



2012-4719

NUM INDEX 88  
COMPUTER CS  
PICTURED \_\_\_\_\_  
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RECORDED  
SCOTT'S BLUFF COUNTY, NE

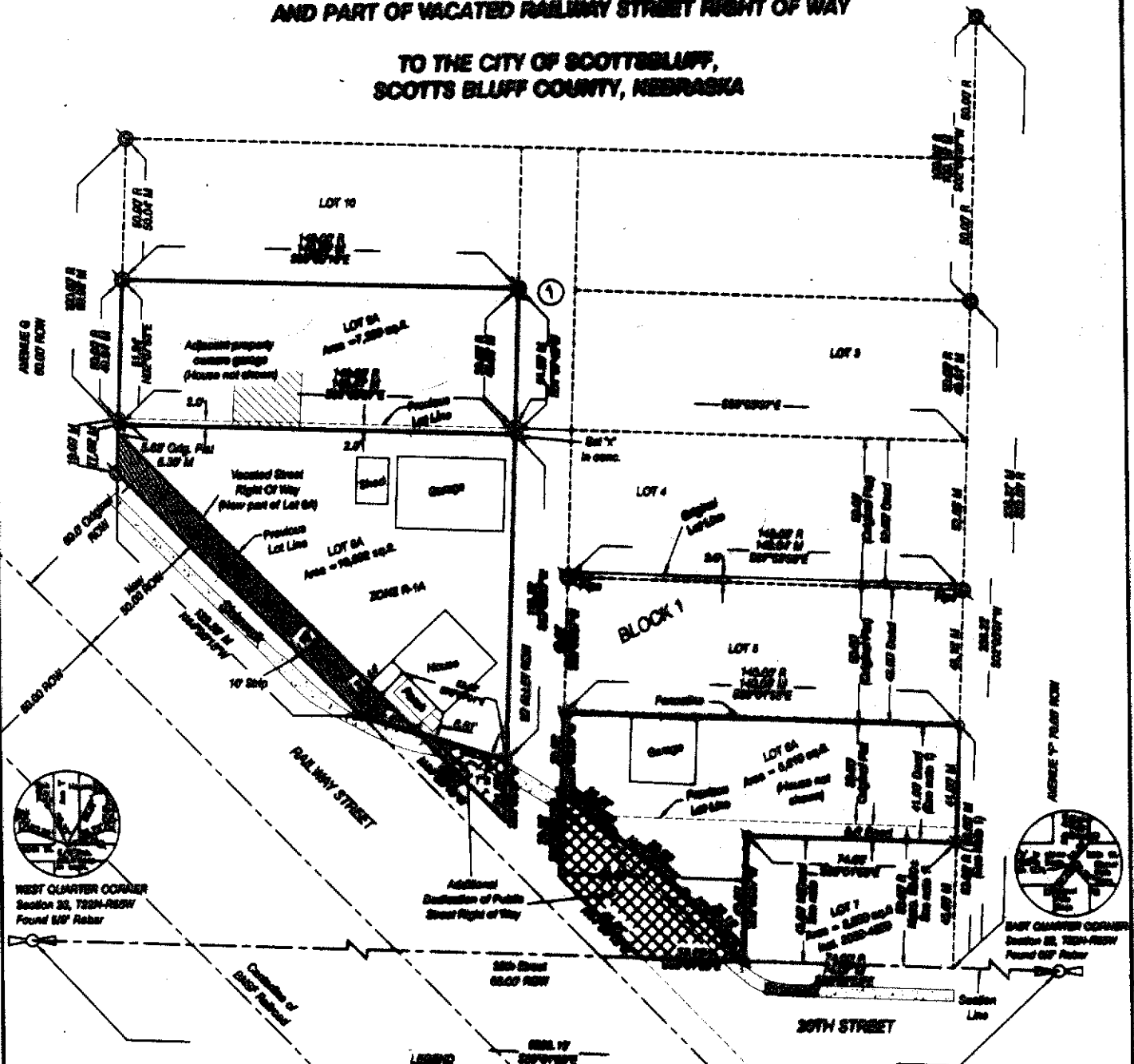
NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 18.50 PD \_\_\_\_\_ CHG ✓ RET \_\_\_\_\_  
TOTAL 18.50  
REC'D Kelley Bentley  
RET \_\_\_\_\_

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 SCOTT'S BLUFF,  
SCOTT'S BLUFF COUNTY, NEBRASKA**



- BEARING QUARTER SECTION CORNER, AS NOTED
- SET 60' x 60' REBAR, OR AS NOTED
- MEASURED RECORD
- RIGHT OF WAY
- BLOCK NUMBER
- ADDITIONAL DEDICATED STREET RIGHT OF WAY
- VACATED STREET RIGHT OF WAY - NEW PART OF LOT 6A
- EASEMENT

NOTE 1: There appears to be a 2' discrepancy in north-south measurement versus the original plat dimensions given for lots 6 and 7. According to the original plat, the total width of Lots 6 and 7 should be 62.0 feet (Lot 7 - 30.00', Lot 6 - 32.00'). However, deeds given in 1934 show ownership of Lot 6 (60') and most of Lot 7, have a total of 61.0', and Lot 7 being divided as the South 45.0' of Lot 7, this total being 60.0'. However, the plat shows a total width of 62.00'. The two deeds were given by the same owner in two different periods within 8 months of each other in Grand Bluff St. Page 683 and 685. As such, it appears they recognized the difference, as the deed dimensions match the existing improvements in the field. Also, the measurements from existing plat to the north also appear to confirm the deed descriptions.

NOTE 2: All easements, restrictions and other encumbrances that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

Scale in Feet  
0 40 80

LOT 6A, 8A AND 9A, BLOCK 1,  
FOURTH LINCOLN HEIGHTS ADDITION,  
SCOTTSELUFF, 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 SCOTTSELUFF, 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. SCHUFF AND ASSOCIATES, INC.

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 498



**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 SCOTTSELUFF, 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 desire 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 Meiring, Mayor

By: Judy L. Todd, Husband

By: Linda K. Todd, Wife

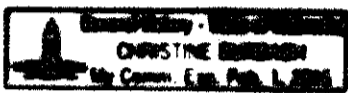
LOT 6A, 6A AND 6B, BLOCK 1,  
FOURTH LINCOLN HEIGHTS ADDITION,  
SCOTTSBUFF, NEBRASKA  
SHEET 3 OF 3

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTT BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Randy Mahinger, 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

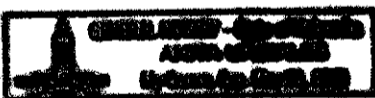
STATE OF NEBRASKA )  
COUNTY OF SCOTT BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Amy 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.

Aneta Udravsky  
Notary Public

My Commission Expires 5-28-15



**APPROVAL AND ACCEPTANCE**

The foregoing plot of LOTS 6A, 6A AND 6B, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, A REPLAT OF LOTS 6, 7, 8 AND 8, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, EXCEPT FOR THE EAST 74.60 FEET OF THE SOUTH 46.60 FEET OF LOT 7, BLOCK 1, FOURTH LINCOLN HEIGHTS ADDITION, AND PART OF VICIOWS GARDEN STREET FRONT OF EOW, TO THE CITY OF SCOTTSBUFF, SCOTT 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.

ATTEST:

Aneta Udravsky  
City Clerk



Randy Mahinger  
Mayor