



2012-4719

NUM INDEX  
COMPUTER  
PICTURED  
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RECORDED  
SCOTTS BLUFF COUNTY, NE

NUM PAGES 3  
D/C TAX PD CHG RET  
FEES 18.50 PD CHG  RET  
TOTAL 18.50  
REC'D Kelly Beatty  
RET

Date 8-27-12 Time 1:58pm

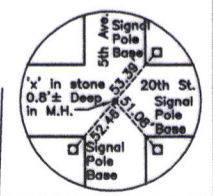
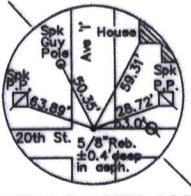
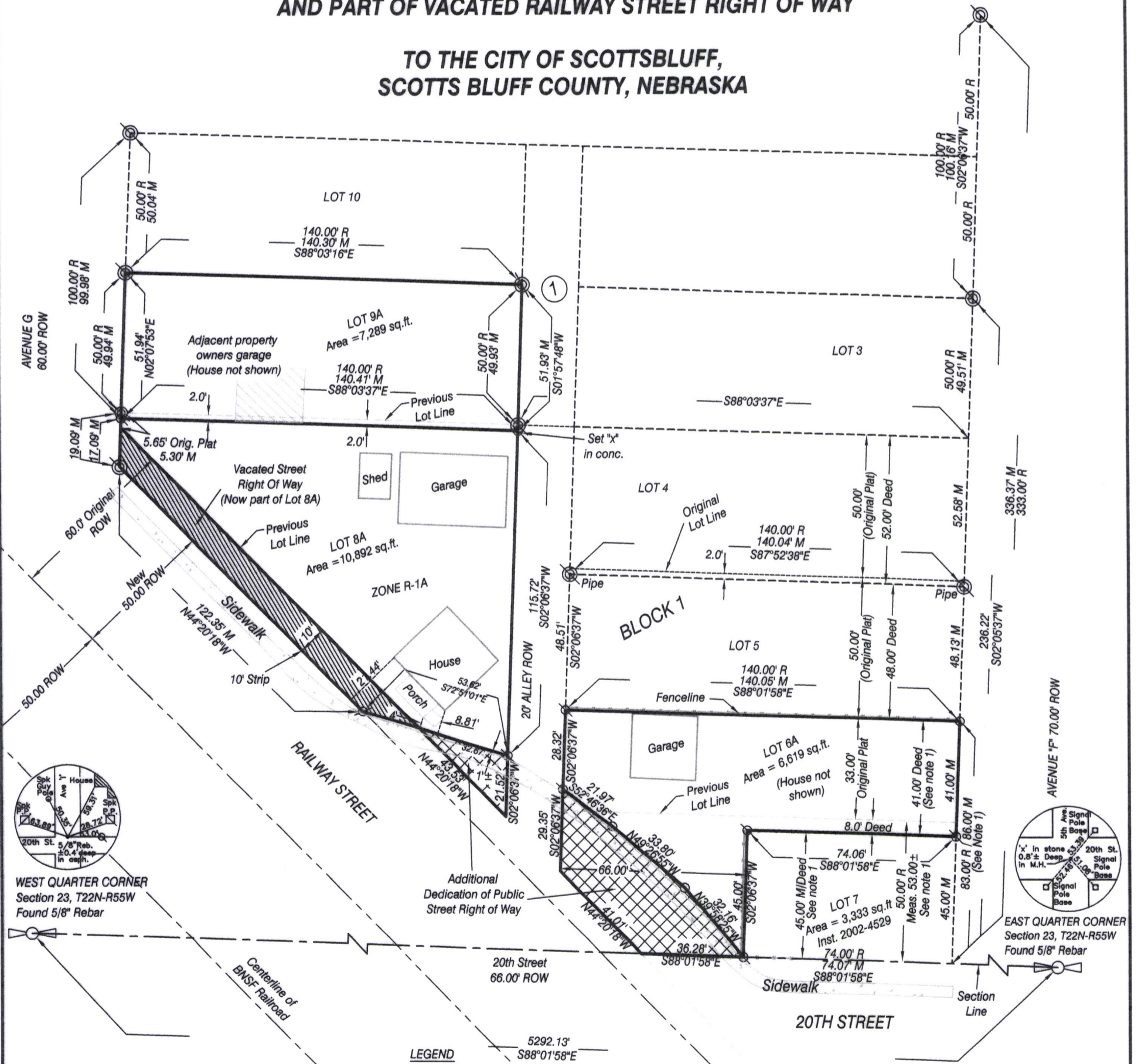
Inst. 2012 4719  
Jean A. Bauer

REGISTER OF DEEDS

# FINAL PLAT

**LOTS 6A, 8A AND 9A, BLOCK 1,  
FOURTH LINCOLN HEIGHTS ADDITION,  
A REPLAT OF LOTS 6, 7, 8 AND 9, BLOCK 1, EXCEPT FOR THE EAST 74.00 FEET OF THE  
SOUTH 45.00 FEET OF LOT 7, BLOCK 1,  
FOURTH LINCOLN HEIGHTS ADDITION,  
AND PART OF VACATED RAILWAY STREET RIGHT OF WAY**

**TO THE CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA**



- LEGEND**
- EXISTING QUARTER SECTION CORNER, AS NOTED
  - EXISTING 5/8" REBAR, OR AS NOTED
  - SET 5/8" x 24" REBAR, OR AS NOTED
  - MEASURED
  - RECORD
  - RIGHT OF WAY
  - BLOCK NUMBER
  - ADDITIONAL DEDICATED STREET RIGHT OF WAY
  - VACATED STREET RIGHT OF WAY - NOW PART OF LOT 8A
  - CONCRETE

**NOTE 1:** There appears to be a 3' discrepancy in north - south measurement verses the original plat dimension given for Lots 6 and 7. According to the original plat, the total width of Lots 6 and 7 should be 83.0 feet (Lot 7 - 50.00', Lot 6 - 33.0'). However, deeds given in 1951 show ownership of Lot 6 (33') and North 8' of Lot 7, have a total of 41.0', and Lot 7 being deeded as the South 45.0' of Lot 7, thus total being 86.00'. However, the plat shows a total width of 83.00'. The two deeds were given by the same owner to two different parties within 2 minutes of each other in Deed Book 51, Page 568 and 569. As such, it appears they recognized the difference, as the deed dimensions match the existing improvements in the field. Also, the measurements from existing pins to the north also appear to confirm the deed descriptions.

**NOTE 2:** 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.

8A

LOT 6A, 8A AND 9A, BLOCK 1,  
FOURTH LINCOLN HEIGHTS ADDITION,  
SCOTTSBLUFF, NEBRASKA  
SHEET 2 OF 3

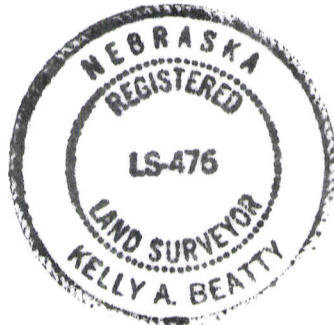
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 6A, 8A AND 9A, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, A REPLAT OF LOTS 6, 7, 8 AND 9, BLOCK 1, EXCEPT FOR THE EAST 74.00 FEET OF THE SOUTH 45.00 FEET OF LOT 7, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, AND PART OF VACATED RAILWAY STREET RIGHT OF WAY TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

That the accompanying plat is a true delineation of such survey drawn to a scale of 40 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 13<sup>th</sup> DAY OF July, 2012.  
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 Lots 6, 7, 8 and 9, Block 1, Fourth Lincoln Heights Addition, Except for the east 74.00 feet of the south 45.00 feet of Lot 7, Block 1, Fourth Lincoln Heights Addition, to the City of Scottsbluff, 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 6A, 8A AND 9A, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, A REPLAT OF LOTS 6, 7, 8 AND 9, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, EXCEPT FOR THE EAST 74.00 FEET OF THE SOUTH 45.00 FEET OF LOT 7, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

We hereby dedicate the additional street right of way for the use and benefit of the public. That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 20<sup>th</sup> day of August, 2012.

Owner: LOTS 6, 8 and Part of LOT 7  
City of Scottsbluff, Nebraska  
a Municipal Corporation

Owner: LOT 9

  
By: Randy Meininger, Mayor  
By: Jerry L. Todd, Husband  
By: Linda K. Todd, Wife

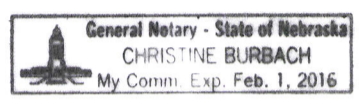
LOT 6A, 8A AND 9A, BLOCK 1,  
FOURTH LINCOLN HEIGHTS ADDITION,  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 3

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, Scotts Bluff County, Nebraska, a Municipal Corporation, 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 20<sup>th</sup> DAY OF August, 2012.



Christine Burbach  
Notary Public

My Commission Expires Feb. 1, 2016

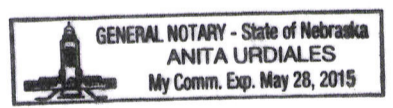
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Jerry L. Todd and Linda K. Todd, 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 20<sup>th</sup> DAY OF August, 2012.

Anita Urdiales  
Notary Public

My Commission Expires 5-28-15



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 6A, 8A AND 9A, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, A REPLAT OF LOTS 6, 7, 8 AND 9, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, EXCEPT FOR THE EAST 74.00 FEET OF THE SOUTH 45.00 FEET OF LOT 7, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, AND PART OF VACATED RAILWAY STREET RIGHT OF WAY, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska,

by resolution duly passed this 20<sup>th</sup> day of August, 2012.

Randy Meininger  
Randy Meininger, Mayor

ATTEST:

Anneka A. Dukerisa  
City Clerk

