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RECORDED  
SCOTT'S BLUFF COUNTY, NE

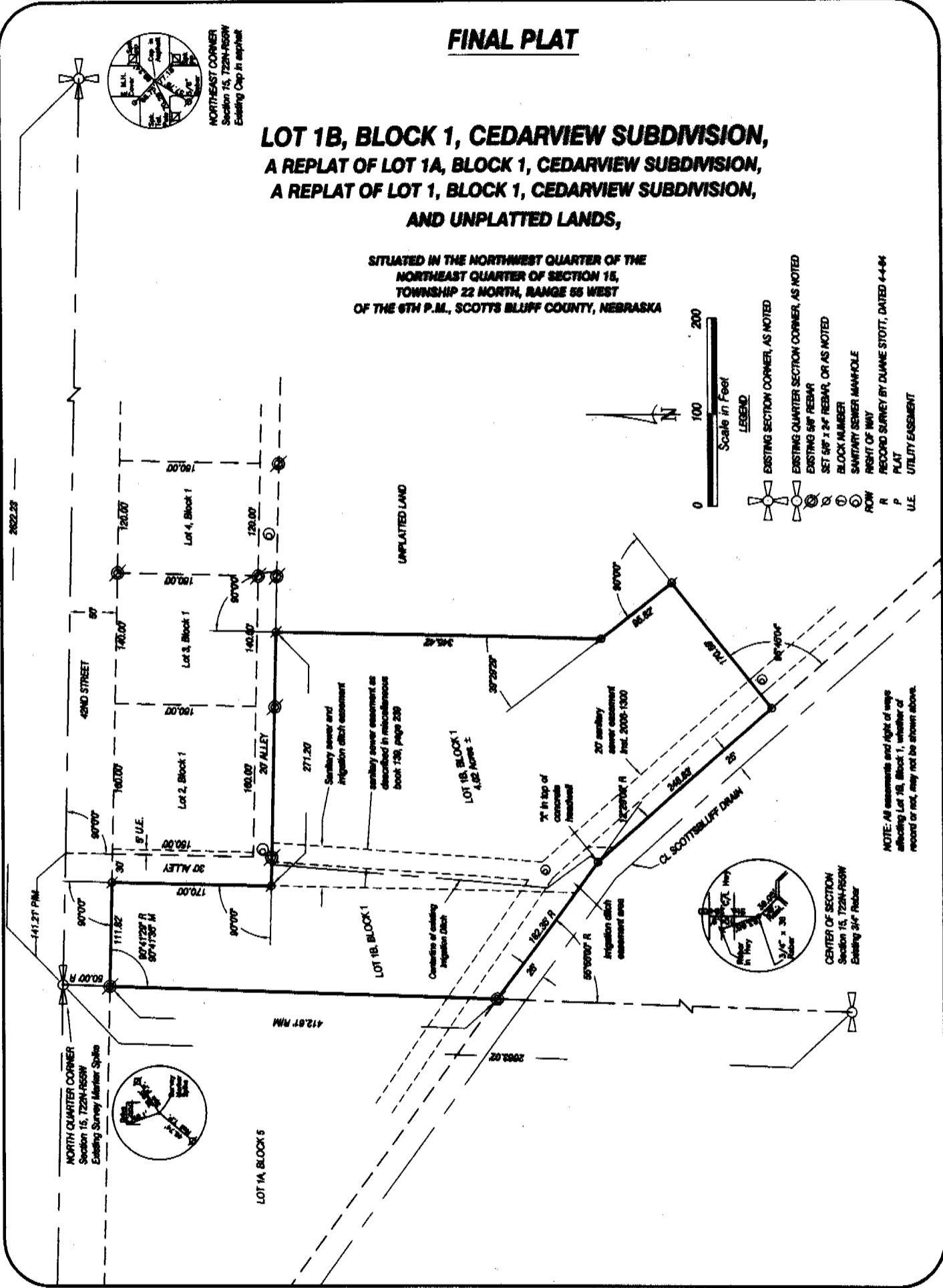
Date 4-12-10 Time 1:38pm  
Inst. 2010 1695  
Jean A. Bauer

REGISTER OF DEEDS

# FINAL PLAT

## LOT 1B, BLOCK 1, CEDARVIEW SUBDIVISION, A REPLAT OF LOT 1A, BLOCK 1, CEDARVIEW SUBDIVISION, A REPLAT OF LOT 1, BLOCK 1, CEDARVIEW SUBDIVISION, AND UNPLATTED LANDS,

SITUATED IN THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 22 NORTH, RANGE 55 WEST  
OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA



- LEGEND
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING QUARTER SECTION CORNER, AS NOTED
  - 
  - 
  - BLOCK NUMBER
  - SANITARY SEWER MANHOLE
  - RIGHT OF WAY
  - RECORD SURVEY BY DUANE STOTT, DATED 4-4-94
  - PLAT
  - U.E. UTILITY EASEMENT

NOTE: All easements and right of ways affecting Lot 1B, Block 1, whether of record or not, may not be shown above.

LOT 1B, BLOCK 1,  
CEDARVIEW SUBDIVISION,  
SCOTTS BLUFF COUNTY,  
NEBRASKA  
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I Kelly A. Beatty, a Nebraska Registered Land Surveyor hereby certify I have surveyed and prepared a plat of Lot 1B, Block 1, Cedarview Subdivision, a Replat of Lot 1A, Block 1, Cedarview Subdivision, a Replat of Lot 1, Block 1, Cedarview Subdivision, and Unplatted Lands, situated in the Northwest Quarter of the Northeast Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, said Lot 1B more particularly described as follows:

Commencing at the North Quarter corner of Section 15, thence southerly on the west line of the Northeast Quarter of Section 15, a distance of 50.00 feet, to the point of intersection with the south right of way line of 42nd Street, as platted, said point being the Point of Beginning, thence continuing southerly on the west line of said Northeast Quarter of Section 15, a distance of 412.61 feet, to the point of intersection with the north right of way line of Scotts Bluff Drain, said right of way line being 25.00 feet north of the centerline of the Drain, as measured perpendicular to said centerline, thence a deflection angle left 55°55'00", on said right of way line, a distance of 182.35 feet, thence a deflection angle right 12°29'00", on said right of way line a distance of 246.83 feet, thence a deflection angle left 86°45'04", a distance of 170.59 feet, thence a deflection angle left 90°00'00", a distance of 95.82 feet, thence a deflection angle right 39°29'29", a distance of 345.42 feet, to the point of intersection with the south right of way line of a 20 foot wide alley abutting the south line of Block 1, Cedarview Subdivision, thence a deflection angle left 90°00'00", on said south right of way line of alley, a distance of 271.20 feet, to the point of intersection with the west right of way line of a 30 foot wide alley abutting the west line of Lot 2, Block 1, Cedarview Subdivision, thence a deflection angle right 90°00'00", on said west right of way line of alley, a distance of 170.00 feet, to the point of intersection with the south right of way line of 42nd Street, thence a deflection angle left 90°00'00", on the south right of way line of 42nd Street, said line being 50.00 feet south of the north line of the Northeast Quarter of Section 15, a distance of 111.82 feet, to the Point of Beginning, containing an area of 4.02 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That each lot and block has its own number. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 9<sup>th</sup> day of March, 2010.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

*Kelly A. Beatty*

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



OWNER'S STATEMENT

We, the undersigned being the owners of that part of the Northwest Quarter of the Northeast Quarter of Section 15, 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 LOT 1B, BLOCK 1, CEDARVIEW SUBDIVISION, A REPLAT OF LOT 1A, BLOCK 1, CEDARVIEW SUBDIVISION, A REPLAT OF LOT 1, BLOCK 1, CEDARVIEW SUBDIVISION, AND UNPLATTED LANDS, SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, 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.  
DATED THIS 15 DAY OF March, 2010.

Owner: Unplatted Land

*Daniel C. Ramsey, Jr.*  
Daniel C. Ramsey, Jr. Husband

*Patricia Ann Ramsey*  
Patricia Ann Ramsey, Wife

Owner: Lot 1A, Block 1

*Jason Webb*  
Jason Webb, Husband

*Sami Webb*  
Sami Webb, Wife

LOT 1B, BLOCK 1,  
CEDARVIEW SUBDIVISION,  
SCOTTS BLUFF COUNTY,  
NEBRASKA  
SHEET 3 OF 3

ACKNOWLEDGEMENT

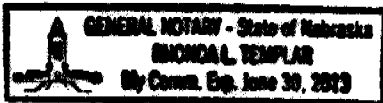
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Daniel C. Ramsey, Jr. and Patricia Ann Ramsey, 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 NOTARIAL SEAL THIS 15<sup>th</sup> DAY OF March, 2010.

Bhonda L. Templar  
Notary Public

My Commission Expires: 6-30-13



ACKNOWLEDGEMENT

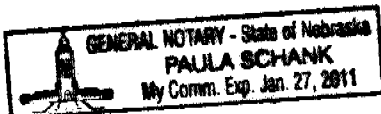
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Jason Webb and Sami Webb, 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 NOTARIAL SEAL THIS 15 DAY OF March, 2010.

Paula Schank  
Notary Public

My Commission Expires: Jan 27, 2011



APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1B, BLOCK 1, CEDARVIEW SUBDIVISION, A REPLAT OF LOT 1A, BLOCK 1, CEDARVIEW SUBDIVISION, A REPLAT OF LOT 1, BLOCK 1, CEDARVIEW SUBDIVISION, AND UNPLATTED LANDS, SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution dated this 5<sup>th</sup> day of April, 2010.



[Signature]  
Mayor

Attest: [Signature]  
City Clerk