



2023-4622

RECORDED
SCOTT'S BLUFF COUNTY, NE

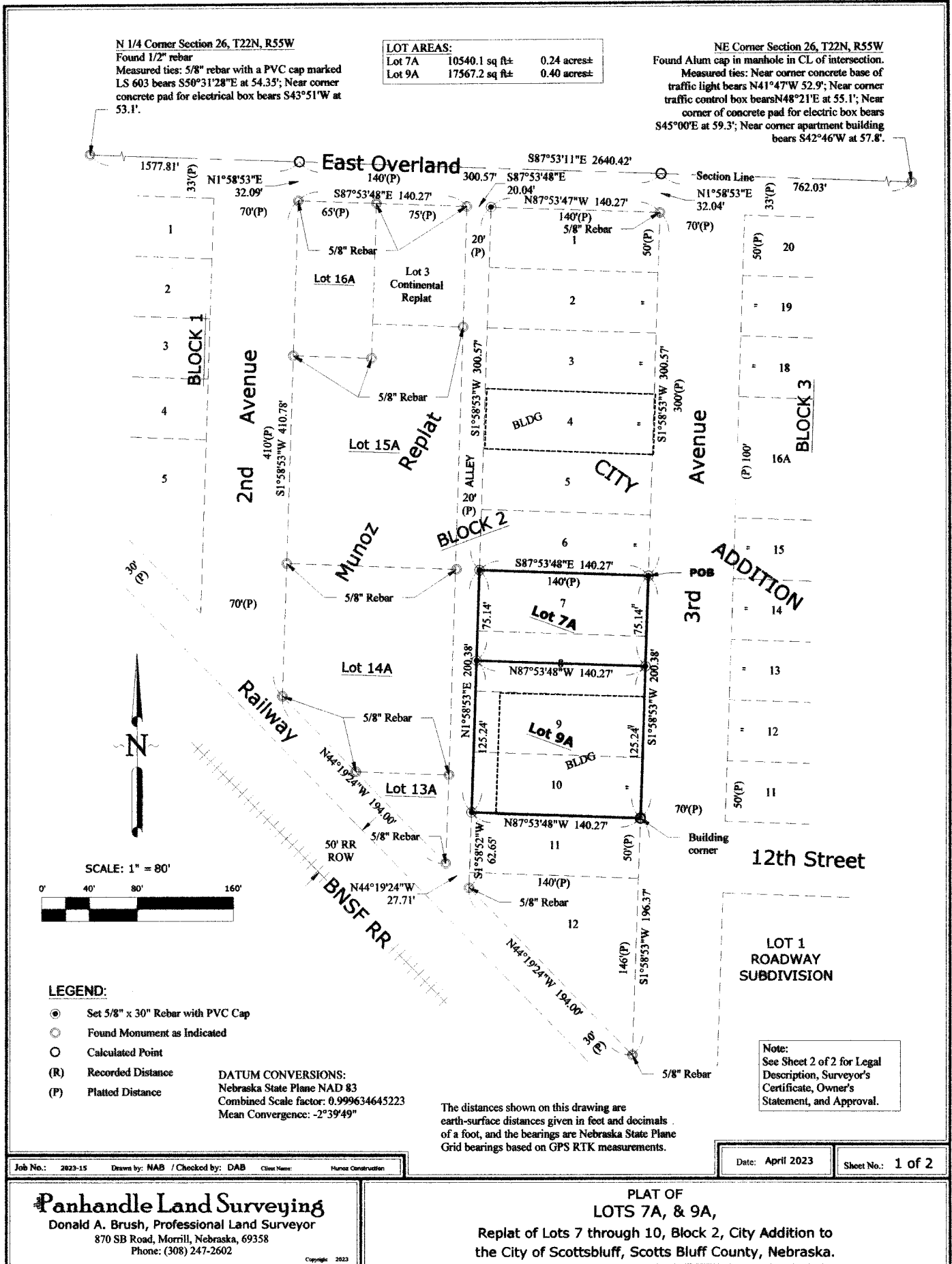
Date 11-28-23 Time 3:28 PM

Inst. 2023 4622
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
 DOC TAX PD CHG RET
 FEES 16.00 PD CHG RET
 TOTAL 16.00
 REC'D City of Scottsbluff
 RET For office use

COMPUTER C 12
 PICTURED C
 IMAGED _____



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 7A & 9A, Replat of Lots 7 through 10, 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 6 day of Nov 2023.

Salvador Munoz,
Munoz LLC
Salvador Munoz
David M. Martin, Husband
Susan K. Martin
Susan K. Martin, Wife

Acknowledgment:

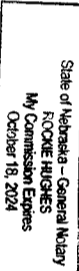
State of Nebraska)
County of Scotts Bluff)

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

Witness my hand and seal this 6th day of November 2023.

Notary Public
Rochelle Hughes

My Commission Expires: 10/18/2024



Acknowledgment:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came David M. Martin and Susan K. Martin, husband and wife, 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 19 day of April 2023.

Notary Public
Samantha J. Bosse

My Commission Expires: 07/14/2025



LEGAL DESCRIPTION:

Lots 7 through 10, Block 2, City Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the west right-of-way (ROW) line of 3rd Avenue with the north line of Lot 6, Block 2, City Addition, said point being the southeast corner of said Lot 6, and being the POINT OF BEGINNING of this description; thence on said west line S17°54'53"W (basis of bearing) a distance of 200.38 feet to the northeast corner of Lot 11, Block 2, City Addition; thence on the north line of said Lot 11 N87°53'48"W a distance of 140.27 feet to the northwest corner of said Lot 11; said point being the intersection of said north line with the east line of a 20 foot wide alley; thence on said east line N1°58'53"E a distance of 200.38 feet to the southwest corner of said Lot 6; thence on the south line of said Lot 6 S87°53'48"E a distance of 140.27 feet to the point of beginning.

APPROVAL AND ACCEPTANCE:

The foregoing plat of
"PLAT OF LOTS 7A & 9A, Replat of Lots 7 through 10, 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, 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.

Dated this 28 day of November 2023.

Zachary Glasius
Zachary Glasius, Director of Development Services
City of Scottsbluff, Nebraska

Acknowledgment:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Zachary Glasius, 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 28th day of November 2023.

Notary Public
Kimberley E. Wright

My Commission Expires: January 24, 2025

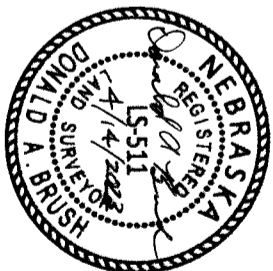


SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, on April 6, 2023, 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 13th day of April, 2023.

Donald A. Brush
Nebraska Registered Land Surveyor Number 511



Note:
See Sheet 1 of 2
for plat layout.

Job No.: 2023-15 Drawn by: MAB / Checked by: DAB Client Name: Home Construction

Date: April 2023 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 7A, & 9A,
Replat of Lots 7 through 10, Block 2, City Addition to
the City of Scottsbluff, Scotts Bluff County, Nebraska.