



2021-4471

COMPUTER  
PICTURED  
IMAGED

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 8.4.21 Time 9:51 AM

Inst. 2021 4471

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2  
 DOC TAX PD CHG RET  
 FEES 16.00 PD CHG RET  
 TOTAL 16.00  
 RECD M.C. Schaff & Assoc.  
 RET

**FINAL PLAT**  
**LOT 4A, BLOCK 4, DITCH NORTH ADDITION**  
**A REPLAT OF LOTS 2, 3 AND 4,**  
**BLOCK 4 DITCH NORTH ADDITION**

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

SITUATED IN THE EAST HALF OF THE  
 SOUTHEAST QUARTER OF SECTION 13,  
 TOWNSHIP 22 NORTH, RANGE 55 WEST  
 OF THE 6TH P.M.,  
 SCOTTS BLUFF COUNTY, NEBRASKA

**Curve 1 Measured**  
 Central Angle = 14°19'17"  
 Radius = 110.00'  
 Chord Bearing = N29°04'25"E  
 Chord Length = 27.42'  
 Arc Length = 27.50'

**Curve 2 Measured**  
 Central Angle = 119°38'23"  
 Radius = 40.00'  
 Chord Bearing = N22°33'05"W  
 Chord Length = 69.16'  
 Arc Length = 83.52'

**Curve 3 Measured**  
 Central Angle = 17°10'27"  
 Radius = 270.00'  
 Chord Bearing = S86°06'20"W  
 Chord Length = 80.63'  
 Arc Length = 80.93'

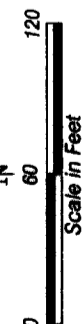
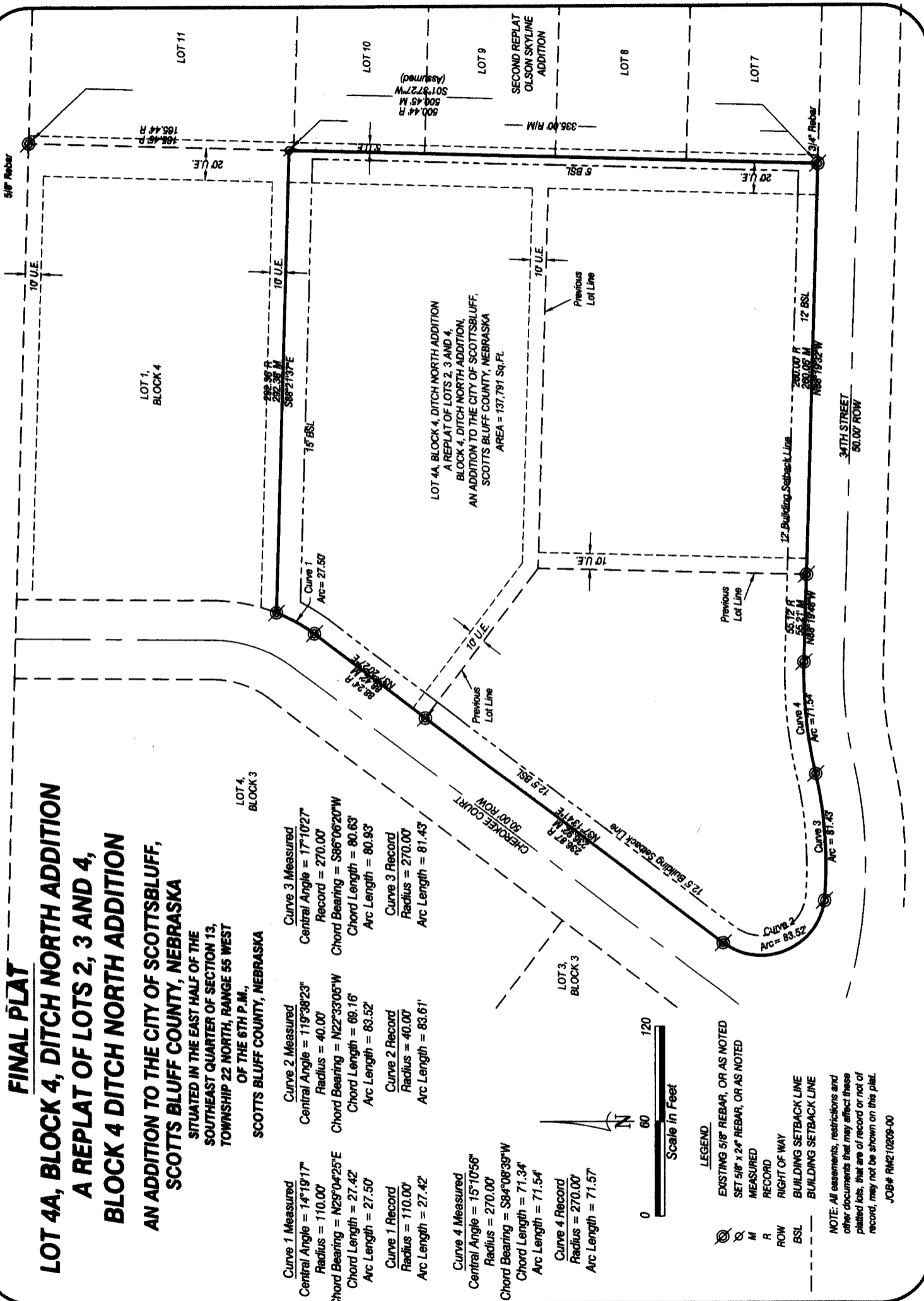
**Curve 4 Measured**  
 Central Angle = 15°10'56"  
 Radius = 270.00'  
 Chord Bearing = S84°08'39"W  
 Chord Length = 71.34'  
 Arc Length = 71.54'

**Curve 1 Record**  
 Radius = 110.00'  
 Arc Length = 27.42'

**Curve 2 Record**  
 Radius = 40.00'  
 Arc Length = 83.61'

**Curve 3 Record**  
 Radius = 270.00'  
 Arc Length = 81.43'

**Curve 4 Record**  
 Radius = 270.00'  
 Arc Length = 71.57'



**LEGEND**  
 ⊙ EXISTING 5/8" REBAR, OR AS NOTED  
 ⊙ SET 5/8" x 24" REBAR, OR AS NOTED  
 M MEASURED  
 R RECORD  
 ROW RIGHT OF WAY  
 BSL BUILDING SETBACK LINE  
 --- BUILDING SETBACK LINE

NOTE: 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.

JOB# RM210209-00

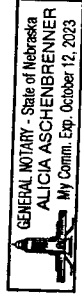
LOT 4A, BLOCK 4  
DITCH NORTH ADDITION  
SCOTTSBLUFF, NEBRASKA  
SHEET 2 OF 2

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Bryan L. Frank, 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 28<sup>th</sup> DAY OF July, 2021.



*Alicia Aschenbrenner*  
Notary Public

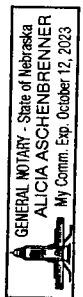
My Commission Expires Oct 12, 2023

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Holly R. Frank, 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 28<sup>th</sup> DAY OF July, 2021.



*Alicia Aschenbrenner*  
Notary Public

My Commission Expires Oct 12, 2023

**APPROVAL**

The foregoing plat of LOT 4A, BLOCK 4, DITCH NORTH ADDITION, A Replat of Lots 2, 3 and 4, Block 4, Ditch North Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the East Half of the Southeast Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, was approved by the City Manager of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, and to Chapter 21 of the City of Scottsbluff, Nebraska municipal code.

*Dustin Fieck*  
Dustin Fieck, City Manager  
City of Scottsbluff, Nebraska

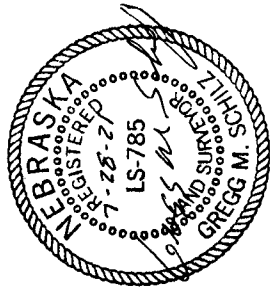
*Kimberley Wright*  
Attest: City Clerk

**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 LOT 4A, BLOCK 4, DITCH NORTH ADDITION, A Replat of Lots 2, 3 and 4, Block 4, Ditch North Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the East Half of the Southeast Quarter of Section 13, Township 22 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 60 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 28<sup>th</sup> DAY OF July, 2021.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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

**OWNER'S STATEMENT**

We, the undersigned, being the owners of Lots 2, 3 and 4, Block 4, Ditch North Addition, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 4A, BLOCK 4, DITCH NORTH ADDITION, A Replat of Lots 2, 3 and 4, Block 4, Ditch North Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the East Half of the Southeast Quarter of Section 13, 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.

We hereby dedicate these easements shown for the use and benefit of the public.  
Dated this 28 day of July, 2021.

Owners:

*Bryan L. Frank*  
By: Bryan L. Frank, Husband

*Holly R. Frank*  
By: Holly R. Frank, Wife

