



2016-1226

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 3-15-16 Time 8:26 am

INST. 2016 1226

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 22.00 PD ✓ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 TOTAL 22.00 CSH  
 REC'D Debbie Subias  
 RET For Office Use

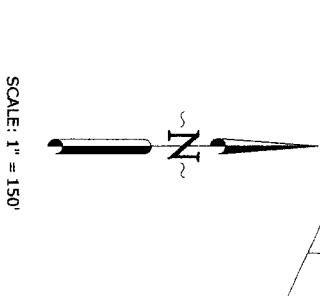
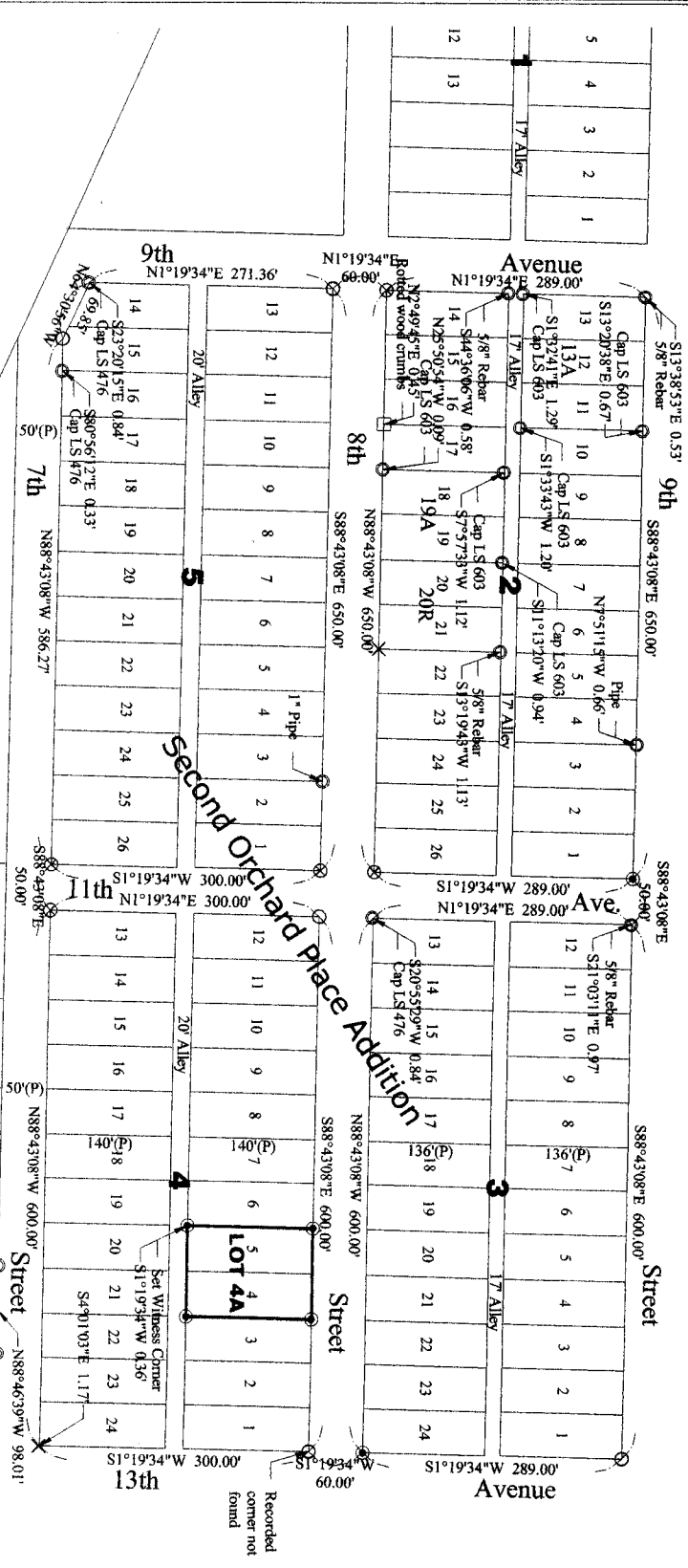
COMPUTER C CP  
 PICTURED C  
 IMAGED \_\_\_\_\_

NOTE:  
 The purpose of this survey is to replat into one lot, Lots 4 & 5, Block 4, Second Orchard Place Addition to the City of Scottsbluff, Nebraska. Our search of the records and for existing monuments discovered the existing monumentation as shown. No other existing monuments were discovered in this survey. Only a limited, rather than an extensive, search for the original wood stakes was done for this subdivision. It is apparent that many of the wood stakes have been destroyed by development of the lots. Also, it became apparent that the existing monumentation from past surveys did not fit any consistent scheme that corresponded with the plat. In an attempt to understand how best to correlate the existing monuments with the plat, an extensive survey was made of the existing lines of occupation along with the existing street and sidewalk lines. When the plat was made to fit with the lines of occupation and with the streets and sidewalks, two existing monuments stood out as fitting with that scheme. Those two monuments were also in correct correlation with each other in regard to the plat. One of the two monuments is at the NE corner of Lot 3, Block 5; the other one is at the SE corner of Lot 21, Block 2. These monuments predates most of the monuments found in this survey.

Based on a best fit of the existing monuments, the lines of occupation, and the streets and sidewalks, lines were computed for the entire Second Orchard Place Addition. From these computed lines, bearings were computed to the monuments that fall near a lot or block corner. Those bearings appear in the drawing above at each of the found monuments.

It is my opinion that this best-fit method reproduces the best representation of the plat as it was intended to fit on the ground, and best serves to protect the bonafide rights of the land owners in this subdivision.

See Sheet 2 of 3 for enlargement of subject property. See Sheet 3 of 3 for Surveyor's Certificate.



LEGEND:

- Set 5/8" x 30" Rebar with PVC Cap
- Found Monument as Indicated
- Calculated Point
- × Found "X" in Concrete
- ⊗ Set "X" in Concrete
- (R) Recorded Distance
- (P) Platted Distance

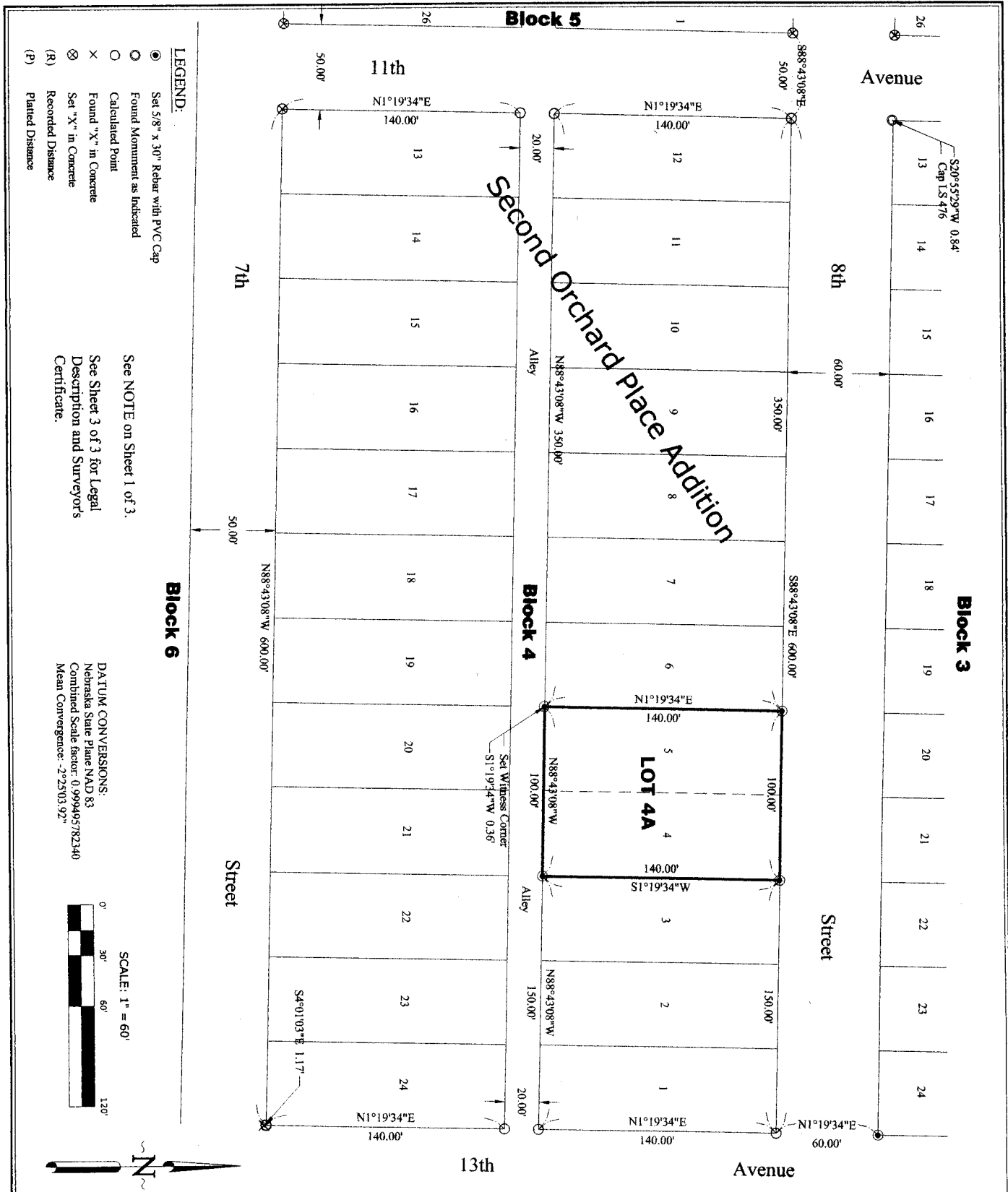
DATUM CONVERSIONS:  
 Nebraska State Plane NAD 83  
 Combined Scale Factor: 0.999495782340  
 Mean Convergence: -2°25'03.92"

Job No.: 2016-31 Drawn by: DAB / Checked by: NAB Client Name: Francisco Subias Date: Mar 2016 Sheet No.: 1 of 3

**Panhandle Land Surveying**  
 Donald A. Brush, Registered Land Surveyor  
 870 SB Road, Morrill, Nebraska, 69358  
 Phone: (308) 247-2602

**Final Plat of LOT 4A, Block 4, Second Orchard Place Addition, Scottsbluff, Scotts Bluff County, Nebraska,**  
 Replat of Lots 4 & 5, Block 4, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska.

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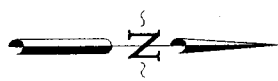
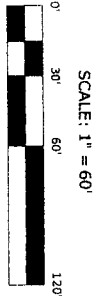
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  - Calculated Point
  - × Found "X" in Concrete
  - ⊗ Set "X" in Concrete
  - (R) Recorded Distance
  - (P) Platted Distance

See NOTE on Sheet 1 of 3.

See Sheet 3 of 3 for Legal Description and Surveyor's Certificate.

**Block 6**

**DATUM CONVERSIONS:**  
 Nebraska State Plane NAD 83  
 Combined Scale factor: 0.999495782340  
 Mean Convergence: -2°25'03.92"



Job No.: 2015-31    Drawn by: DAB / Checked by: NAB    Client Name: Francisco Subias

Date: Mar 2016

Sheet No.: 2 of 3

**Panhandle Land Surveying**  
 Donald A. Brush, Registered Land Surveyor  
 870 SB Road, Morrill, Nebraska, 69358  
 Phone: (308) 247-2602

**Final Plat of LOT 4A, Block 4, Second Orchard Place Addition, Scottsbluff, Scotts Bluff County, Nebraska, Replat of Lots 4 & 5, Block 4, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska.**

**LEGAL DESCRIPTION:**

Part of Block 4, Second Orchard Place Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section 25, Township 22 North, Range 55 West of the 6th Principal Meridian, more particularly described as follows:

Beginning at the intersection of the west line of Lot 3 of said Block 4 with the south right-of-way line of 8th Street, said point being the POINT OF BEGINNING of this description, thence S1°19'24"W (basis of bearing) on the west line of said Lot 3 a distance of 140.00 feet to the intersection of said west line with the north line of a 20 feet wide Alley; thence N88°43'08"W on said north line a distance of 100 feet to the intersection of said north line with the east line of Lot 6 of said Block 4; thence N1°19'34"E on said east line a distance of 140.00 feet to the intersection of said east line with said south right-of-way line; thence S88°43'08"W on said south right-of-way line a distance of 100.00 feet to the point of beginning, containing 0.321 acres, more or less.

**OWNER'S STATEMENT:**

We, the undersigned, being the owners of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:

**Final Plat of Lot 4A, Block 4, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska, Replat of Lots 4 & 5, Block 4, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska.**

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.

Dated this 10<sup>th</sup> day of MARCH, 2016.

Francisco Subias Debbie Subias  
Francisco Subias Debbie Subias

**Acknowledgment:**

State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Francisco Subias, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof in the presence of the undersigned.

Witness my hand and seal this 10<sup>th</sup> day of MARCH, 2016.

Kathryn M. Amberg  
Notary Public  
General Notary - State of Nebraska  
KATHY M. AMBERG  
My Comm. Exp. 08/23/2016

**Acknowledgment:**

State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Debbie Subias, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and seal this 10<sup>th</sup> day of MARCH, 2016.

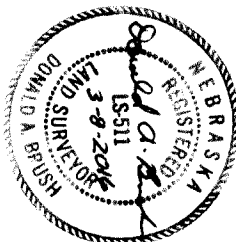
Kathryn M. Amberg  
Notary Public  
General Notary - State of Nebraska  
KATHY M. AMBERG  
My Comm. Exp. 08/23/2016

**SURVEYOR'S CERTIFICATE:**

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between October 21, 2015, and March 2, 2016, the tract described above and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of: Sheet 1 of 3 at 150 feet to the inch and Sheet 2 of 3 at 60 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are Nebraska State Plane Grid bearings based on GRS K1K measurements; that the area is as shown; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 8th day of March, 2016.

Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



**APPROVAL AND ACCEPTANCE:**

The foregoing plat of Final Plat of Lot 4A, Block 4, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska, Replat of Lots 4 & 5, Block 4, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska, was approved by the Director of Development Services of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71 approved on March 5, 1983, and to Article 1 of Chapter 20 or Ordinance No. 2600 of the City of Scottsbluff Nebraska, as amended by Ordinance No. 2812 of the City of Scottsbluff, Nebraska.

I read this 11<sup>th</sup> day of MARCH, 2016.  
Rick Kuckuban  
Rick Kuckuban, City Manager  
City of Scottsbluff, Nebraska

**Acknowledgment:**

State of Nebraska )  
County of Scotts Bluff ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Rick Kuckuban, City Manager of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" 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 Notarial Seal this 11<sup>th</sup> day of MARCH, 2016.

Christine Ann Dickinson  
Notary Public

My Commission Expires: 10/10/19

Christine Ann Dickinson  
General Notary - State of Nebraska  
CHRISTINE ANN DICKINSON  
My Comm. Exp. October 10, 2019

Date: Mar 2016

Sheet No.: 3 of 3

Job No.: 2015-31 Drawn by: DAB / Checked by: NAB Client Name: Francisco Subias

**Panhandle Land Surveying**  
Donald A. Brush, Registered Land Surveyor  
870 SB Road, Morrill, Nebraska, 68503  
Phone: (308) 247-2602

**Final Plat of LOT 4A, Block 4, Second Orchard Place Addition, Scottsbluff, Scotts Bluff County, Nebraska, Replat of Lots 4 & 5, Block 4, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska.**