



2006-3401

NUM INDEX 28  
COMPUTER 28  
PICTURED 28  
IMAGED 28

NUM PAGES 2  
DOC TAX PD CHG RET  
FEES 12.00 PD CHG ✓ RET  
TOTAL  
REC'D  
RET

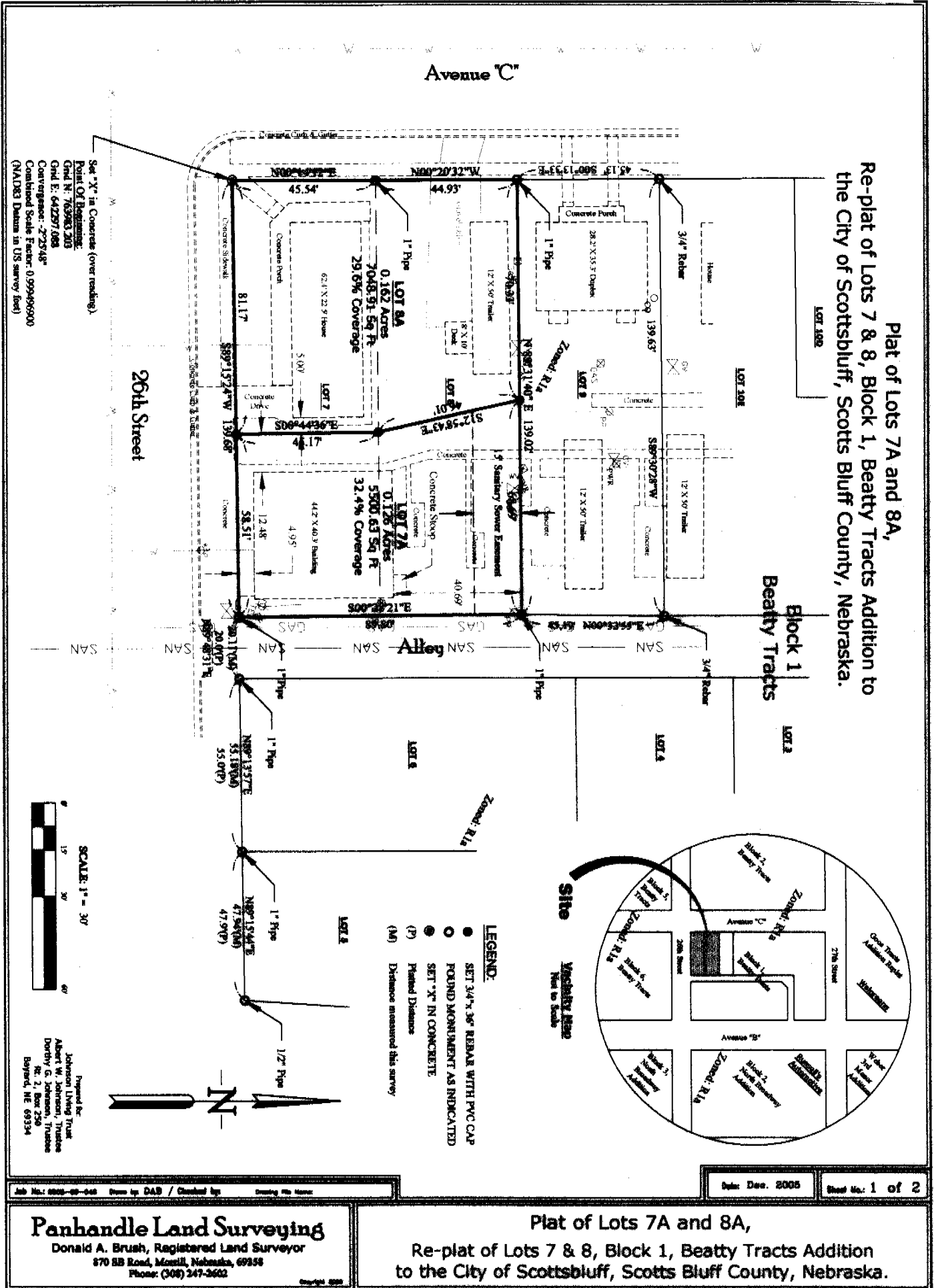
Inst. 2006 - 3401

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 6-1-06 Time 3:41 pm

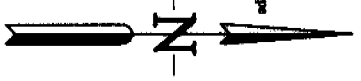
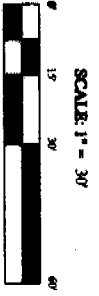
*Jean A. Bauer*

REGISTER OF DEEDS

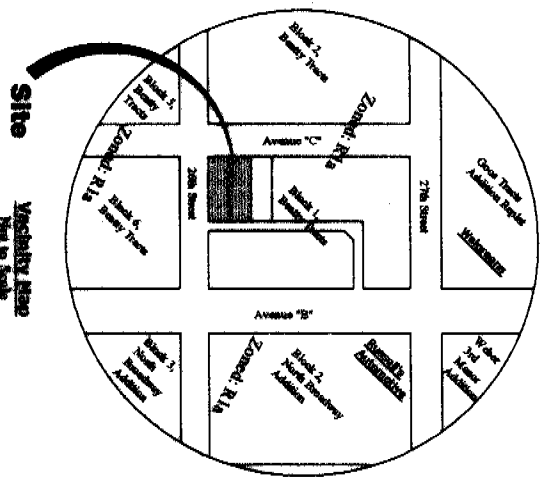


Plat of Lots 7A and 8A,  
Re-plat of Lots 7 & 8, Block 1, Beatty Tracts Addition to  
the City of Scottsbluff, Scotts Bluff County, Nebraska.

Set 'X' in Concrete (over reading).  
Point Of Beginning:  
Grid N: 763263.203  
Grid E: 642297.088  
Convergence: -2.2545"  
Combined Scale Factor: 0.999496900  
(NAD83 Datum in US survey feet)



- LEGEND:**
- SET 3/4" x 36" REBAR WITH PVC CAP
  - FOUND MONUMENT AS INDICATED
  - SET 'X' IN CONCRETE
  - (P) Pinned Distance
  - (M) Distance measured this survey



**Panhandle Land Surveying**  
Donald A. Brush, Registered Land Surveyor  
870 5B Road, Merrill, Nebraska, 68954  
Phone: (308) 247-3602

**Plat of Lots 7A and 8A,**  
Re-plat of Lots 7 & 8, Block 1, Beatty Tracts Addition  
to the City of Scottsbluff, Scotts Bluff County, Nebraska.

Date: Dec. 2005 Sheet No. 1 of 2

Inst. 2006 - 3401

# Plat of Lots 7A and 8A, Re-plat of Lots 7 & 8, Block 1, Beatty Tracts Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

### SURVEYOR'S CERTIFICATE

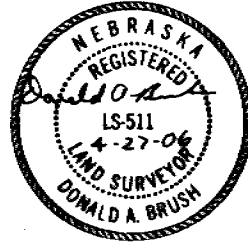
I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between November 16, 2005 and April 16, 2006, the tract of land described below and shown on the accompanying drawing was surveyed by me; that the same is hereby platted as:

**Lots 7A and 8A, Re-plat of Lots 7 & 8, Beatty Tracts Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:**

Beginning at the intersection of the north right-of-way (ROW) line of 26th Street with the east ROW line of Avenue C, said point being the POINT OF BEGINNING of this description; thence N00°14'12"E on said east ROW line a distance of 45.54 feet; thence N00°20'32"W on said east ROW line a distance of 44.93 feet to the southwest corner of Lot 9, Block 1, Beatty Tracts Addition; thence N89°31'40"E on the southerly line of said Lot 9 a distance of 139.02 feet to the southeast corner of said Lot 9, said point being on the west ROW line of an Alley; thence S00°28'21"E on said west ROW line a distance of 89.80 feet to the intersection of said west ROW line with the said north ROW line of 26th Street; thence S89°15'24"W on said north ROW line a distance of 139.68 feet to the point of beginning, containing 0.288 acres, more or less.

I further certify that the accompanying drawing is a correct delineation of said survey drawn to a scale of 30 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are true north bearings based on Nebraska State Plane NAD 83; that the areas are as shown; and that the monuments were found or set as indicated.

Witness my hand and seal this 27th day of April, 2006.  
Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



### OWNER'S STATEMENT:

We, Albert W Johnson and Dorothy G. Johnson, not personally but as Trustees on behalf of the Johnson Living Trust, being the owner(s) 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:

**Lots 7A and 8A, Re-plat of Lots 7 & 8, Beatty Tracts Addition to the City of 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 4<sup>th</sup> day of May, 2006.

Johnson Living Trust

*Albert W Johnson*  
Albert W Johnson, Trustee

*Dorothy G Johnson*  
Dorothy G. Johnson, Trustee

### ACKNOWLEDGEMENT:

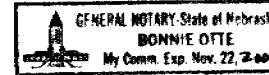
State of Nebraska )  
County of Scotts Bluff ss.

Before me, a Notary Public, qualified and acting in said County, personally came Albert W Johnson and Dorothy G. Johnson, not personally but as Trustees on behalf of the Johnson Living Trust, know 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 4<sup>th</sup> day of May, 2006.

*Bonnie Otte*  
Notary Public

My commission Expires: Nov. 22, 2007



### APPROVAL AND ACCEPTANCE:

The foregoing plat of "Lots 7A and 8A, Re-plat of Lots 7 & 8, Block 1, Beatty Tracts Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska." was approved by the Director of Planning, Building and Development of the City of Scottsbluff, 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.

Development Services Director

*Emil Pierson*  
Emil Pierson

### ACKNOWLEDGEMENT:

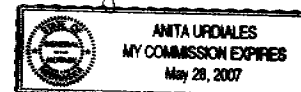
State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Emil Pierson, Development Services Director 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 31<sup>st</sup> day of May, 2006.

*Anita Urdiales*  
Notary Public

My commission Expires: May 28, 2007



Prepared for  
Johnson Living Trust  
Albert W. Johnson, Trustee  
Dorothy G. Johnson, Trustee  
Rt. 2, Box 256  
Boyard, NE 69334

Sheet No. 1 of 2  
Date: Dec. 2006  
Drawn by: D.A.B. / Checked by:

**Panhandle Land Surveying**  
Donald A. Brush, Registered Land Surveyor  
870 88 Road, Morrill, Nebraska, 69358  
Phone: (308) 247-3482  
Copyright 2006

Plat of Lots 7A and 8A,  
Re-plat of Lots 7 & 8, Block 1, Beatty Tracts Addition  
to the City of Scottsbluff, Scotts Bluff County, Nebraska.