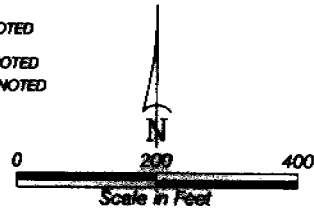


**BLOCK 1A, MAJESTIC VIEW SUBDIVISION,  
AND  
LOT 4A, VALLEY VIEW ADDITION TO  
SCOTTS BLUFF COUNTY, NEBRASKA**  
A REPLAT OF BLOCK 1, MAJESTIC VIEW SUBDIVISION,  
AND LOT 4, VALLEY VIEW ADDITION,  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA

- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING QUARTER CORNER, AS NOTED
  - EXISTING SIXTEENTH CORNER, AS NOTED
  - SET 5/8" X 24" REBAR
  - MEASURED DISTANCE
  - PROPORTIONED DISTANCE
  - RIGHT OF WAY
  - UTILITY EASEMENT



**NORTH LINE OF BLOCK 1A**

LINE#	BEARING	DISTANCE
1	N89°17'12"E	3.21
2	N89°17'12"E	61.25
3	N89°17'12"E	57.17
4	N89°17'12"E	58.82
5	N89°17'12"E	58.37
6	N89°17'12"E	178.87
7	N89°17'12"E	61.25
8	N89°17'12"E	71.22
9	S75°42'57"E	78.87

**25' ACCESS AND UTILITY EASEMENT (MAJESTIC VIEW SUBDIVISION)**

LINE#	BEARING	DISTANCE
A	S85°30'0"W	47.17
B	S85°25'24"W	102.80
C	S85°42'28"W	64.87
D	N85°17'18"W	78.80
E	N85°13'58"W	47.48
F	N85°28'24"W	48.88
G	N85°42'57"W	48.88
H	N84°04'23"W	44.44

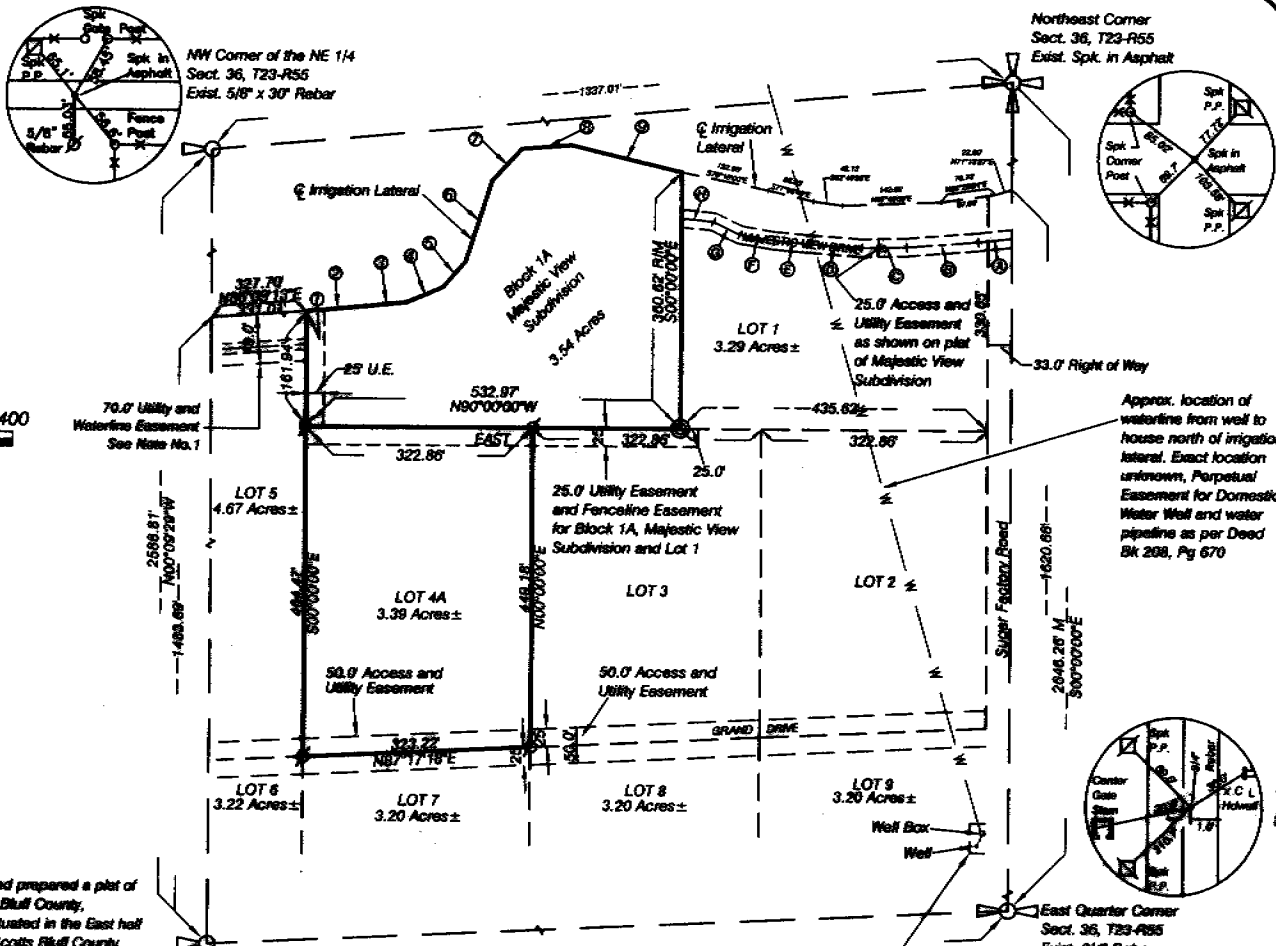
**SURVEYOR'S CERTIFICATE**

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of BLOCK 1A, MAJESTIC VIEW SUBDIVISION, AND LOT 4A, VALLEY VIEW ADDITION to Scotts Bluff County, Nebraska, a Replat of Block 1, Majestic View Subdivision, and Lot 4, Valley View Addition, situated in the East half of the Northeast Quarter of Section 36, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of said survey drawn to the scale of 200 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number. That the boundary of the plat is drawn with a heavy, solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 26th day of May, 2006, FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty, a Nebraska Registered Land Surveyor, L.S. 476



**NOTES:**

- The Utility and Waterline Easement shown on this plat and the original plat of Valley View Addition shall be for the use of public utility installation and maintenance, as well as for waterline use to serve lots within this subdivision, if required.
- All lots shall have individual well and septic systems in accordance with Scotts Bluff County and State of Nebraska Regulations.

**BUILDING SETBACK REQUIREMENTS**

- Front Yard - Minimum of 50 feet from Access Easement Right of Way Line
- Side Yard - Minimum of 50 feet from Property Line
- Rear yard - Minimum of 50 feet from Property Line or Easement Line, whichever is greater



RECORDED  
SCOTTS BLUFF COUNTY, NE  
Date 6-2-06 Time 4:15pm  
Jan A. Bauer  
REGISTER OF DEEDS



Inst 206 - 3545

BLOCK 1A, MAJESTIC VIEW SUBDIVISION, AND LOT 4A, VALLEY VIEW ADDITION, A REPLAT OF BLOCK 1, MAJESTIC VIEW SUBDIVISION AND LOT 4, VALLEY VIEW ADDITION  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the East Half of the Northeast Quarter of Section 36, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as BLOCK 1A, MAJESTIC VIEW SUBDIVISION, AND LOT 4A, VALLEY VIEW ADDITION, A REPLAT OF BLOCK 1, MAJESTIC VIEW SUBDIVISION AND LOT 4, VALLEY VIEW ADDITION, an Addition in Scotts Bluff County, Nebraska, situated in the East Half of the Northeast Quarter of Section 36, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the access and utility easements shown on the plat to the use and benefit of the public.

Dated this 25<sup>th</sup> day of May, 2006.

William T. Adams  
William T. Adams

Carol A. Adams  
Carol A. Adams

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came William T. Adams and Carol A. Adams, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 25<sup>th</sup> DAY OF May, 2006.



[Signature]  
Notary Public

My Commission Expires \_\_\_\_\_

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1A, MAJESTIC VIEW SUBDIVISION, AND LOT 4A, VALLEY VIEW ADDITION, A REPLAT OF BLOCK 1, MAJESTIC VIEW SUBDIVISION, AND LOT 4, VALLEY VIEW ADDITION, an Addition in Scotts Bluff County, Nebraska, situated in the East Half of the Northeast Quarter of Section 36, Township 23 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Conditioned upon the fact Scotts Bluff County will not provide street or alley maintenance until minimum standards have been met, as outlined in a certain resolution dated April 15, 1974.

[Signature]  
Chairman of the Board

ATTEST:

[Signature]  
County Clerk

