



2011-2223

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RECORDED
SCOTTS BLUFF COUNTY, NE

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
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TOTAL 16.50
REC'D m.c. Schaff
RET _____

Date 5-6-11 Time 1:27pm
Inst. 2011 2223
Jean A. Bauer

REGISTER OF DEEDS

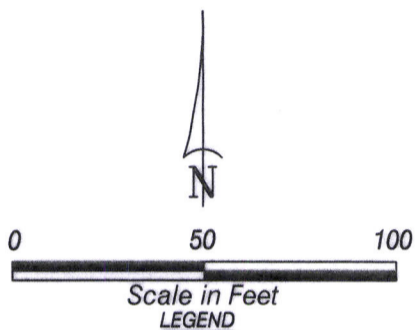
9A

FINAL PLAT

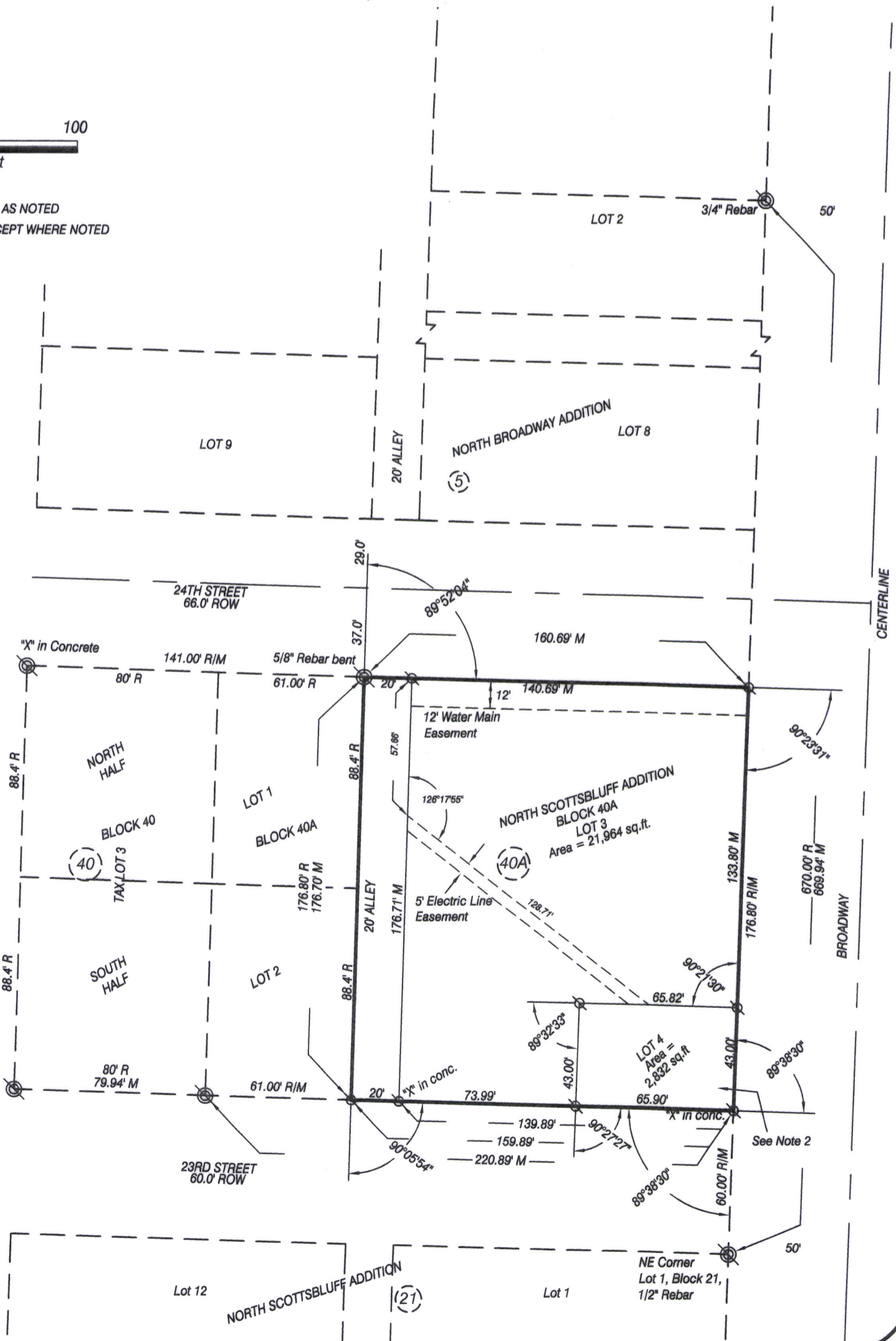
LOTS 3 AND 4, BLOCK 40A, NORTH SCOTTSBLUFF ADDITION

IN THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, EXCEPT WHERE NOTED
- M MEASURED
- R RECORD
- ROW RIGHT OF WAY
- BLOCK NUMBER



- NOTES:
- The original recorded plat of North Scottsbluff Addition, in Book I, Page 87, shows this area as "Park", therefore being assumed as unplatted land.
 - Lot 4 contains a city well and pump house, used to provide water to the city municipal water system.
 - All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

LOTS 3 AND 4, BLOCK 40A,
NORTH SCOTTSBLUFF ADDITION
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

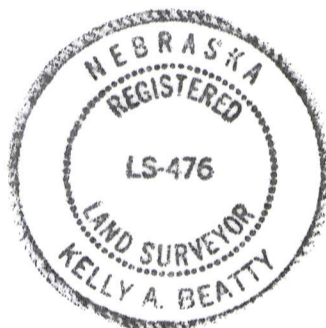
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 3 AND 4, BLOCK 40A, NORTH SCOTTSBLUFF ADDITION IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Southwest Quarter of the Northeast Quarter of Section 23, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of Lot 2, Block 40A, North Scottsbluff Addition in the City of Scottsbluff, Scotts Bluff County, Nebraska, said corner being on the north right of way line of 23rd Street, thence northerly on the east line of Lots 1 and 2, Block 40A, a distance of 176.70 feet, as measured, (176.80' Record) to the northeast corner of Lot 1, Block 40A, said corner being on the south right of way line of 24th Street, thence a deflection angle right 89°52'04", on the south right of way line of 24th street, a distance of 160.69 feet, to the point of intersection with the west right of way line of Broadway, thence a deflection angle right, 90°23'31" on the west right of way line of Broadway, a distance of 176.80 feet, to the point of intersection with the north right of way line of 23rd Street, thence a deflection angle right 89°38'30" on the north right of way line of 23rd Street, a distance of 159.89 feet, to the Point of Beginning, containing an area of 0.65 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 50 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 9th DAY OF March, 2011.
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 unplatted land situated in the Southwest Quarter of the Northeast Quarter of Section 23, 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 3 AND 4, BLOCK 40A, NORTH SCOTTSBLUFF ADDITION IN THE CITY OF SCOTTSBLUFF, 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 alley and easements shown on the plat for the use and benefit of the public.
Dated this 4th day of April, 2011.

Owner:
City of Scottsbluff, Scotts Bluff County, Nebraska

By: Randy Meiringer, Mayor

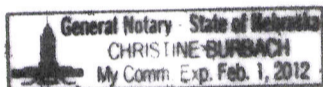
LOTS 3 AND 4, BLOCK 40A,
NORTH SCOTTSBLUFF ADDITION
SCOTTSBLUFF, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Randy Meininger, Mayor of the City of Scottsbluff, Nebraska, to me known to be the identical person whose signature is affixed to the foregoing `Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of the City of Scottsbluff, Scotts Bluff County, Nebraska.

WITNESS MY HAND AND SEAL THIS 4th DAY OF April, 2011.



Christine Burbach
Notary Public

My Commission Expires February 1, 2012

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 3 AND 4, BLOCK 40A, NORTH SCOTTSBLUFF ADDITION IN THE CITY OF SCOTTSBLUFF, 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 4th day of April, 2011.

[Signature]
Mayor

Attest: [Signature]
City Clerk

