

RECORDED  
SCOTT'S BLUFF COUNTY, NE

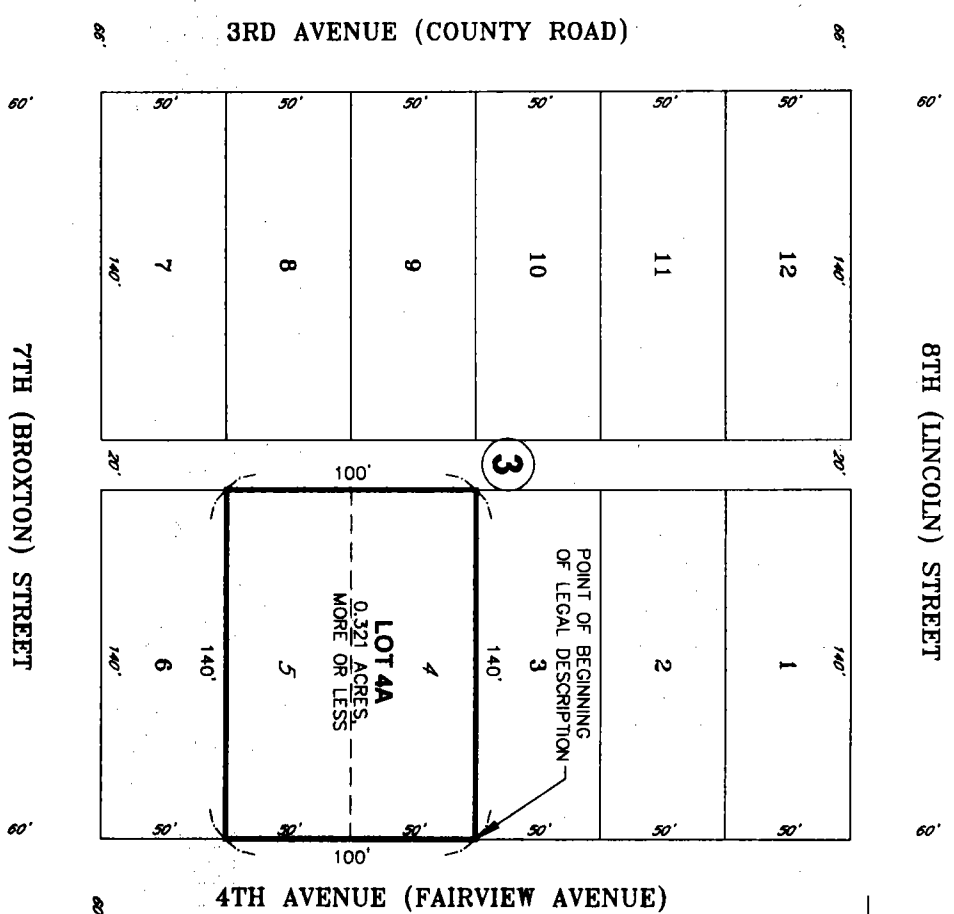
'02 AUG 9 PM 2 08

James L. Minatare  
REGISTERED SURVEYOR

NUM PAGES 4  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 21.50 PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
TOTAL 21.50  
CK NUM 254 BY \_\_\_\_\_  
REC'D Carolyn Minatare

**PLAT OF LOT 4A,  
A REPLAT OF LOTS 4 & 5, BLOCK 3,  
BAMRICK'S FIRST ADDITION**

TO THE CITY OF MINATARE,  
SCOTT'S BLUFF COUNTY, NEBRASKA



SCALE: 1" = 60'



Prepared for  
**JOSE L. & PATRICIA P. RAMIREZ**  
705 4th Avenue  
Minatare, Nebraska 69356

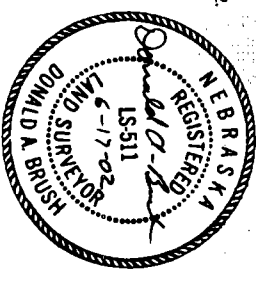
AutoCAD File: 001-102-02RAMIREZ.DWG

**LEGAL DESCRIPTION:**  
A tract of land located in Block 3, Bamrick's First Addition to the City of Minatare, Scotts Bluff County, Nebraska, more particularly described as follows:  
Beginning at the Southeast Corner of Lot 3 of said Block 3, said point being a point on the West Right-of-Way line of Fairview Avenue and being the POINT OF BEGINNING of this description; thence Southerly on said West Right-of-Way line a distance of 100 feet to the Northeast Corner of Lot 6 of said Block 3; thence Westerly on the North line of said Lot 6 a distance of 140 feet to the Northwest corner of said Lot 6; said point being the East Right-of-Way line of Alley; thence Northerly on said East Right-of-Way line a distance of 100 feet to the Southwest Corner of said Lot 3; thence on the South line of said Lot 3 a distance of 140 feet to the point of beginning, containing 0.321 Acres, more or less.

**SURVEYOR'S CERTIFICATE:**

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that no field work was done by me on the tract of land described above and shown on the accompanying drawing; that the accompanying drawing was compiled with information gathered from the original plat of Block 3, Bamrick's First Addition, drawn to a scale of 60 feet to the inch; that the drawing was made under my direct supervision; that the distances are plotted dimensions given in feet and decimals of a foot; and that no monuments were found or set.

**WITNESS MY HAND AND SEAL** this 17th day of June, 2002.  
Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



**OWNER'S STATEMENT**

We, Jose L. & Patricia P. Ramirez, Husband & 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 surveyed and platted as Lot 4A, A Replat of Lots 4&5, Block 3, Bamrick's First Addition to the City of Minatare, Scotts Bluff County, Nebraska.  
The foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

DATED this 19th day of June, 2002.

*Jose L. Ramirez*  
Jose L. Ramirez, Husband

*Patricia P. Ramirez*  
Patricia P. Ramirez, Wife

**ACKNOWLEDGMENT**

Before me, a Notary Public, qualified and acting in said County, personally came Jose L. & Patricia P. Ramirez, known to me to be the identical persons who signed the foregoing "Owners' Statement" and acknowledged the execution thereof to be their voluntary act and deed.

**WITNESS MY HAND AND NOTARIAL SEAL** this 19th day of June, 2002.

*James L. Minatare*  
Notary Public



**APPROVAL AND ACCEPTANCE**

The foregoing plat of Lot 4A, A Replat of Lots 4 & 5, Block 3, Bamrick's First Addition to the City of Minatare, Scotts Bluff County, Nebraska is hereby approved and accepted by the Mayor of Minatare, Nebraska, by resolution duly passed this 19th day of June, 2002.

*Bernard Wickard*  
By Bernard Wickard, Mayor  
City of Minatare, Nebraska

Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
June 17, 2002

793-2539

City of Minatare, Nebraska  
Development Services Department

Inst. 2002 - 06142

Application for Approval of Subdivision of Real Estate  
By The Director of Development Services

1. Name of Subdivision: Plat of Lot 4A, A Replat of Lots 4 & 5, Block 3, Barrick's 1st addition

2. Applicant: Jose & Patricia Ramirez 783-2539  
Name Telephone Number  
705 4th Ave. Minatare, NE 69356  
Address City/State Zip

3. Name of Property Owner: Jose L. & Patricia P. Ramirez 783-2539  
Name (Owner of Record Only) Telephone Number  
705 4th Ave. Minatare, NE 69356  
Address City/State Zip

4. Engineer or Land Surveyor: Baker & Associates, Inc. 632-3123  
Name/Firm Telephone Number  
120 E. 16th St., Suite A Scottsbluff, NE 69361  
Address City/State Zip

Coordinator: Donald A. Brush, RLS 632-3123  
Name Telephone Number  
120 E. 16th St., Suite A Scottsbluff, NE 69361  
Address City/State Zip

Location: 705 4th Avenue situated on the west  
side of the street between 7th Street and  
8th Street

Legal Description: see attached sheet

Brief Written Description of Final Plat: Replat to combine two (2) lots into  
one (1) lot

Number of Lots: 1 Total Acreage 0.321

Present Zoning classification RB Present Use of Property: residential

Plat 2 lots into 1 lot Purpose of Subdivision of Land:

Attached:

- Copy of Plat
- Legal Description of not listed above
- Filing Fee - \$50.00 Rcpt
- Letter of Transmittal
- Attorney's opinion as to ownership of record of land

Signature: Jose L Ramirez  
(If signature is other than the property owner, please attach owner's proof of acknowledgement and approval of application)

**Inst. 2002 - 06142**

Carolyn Nelson, City Clerk  
Date Received

8-9-02  
Checked for Compliance

Development Services Department  
309 Main Street  
Minatare, NE 69356  
308-783-1414

Inst. 2002 - 06142

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