



2023-4729

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 12-8-23 Time 10:00 AM

Inst. 2023 A 7 2 9
Jean A. Bauer

REGISTER OF DEEDS

COMPUTER C
PICTURED C
IMAGED ll

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

LEGEND:

- Set 5/8" x 30" Rebar with PVC Cap
- Found Monument as Indicated
- (D) Distance by me, LS 511

LOT AREAS:		
Lot 1R	16706.3 sq ft±	0.38 acres±
Lot 2R	3829.5 sq ft±	0.09 acres±

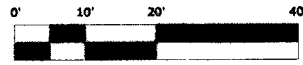
DATUM CONVERSIONS:
Nebraska State Plane NAD 83(2011)
Combined Scale factor: 0.999495782340
Mean Convergence: -2°25'36.69"

The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

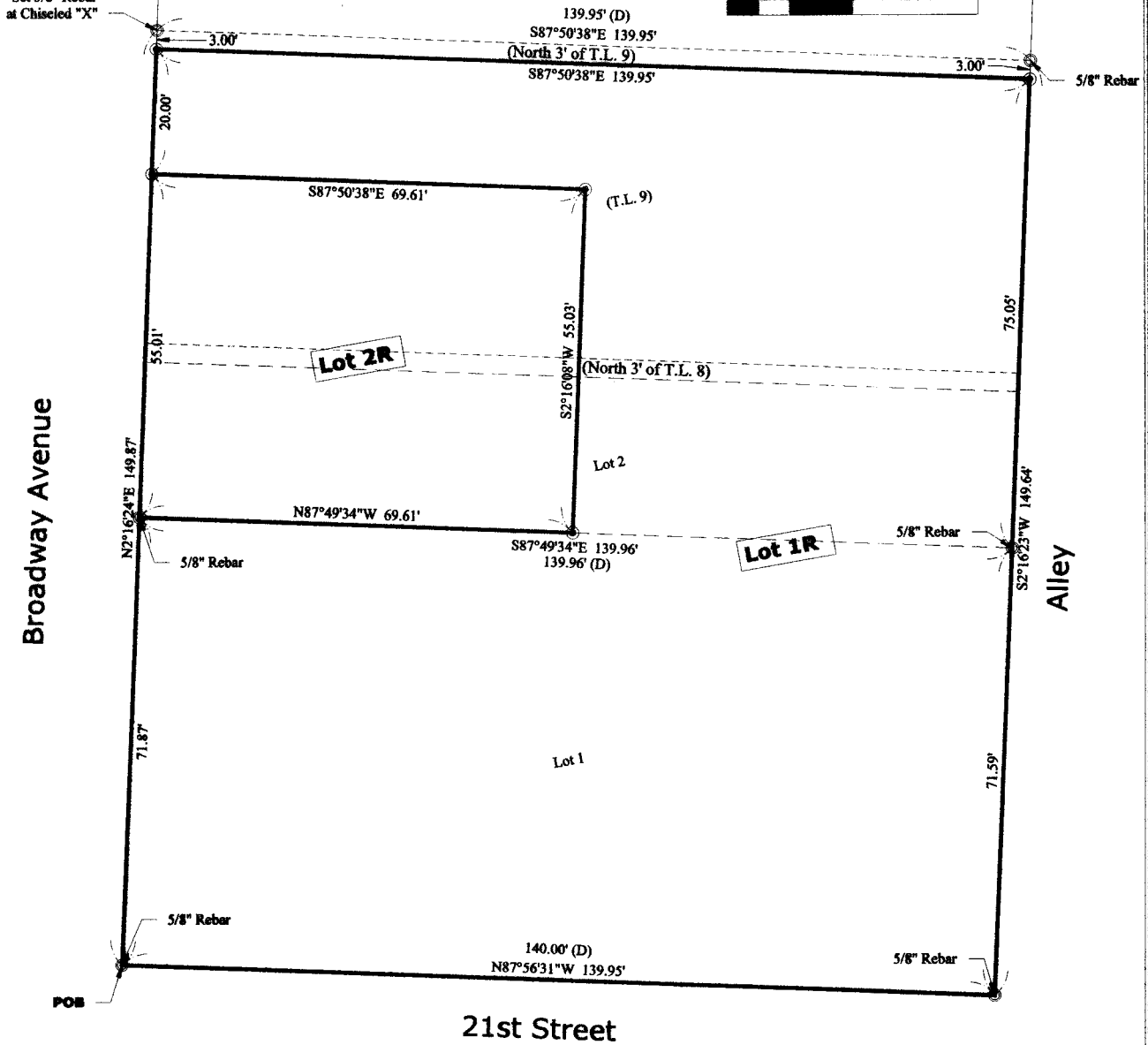
**Block 30,
North Scottsbluff
Addition**



SCALE: 1" = 20'



Set 5/8" Rebar at Chiselled "X"



See Sheet 2 of 2 for Surveyors Certificate, Legal Description, Owners Statement, and Approval and Acceptance.

Date: NOV 2023 Sheet No.: 1 of 2

Job No.: 2023-75 Drawn by: NAB / Checked by: DAB Client Name: Xtreme Dental

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602
Copyright 2023

Plat of Lots 1R & 2R
Replat of Lots 1 & 2, and part of Tax Lots 8 & 9, located in the SW1/4 of Block 30, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska.

LEGAL DESCRIPTION:

Lots 1&2 and part of Tax Lots 8 and 9, located in the southwest 1/4, Block 30, North Scottsbluff Addition, Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:
Beginning at the southwest corner of said Block 30, said point being the POINT OF BEGINNING of this description; thence on the west line of said Block 30 N2°16'24"E a distance of 146.87 feet to a point three feet south of the northwest corner of said Tax Lot 9; thence parallel and three feet south of the north line of said Tax Lot 9 S87°50'38"E a distance of 139.95 feet to the intersection of said line with a line 10 feet west of and parallel to the east line of Tax Lot 9; thence on said parallel line S2°16'23"W a distance of 146.64 feet to the intersection of said parallel line with the south line of said Block 30; thence N87°56'31"W on said south line a distance of 139.95 feet to the point of beginning, containing 0.48 acres, more or less.

OWNER'S STATEMENT:

The undersigned, being the owner 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 1R & 2R, REPLAT OF LOTS 1 & 2, AND PART OF TAX LOTS 8 & 9, LOCATED IN THE SW 1/4 OF BLOCK 30, NORTH SCOTTSBLUFF ADDITION, 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 owner.
Dated this 5th day of December, 2023.

Owner:
Xtreme Dents LLC
Justin Schlager
Justin Schlager, sole member

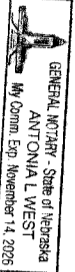
Acknowledgement:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Justin Schlager, sole member of Xtreme Dents 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 5th day of December, 2023.

Antonia L. West
Notary Public

My commission Expires: November 14, 2026



APPROVAL AND ACCEPTANCE:

The foregoing plat of "PLAT OF LOTS 1R & 2R, REPLAT OF LOTS 1 & 2, AND PART OF TAX LOTS 8 & 9, LOCATED IN THE SW 1/4 OF BLOCK 30, NORTH SCOTTSBLUFF ADDITION, 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, Release 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 7th day of December, 2023.
Zachary Giamblus
Zachary Giamblus, Director of Development Services
City of Scottsbluff, Nebraska

State of Nebraska)
County of Scotts Bluff)
Acknowledgement:

Before me, a Notary Public, qualified and acting in said County, personally came Zachary Giamblus, 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 7th day of December, 2023.

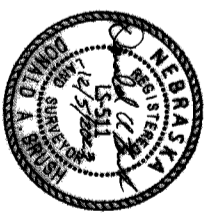
Donald A. Brush
Notary Public
My Commission Expires: January 24, 2025



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, between November 22, 2023, and December 5, 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 5th day of December, 2023.
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



See Sheet 1 of 2 for layout.

Job No.: 2023-75 Drawn by: NAB / Checked by: DAB Client Name: Xtreme Dents

Date: NOV 2023 Sheet No.: 2 of 2

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
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Replat of Lots 1 & 2, and part of Tax Lots 8 & 9, located in the SW 1/4 of Block 30, North Scottsbluff Addition, City of Scottsbluff, Scotts Bluff County, Nebraska.