RECORDED COM: UTER PIOT JRED IMAGED____ SCOTTS BLUFF COUNTY, NE 3 5-19-21 :16pm 22.00 23.00 M.C 3 2021 Inst. 27 Schaff & Assoc. Baue a. REGISTER OF DEEDS NORTHWEST QUARTER OF SOUTHWEST QUARTER SOUTHEAST CORNER OF Field Rook Section 11, T22N-R55W platted lots, that are of record or not of NOTE: All easements, restrictions and record, may not be shown on this plat. other documents that may affect these Found 5/8" Rebar Inst. 2015-3360 A REPLAT OF BLOCK 1, KING'S ACRES SUBDIVISION 32' ACCESS EASEMENT JOB# RM210060-00 KING'S ACRES SUBDIVISION SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA LOTS 1, 2 AND 3, BLOCK 1, SITUATED IN THE NORTHWEST QUARTER OF THE Inst. 2019-2367 FINAL PLAT MOUNTAIN VIEW AVENUE Inst. 2020-4426 32 ROW 380.00 R/M S88°1432°E South line of the Northwest Quarter of the Southwest Quarter of Section 1 Inst. 2013-3899 WESTERN HILLS ADDITION ---- MILLMET [----Inst. 2014-3374 Total Area 0.56 Acres ± Easement Area 0.06 Acres ± Net Area 0.06 Acres ± 721.55' R/M EXISTING S/8" REBAR, UNLESS OTHERWISE NOTED
SET 5/8"X24" REBAR
RECORD
MEASURED
MICH OF WAY
UTILITY EASEMENT EXISTING SIXTEENTH SECTION CORNER, AS NOTED EXISTING QUARTER SECTION CORNER, AS NOTED DRIVE LOT 3, BLOCK 1, KING'S ACRES SUBDIVISION 2.00.E 200 1327.24" —— \$88°14'32'E —— (Assumed) .00.00° W"6271°S08 LOTS 1, 2 AND 3, BLOCK 1, KING'S ACRES SUBDIVISION KING'S ACRES SUBDIVISION
Total Area 1.04 Acres±
Easement Area - 0.12 Acres±
Net Area = 0.92 Acres± Scale in Feet LEGEND $\frac{\langle \mathbf{x} \rangle}{\langle \mathbf{z} \rangle}$ LOT 2, BLOCK 1 R W°6271°508 W1/2 NW, PT NW SW 11-22-55 (98.47) -649.03 R/M MOUNTAIN VIEW AVENUE 32.00' PERPETUAL EASEMENT 379.03 9.86 Acres ±
- 0.28 Acres ±
= 9.58 Acres ± KINGS ACRES SUBDIVISION LOT 1, BLOCK 1, Total Area Easement Area Net Area 305.24 R/M First mention of Perpetual Easement, Deed Book 76, Page 563 Centerline of conditional restricted access (Deed Book 185, Page 566) Centerline of conditional restricted access (Deed Book 185, Page 566) 32' ROW NOS.53,25.E 805'80. TA YAWHƏIH ƏTATZ Highway Right of Way as described in Deed Book 185, i Page 566 517.02 205°1724"W

1328.37

Quarter of Section 11 Northwest Quarter of the Southwest West line of the

SOUTHWEST CORNER OF C.
NORTHWEST QUARTER OF
SOUTHWEST QUARTER
Section 11, T2ZN-R55W
Found 11? Rebar

WEST QUARTER CORNER Section 11, T22N-R55W Found 1" Survey Marker

LOTS 1, 2 AND 3, BLOCK 1, KING'S ACRES SUBDIVISION SCOTTS BLUFF COUNTY, NE SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Gregg M. Schilz, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOTS 1, 2 AND 3, BLOCK 1, KING'S ACRES SUBDIVISION, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 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 BY DAY OF APRIC , 2021. FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz, Nebraska Registered Land Surveyor, L. S. 785

OWNER'S STATEMENT

We, the undersigned, being the owners of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, 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 1, 2 AND 3, BLOCK 1, KING'S ACRES SUBDIVISION, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 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.

Dated this _______ day of ________, 2021.

Owners:

By: Scott M. James, Husband

By: Tina M. James, Wife

LOTS 1, 2 AND 3, BLOCK 1, KING'S ACRES SUBDIVISION SCOTTS BLUFF COUNTY, NE 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 Scott M. James, Husband, 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.
WITNESS MY HAND AND SEAL THIS 8 DAY OF 401 2021.
My Commission Expires 749 26 2022
GENERAL NOTARY - State of Nebraska DENNIS P. SULLIVAN My Comm. Exp. August 26, 2022
ACKNOWLEDGEMENT
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)
Before me, a Notary Public, qualified and acting in said County, personally came Tina M. James, Wife, 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 her voluntary act and deed.
WITNESS MY HAND AND SEAL THIS DAY OF, 2021.
Notary Public
My Commission Expires GENERAL NOTARY - State of Nebraska DENNIS P. SULLIVAN My Comm. Exp. August 26, 2022
APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1, 2 AND 3, BLOCK 1, KING'S ACRES SUBDIVISION, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 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 Scottsbluff, Scotts Bluff County, Nebraska,

ATTEST: KNULL Clay Stright
City Clerk

Mayor: Jeanne McKerrigan

