State Bank

Roger L. Brestid, President

ACKNOWLEDGMENT OF NOTARY

State of Nebraska))
County of Madison)

The foregoing was executed before me this _____ day of _____ 2000, by Roger L. Brestid, President of Battle Creek State Bank on behalf of said lienholder.

My Commission Expires: _____

Notary Public _____

SHEET:

PROJECT:
**SCRANTON SUBDIVISION
BATTLE CREEK, MADISON COUNTY, NEBRASKA**



DATE	7-12-00
SCALE	1" = 40'
DRAWN	KSL
JOB NO.	136SD8
FILED BOOK	BATTLE CREEK N-3
REVISIONS	
DRAWING NO.	
SHEET	1 of 1