



2022-4154

RECORDED
SCOTTS BLUFF COUNTY, NE

COMPUTER
PICTURED
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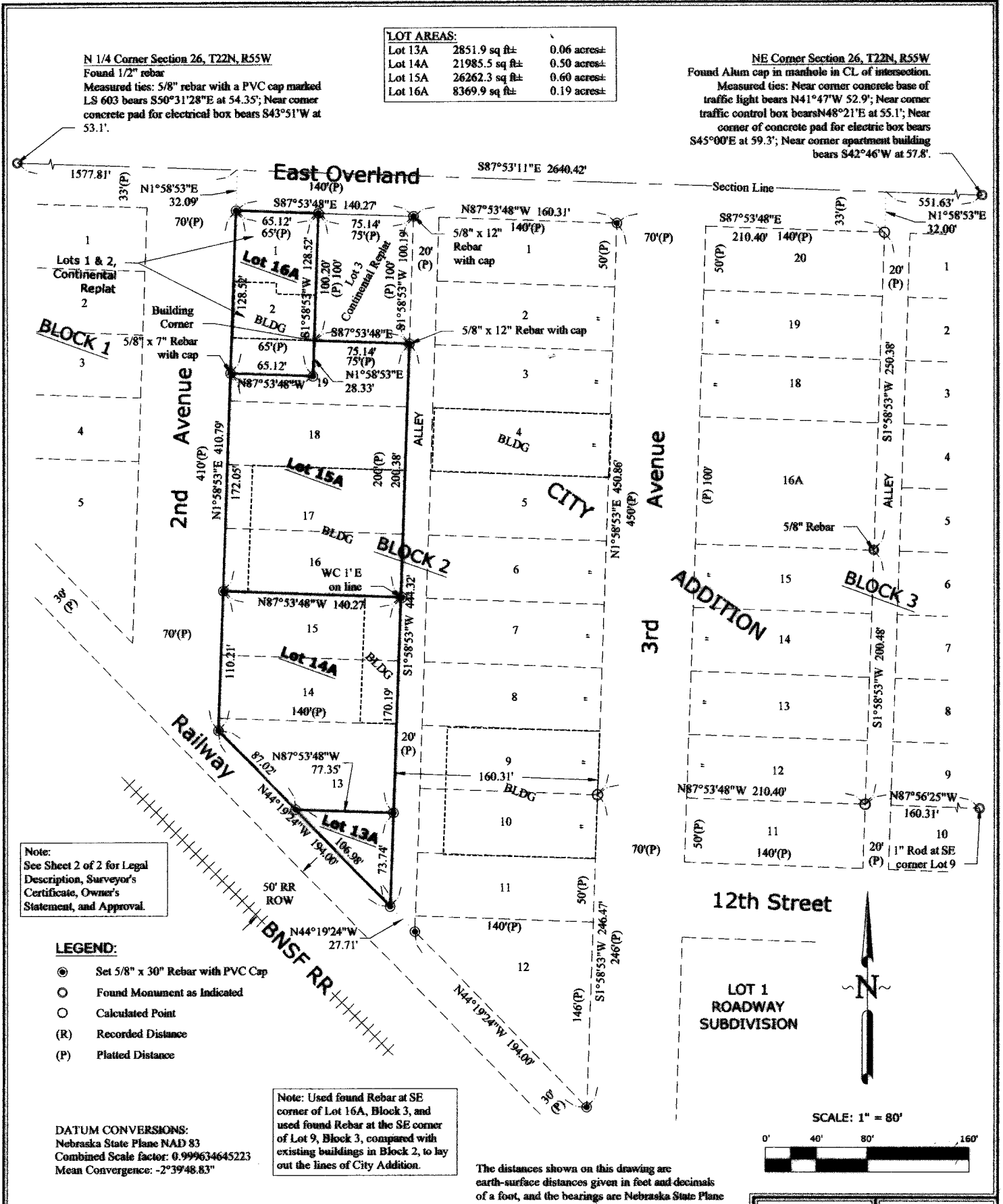
Date 8-10-22 Time 10:00 AM

Inst. 2022 4154

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
 DATE 10-00 PD 010 FRT
 FB 16-00 FB 010 PLT
 TO 16-00
 BY Don Brush
 RET Office Use Only



Job No.: 2022-20 Drawn by: NAB / Checked by: DAB Client Name: Munoz Co.

Date: July 2022 Sheet No.: 1 of 2

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

PLAT OF
LOTS 13A, 14A, 15A, & 16A, Munoz Replat
 Replat of Lots 1 and 2, Continental Replat & Replat of Lots 13 through 19,
 in Block 2, City Addition, to the City of Scottsbluff, Scotts Bluff County, Nebraska.

LEGAL DESCRIPTION:

Lots 1 and 2, Continental Replat, and Lots 13 through 19, Block 2, City Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:
 Beginning at the intersection of the east-right-of-way (ROW) line of 2nd Avenue with the south ROW line of East Overland, said point being the POINT OF BEGINNING of this description, thence S87°54'22"E on said south ROW line a distance of 65.12 feet to the northwest corner of Lot 3, Continental Replat; thence S1°58'15"W on the west line of said Lot 3 a distance of 100.19 feet to the southwest corner of said Lot 3; thence S87°54'22"E on the south line of said Lot 3 a distance of 75.14 feet to the intersection of said south line with the west line of a 20 feet wide Alley; thence S1°58'15"W on said west line of Alley a distance of 444.32 feet to the intersection of said west line of Alley with the northern ROW line of Railway Street; thence N44°20'02"W on said northern ROW line a distance of 194.00 feet to the intersection of said northern ROW line with said east ROW line of 2nd Avenue; thence N1°58'15"E on said east ROW line a distance of 410.79 feet to the point of beginning.

Note:
 See Sheet 1 of 2
 for plat layout.

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:
PLAT OF LOTS 13A, 14A, 15A, & 16A, MUNOZ REPLAT
 Replat of Lots 1 and 2, Continental Replat & Replat of Lots 13 through 19, in Block 2, City Addition to the City of 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 3 day of August, 2022.
 Salvador Munoz,
 Munoz LLC

State of Nebraska)
 County of Scotts Bluff)

Acknowledgment:

Before me, a Notary Public, qualified and acting in said County, personally came Salvador Munoz, Munoz LLC, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

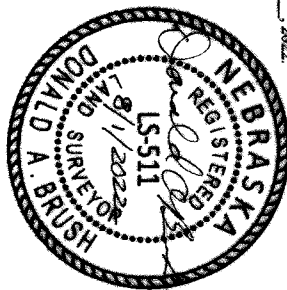
Witness my hand and seal this 3rd day of August, 2022.
 Kimberley E Wright
 Notary Public
 My Commission Expires: Jan 24, 2025



SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, between June 25, 2022, and August 15, 2022, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

WITNESS MY HAND AND SEAL this 1st day of August, 2022.
 Donald A. Brush
 Nebraska Registered Land Surveyor Number 511



APPROVAL AND ACCEPTANCE:

The foregoing plat of "**PLAT OF LOTS 13A, 14A, 15A, & 16A, MUNOZ REPLAT**" Replat of Lots 1 and 2, Continental Replat & Replat of Lots 13 through 19, in Block 2, City Addition to the City of 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, 1963, and to Article 1 of Chapter 20 or Ordinance No. 2660 of the City of Scottsbluff, Nebraska, as amended by Ordinance No. 2812 of the City of Scottsbluff, Nebraska.

Dated this 3 day of August, 2022.
 Zachary Glanville
 Zachary Glanville, Director of Development Services
 City of Scottsbluff, Nebraska

State of Nebraska)
 County of Scotts Bluff)

Acknowledgment:

Before me, a Notary Public, qualified and acting in said County, personally came Zachary Glanville, Director of Development Services 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 3rd day of August, 2022.
 Kimberley E Wright
 Notary Public
 My Commission Expires: Jan 24, 2025



Job No.: 2022-20 Drawn by: NAB / Checked by: DAB Client Name: Munoz Co.

Date: July 2022

Sheet No.: 2 of 2

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

PLAT OF
LOTS 13A, 14A, 15A, & 16A, MUNOZ REPLAT
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