

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 11.50 PD  CHG \_\_\_\_\_ RET \_\_\_\_\_  
TOTAL 11.50  
CK NUM 02 BY \_\_\_\_\_  
REC'D Baker & Associates

NUM. INDEX B-3  
COMPUTER \_\_\_\_\_  
PICTURED J  
IMAGED \_\_\_\_\_

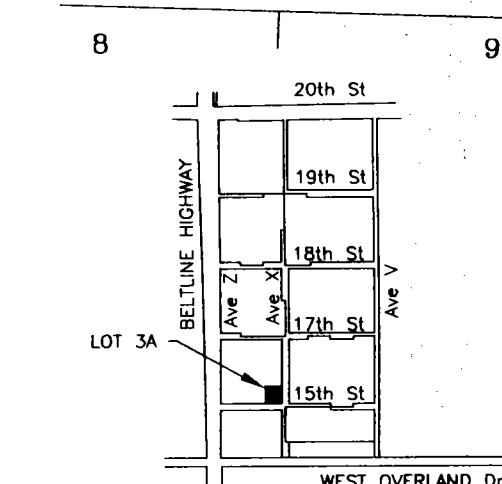
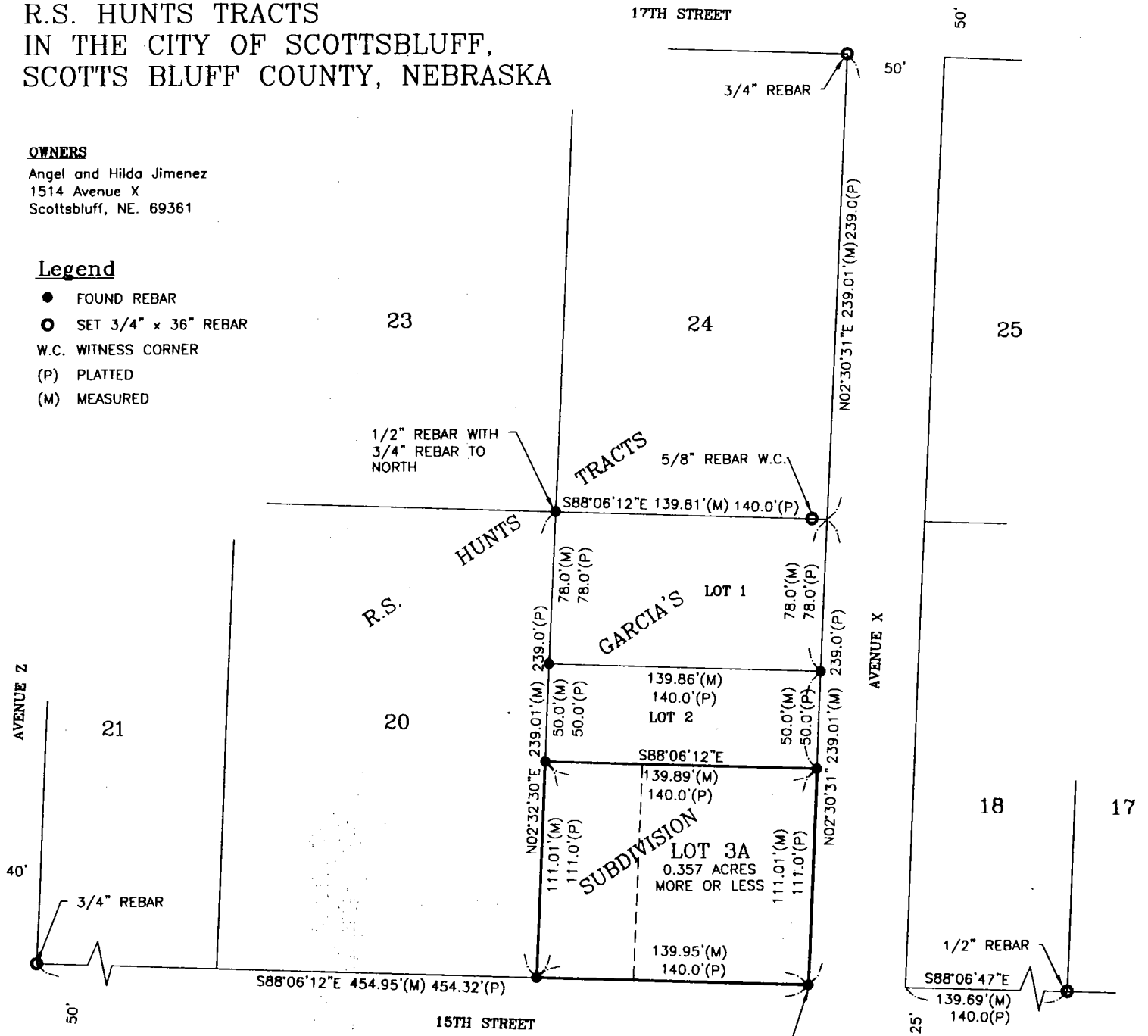
PLAT OF  
LOT 3A, A REPLAT OF LOTS 3 & 4  
GARCIA'S SUBDIVISION OF TRACT 19  
R.S. HUNTS TRACTS  
IN THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

**OWNERS**

Angel and Hilda Jimenez  
1514 Avenue X  
Scottsbluff, NE. 69361

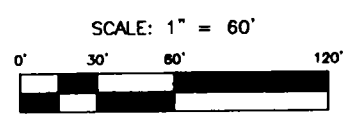
**Legend**

- FOUND REBAR
- SET 3/4" x 36" REBAR
- W.C. WITNESS CORNER
- (P) PLATTED
- (M) MEASURED



Vicinity Map  
NOT TO SCALE

NEBRASKA STATE PLANE  
COORDINATES (NAD '83 FEET)  
N: 759941.214  
E: 635018.250  
SCALE FACTOR: 0.999491960  
CONVERGENCE = 2'26.51"



**Baker & Associates**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
MARCH 2001

**SURVEYOR'S CERTIFICATE:**

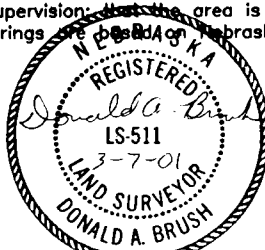
I, Donald A. Brush, Nebraska Registered Land Surveyor No. 511, do hereby certify that I have surveyed and platted a tract of land described as follows:

Lot 3A, Replat of Lots 3 and 4, Garcia's Subdivision of Tract 19, R.S. Hunt's Tract in Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the northerly right-of-way (ROW) line of 15th Street with the westerly ROW line of Avenue 'X', said point being the southeast corner of said Garcia's Subdivision and being the POINT OF BEGINNING of this description; thence westerly on the said northerly ROW a distance of 139.95' feet to the southeast corner of Tract 20, R.S. Hunts Tract; thence northerly on the east line of said Tract 20 a distance of 111.01 feet to the southwest corner of Lot 2 of said Garcia's Subdivision; thence easterly on the southerly line of said Lot 2 a distance of 139.89 feet to a point on the said westerly ROW line, said point being the southeast corner of said Lot 2; thence southerly on the said westerly ROW line a distance of 111.01 feet to the point of beginning, containing 0.357 acres more or less.

I further certify that the accompanying plat represents a correct delineation of said survey drawn to a scale of 60 feet to the inch; that the accompanying plat was prepared under my direct supervision; that the area is as shown; that the distance are real world distances given in feet and decimals of a foot; that the bearings are Nebraska State Plane NAD 83 Grid bearings; that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 2nd day of March, 2001.  
Donald A. Brush  
Nebraska Registered Land Surveyor No. 511



**OWNER'S STATEMENT:**

We, Angel M. Jimenez and Hilda Jimenez, husband and wife, being the Owners of the tract of land described in the foregoing Surveyor's Certificate and shown on the accompanying plat, have caused such real estate to be platted as Lot 3A, Replat of Lots 3 and 4, Garcia's Subdivision of Tract 19, R.S. Hunt's Tract in Scottsbluff, Scotts Bluff County, Nebraska.

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

Dated this 7 day of MARCH, 2001.

[Signature]  
Angel M. Jimenez

[Signature]  
Hilda Jimenez

**ACKNOWLEDGMENT:**

State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Angel M. Jimenez and Hilda Jimenez, husband and wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL this 7 day of MARCH, 2001.

[Signature]  
My commission Expires: 2-11-04



**APPROVAL:**

The foregoing plat of Lot 3A, Replat of Lots 3 and 4, Garcia's Subdivision of Tract 19, R.S. Hunt's Tract in Scottsbluff, Scotts Bluff County, Nebraska, was approved by the Director of Planning, Building and Development of the City of Scottsbluff, Scotts Bluff County, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71 approved on March 5, 1983, and to Article 1 of Chapter 20 of Ordinance No. 2600 of the City of Scottsbluff, Nebraska, as amended by Ordinance No. 2812 of said City.

Director of Planning, Building and Development

[Signature]  
Dwain McLaughlin

**ACKNOWLEDGMENT:**

State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Dwain McLaughlin, Director of Planning, Building and Development of the City of Scottsbluff, Scotts Bluff County, Nebraska, known to me to be the identical persons who signed the foregoing "Approval" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL this 7th day of MARCH, 2001.

[Signature]  
My commission Expires: 6-21-03

