



2013-3277

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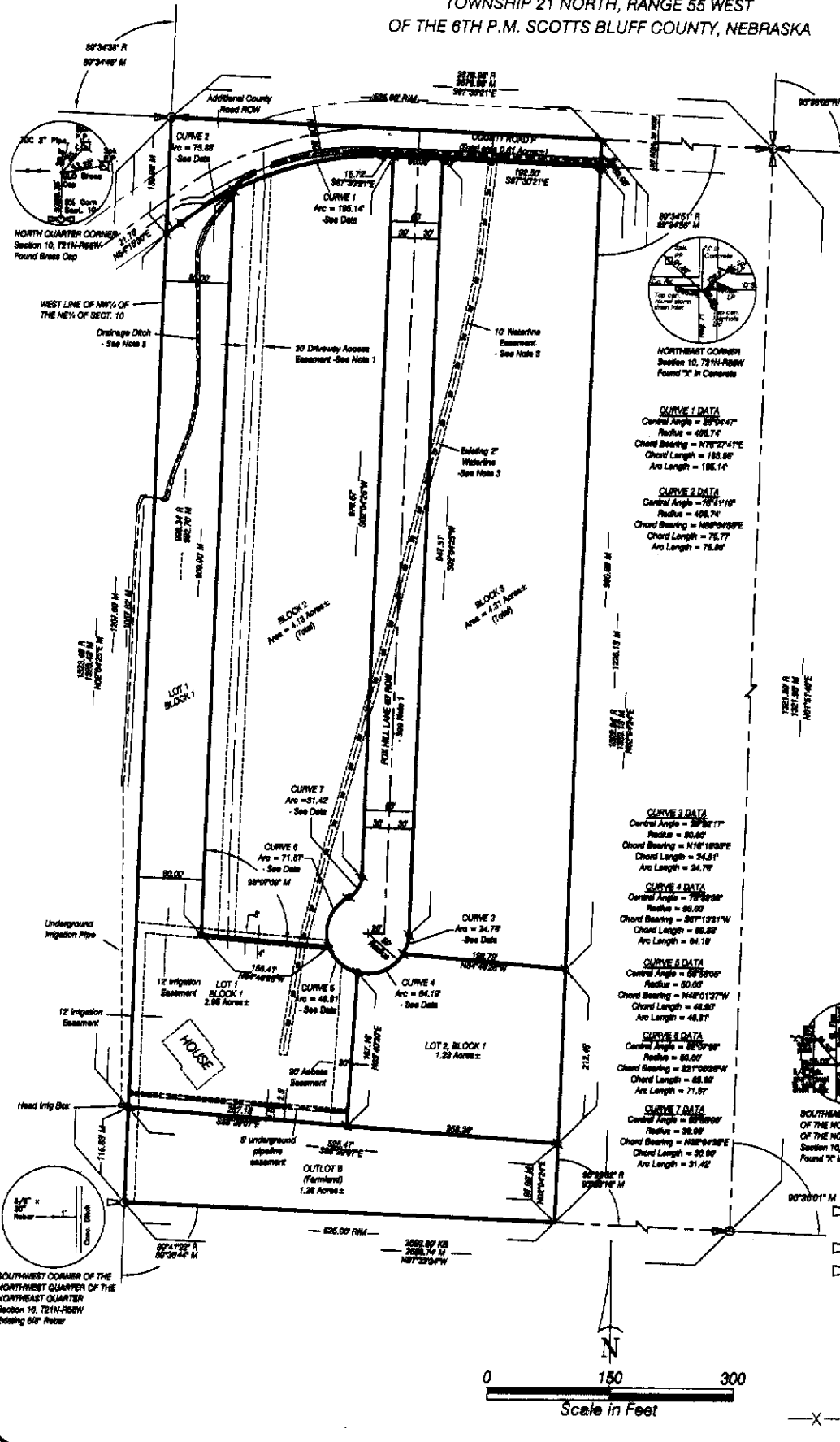
RECORDED
SCOTTS BLUFF COUNTY, NE

NUM PAGES 3
DOC TAX PD CHG RET
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TOTAL 22.00
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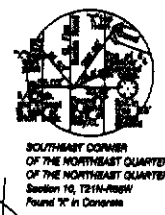
Date 6-13-13 Time 9:59AM
Inst. 2013 3277
Jean A. Bauer

REGISTER OF DEEDS

FINAL PLAT
LOTS 1 AND 2, BLOCK 1, BLOCK 2 AND BLOCK 3, AND
OUTLOT B, FOX HILL SUBDIVISION,
A REPLAT OF BLOCKS 1 AND 2, AND OUTLOT A, REXUS SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 21 NORTH, RANGE 55 WEST
OF THE 6TH P.M. SCOTTS BLUFF COUNTY, NEBRASKA



- NOTES:**
1. The existing 20' driveway access easement shall be for the benefit and use of owners of Lots 1 and 2, Block 1, and Blocks 2 and 3, Fox Hill Subdivision until at such time as Fox Hill Lane is constructed. The 20' driveway access will then be abandoned and shall be for use by Block 2 only. Fox Hill Lane shall be constructed as a non-hard surface road until further development and subdivision of Blocks 2 and 3, or as required by the City of Gering. It will be maintained by the owners within the subdivision until annexation and construction of road to city standards.
 2. There is currently no public sanitary sewer system that serves this subdivision at this time. The existing home site on Lot 1, Block 1 is serviced by its own septic system. Any additional housing development within this subdivision will require private septic systems, approved and constructed to City and State regulations. No public sewer main lines are proposed at this time for this subdivision.
 3. Currently, there is a 2' waterline, with booster pump, extending from the water main in County Road P, to the existing house situated on Lot 1, Block 1. This line will continue to serve Lots 1 and 2, Block 1 until further development and subdivision of Blocks 2 and 3. At that time, a new water main will need to be constructed in Fox Hill Lane to serve the new lots. The new main will need to be installed as per City of Gering and State requirements.
 4. The land is surfaced drained at this time, with any excess run-off draining into the drainage ditch located along the south side of County Road 'P'. The land slopes from south to north, with good slope. No public or private drainage improvements are proposed with the development of Lots 1 and 2, Block 1. Future subdivision and development of lots in Blocks 2 and 3 may require storm drainage improvements per city requirements.
 5. The drainage ditch in Lot 1, Block 1 shall be used for surface water run-off and maintained in place.
 6. Elevation at base of City of Gering Water Storage Tanks located to the west is 4108.43 (88)



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 -
 -
 - M MEASURED
 - R RECORD
 - ROW RIGHT OF WAY
 - EXISTING FENCE LINE

0 150 300
Scale in Feet

6A gen

LOTS 1 AND 2, BLOCK 1,
BLOCK 2 AND BLOCK 3,
AND OUTLOT B,
FOX HILL SUBDIVISION,
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 1 AND 2, BLOCK 1, BLOCK 2 AND BLOCK 3, AND OUTLOT B, FOX HILL SUBDIVISION, A REPLAT OF BLOCKS 1 AND 2, AND OUTLOT A, REXUS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northwest Quarter of the Northeast Quarter of Section 10, Township 21 North, Range 55 West of the 6th P.M. Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of such survey drawn to a scale of 150 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 23rd DAY OF April, 2013.
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 Blocks 1 and 2, and Outlot A, Rexus Subdivision, 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 1 AND 2, BLOCK 1, BLOCK 2 AND BLOCK 3, AND OUTLOT B, FOX HILL SUBDIVISION, A REPLAT OF BLOCKS 1 AND 2, AND OUTLOT A, REXUS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northwest Quarter of the Northeast Quarter of Section 10, Township 21 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 County Road, Fox Hill Lane and the easements shown on the plat for use and benefit of the public. Dated this 20th day of May, 2013.

Owners:

By: William V. Rexus, Husband
BY: Charlotte Rexus, Wife

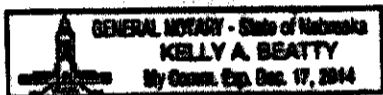
LOTS 1 AND 2, BLOCK 1,
BLOCK 2 AND BLOCK 3,
AND OUTLOT B,
FOX HILL SUBDIVISION,
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came William V. Rexus and Charlotte Rexus, 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 20th DAY OF May, 2013.



Kelly A. Beatty
Notary Public

My Commission Expires December 17, 2014

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK 1, BLOCK 2 AND BLOCK 3, AND OUTLOT B, FOX HILL SUBDIVISION, A REPLAT OF BLOCKS 1 AND 2, AND OUTLOT A, REXUS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northwest Quarter of the Northeast Quarter of Section 10, Township 21 North, Range 55 West of the 6th P.M. Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Gering, Nebraska by resolution duly passed this 11th day of June, 2013.

Edwin J. Mayo
Mayor

ATTEST:

Kathleen J. Ueffel
City Clerk

