



2007-0386

Inst. 2007 386

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-19-07 Time 11:47 AM

Jean A. Bauer

REGISTER OF DEEDS

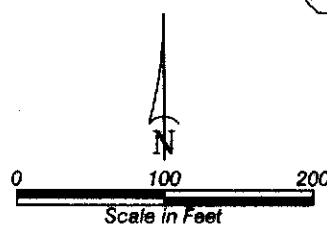
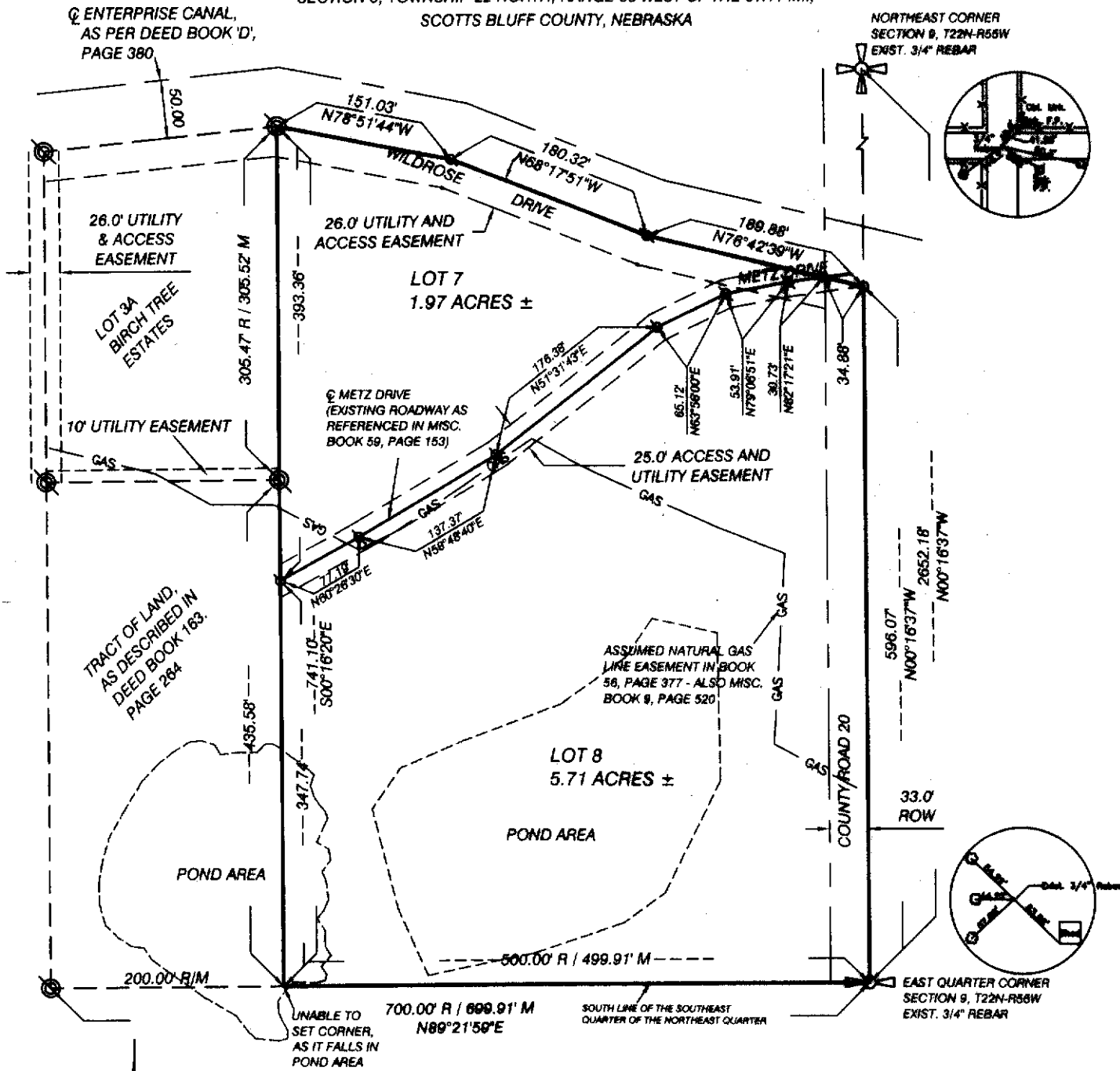
NUM PAGES 3
 DOC TAX PD CHG RET
 FEES 16.50 PD CI G RET
 TOTAL 16.50
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FINAL PLAT

LOTS 7 AND 8, BIRCH TREE ESTATES

A SUBDIVISION SITUATED IN PART
 OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 9, TOWNSHIP 22 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 5/8\"/>

- NOTES:**
1. Lots shall have private septic system and wells, constructed as per city and state regulations, unless service is provided by utility entity.
 2. This Property is Zoned R-1A
 3. The lots shall be accessed by a 26.0 feet wide and 25.0 feet wide private access road, from the county road, and will be maintained by the owners of the lots within the subdivision.
 4. There is an existing easement for owners of Lot 8 for right of use and maintenance of dike or dam located in Northeast Quarter of the Southeast Quarter, as referred to in Misc. Book 56, page 154.

LOTS 7 AND 8,
BIRCH TREE ESTATES
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

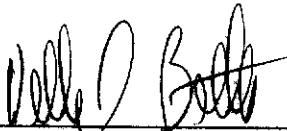
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 7 AND 8, BIRCH TREE ESTATES, situated in part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska more particularly described as follows:

Beginning at the East Quarter corner of Section 9, thence northerly on the east line of Section 9, on an assumed bearing of $N00^{\circ}16'37''W$, a distance of 596.07 feet, to the point of intersection with the south Right of way line of Enterprise Canal as described in Deed Book 'D', page 380, thence northwesterly, bearing $N76^{\circ}42'39''W$, on said south Right of way line, a distance of 189.88 feet, thence bearing $N68^{\circ}17'51''W$, on said south Right of way line, a distance of 180.32, thence bearing $N78^{\circ}51'44''W$, on said south Right of way line, a distance of 151.03, to the point of intersection with the northeast corner of Lot 3A, Birch Tree Estates, as platted, thence southerly, bearing $S00^{\circ}16'20''E$, on said east line of Lot 3A, a distance of 305.52 feet (305.47 feet record), as measured to an existing 5/8" rebar at the northeast corner of a Tract of land, as described in Deed Book 163, page 264, thence southerly on the east line of said referenced Tract of land, bearing $S00^{\circ}16'20''E$, a distance of 435.58 feet, to the point of intersection with the south line of the Northeast Quarter of Section 9, thence bearing $N89^{\circ}21'59''E$, on said line, a distance of 499.91 feet (500.00 feet record), to the Point of beginning, containing an area of 7.68 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown 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 12 DAY OF December, 2006.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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



OWNER'S STATEMENT

We, the undersigned, being the owners of that land situated in part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 22 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 LOTS 7 AND 8, BIRCH TREE ESTATES, situated in the Southeast Quarter of the Northeast Quarter of Section 9, Township 22 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 Roadway right of ways and easements shown on the plat to the use and benefit of the public.

Dated this 12 day of December, 2006.

Platte Valley National Bank



by: Calvin J. Ehler, Vice-President

LOTS 7 AND 8,
BIRCH TREE ESTATES
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Calvin J. Ehler, Vice-President of Platte Valley National Bank, to me known to be the identical person(s) whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 12 DAY OF December, 2006.



M. L. Guard
Notary Public

My Commission Expires 3-23-10

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 7 AND 8, BIRCH TREE ESTATES, situated in part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, s hereby approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by resolution duly passed this 16 day of January, 2007.

Randy Meininger
Randy Meininger, Mayor

Agnetta A. Dickinson
City Clerk

