



2024-1105

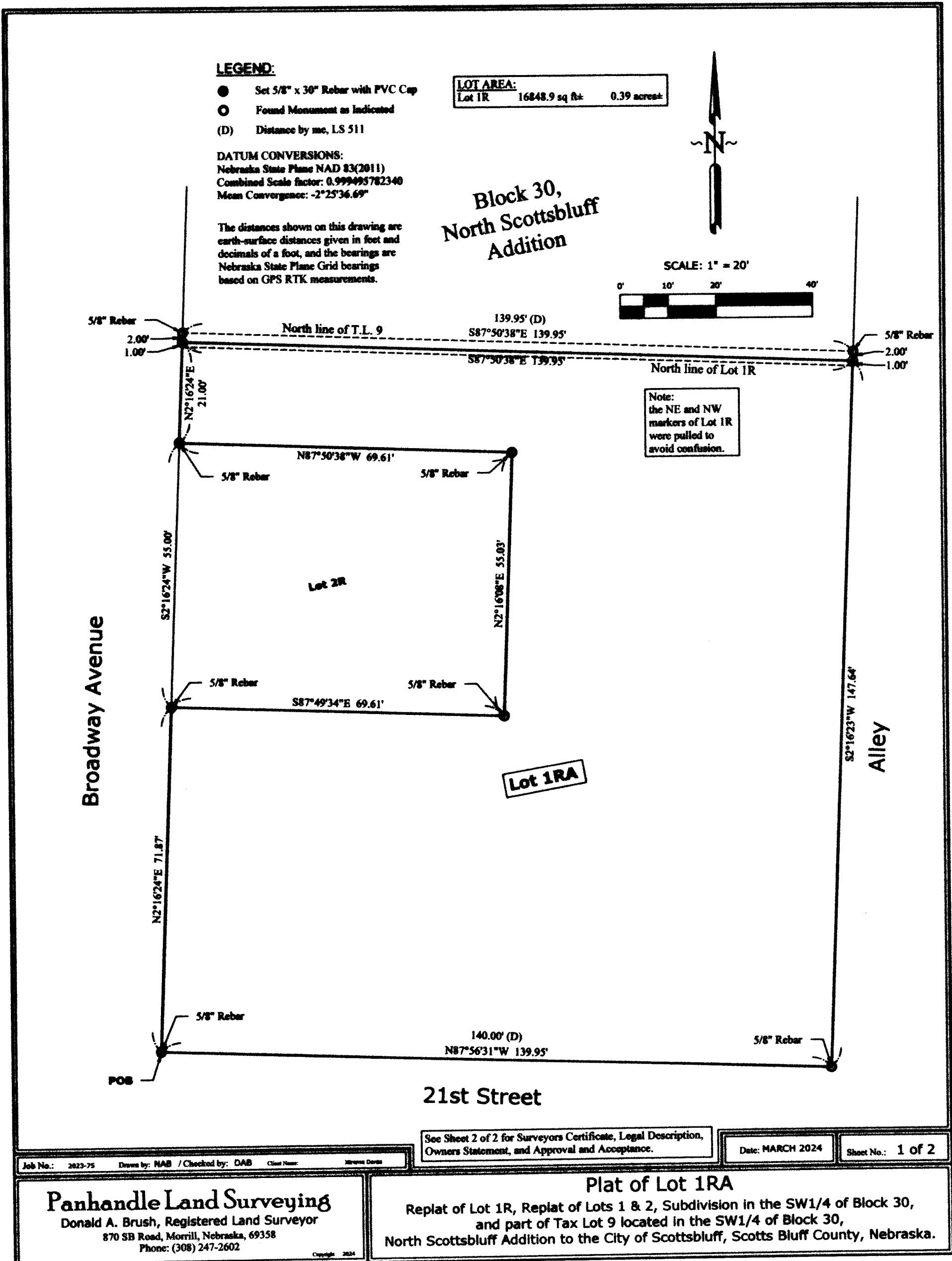
RECORDED
SCOTTS BLUFF COUNTY, NE

Date 4-4-24 Time 9:02am
Inst. 2024 1105
Jean A. Bauer

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD CHG _____ RET _____
TOTAL 16.00 CK 32.75
REC'D Nebi. Title Co.
RET For Office Use

COMPUTER
PICTURED
IMAGED

REGISTER OF DEEDS



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

Date: MARCH 2024

Sheet No.: 1 of 2

Job No.: 2023-75 Drawn by: NAB / Checked by: DAB Client Name: Mirvick Davis

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

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

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LEGAL DESCRIPTION:

Lot 1R and part of Tax Lot 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 71.87 feet to the southwest corner of Lot 2R in said Block 30; thence on the south line of said Lot S87°49'34"E a distance of 69.61 feet to the southeast corner of said Lot; thence on the east line of said Lot N2°16'08"E a distance of 55.03 feet to the northeast corner of said Lot; thence on the north line of said Lot N87°50'38"W a distance of 69.61 feet to the northwest corner of said Lot; said point being on said west line of Block 30; thence on said west line N2°16'24"E a distance of 21.00 feet to a point two feet south of the northwest corner of said Tax Lot 9 (a/w/a the northwest corner of said southwest 1/4 of said Block); thence S87°50'38"E parallel with and two feet distant from said north line of said Tax Lot 9 a distance of 139.95 feet to the intersection of said line with a line 10 feet west of the east line of said Tax Lot 9 (a/w/a east line of said southwest 1/4); thence S2°16'23"W parallel with and 10 feet distant from said east line a distance of 147.64 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 0.39 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 LOT 1R, REPLAT OF LOT 1R, REPLAT OF LOTS 1 & 2, SUBDIVISION IN THE SW 1/4 OF BLOCK 30, AND PART OF TAX LOT 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 15 day of March 2024.

Owner: Xtreme Denis LLC

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 Denis 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 15 day of March 2024.

Notary Public

My commission Expires: 4-20-24



See Sheet 1 of 2 for layout.

APPROVAL AND ACCEPTANCE:

The foregoing plat of "PLAT OF LOT 1R, REPLAT OF LOT 1R, REPLAT OF LOTS 1 & 2, SUBDIVISION IN THE SW 1/4 OF BLOCK 30, AND PART OF TAX LOT 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, 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 15 day of March 2024.

Zachary Giambrini, 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 Giambrini, 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 15 day of March 2024.

Notary Public

My Commission Expires: June 24 2025

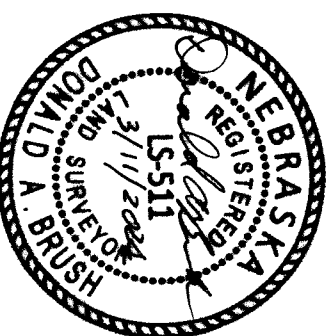


SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, on March 5, 2024, 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 Surveyors in Nebraska in effect at the time of this survey.

WITNESS MY HAND AND SEAL this 11th day of March, 2024.

Donald A. Brush
Nebraska Registered Land Surveyor Number 511



Date: MARCH 2024 Sheet No.: 2 of 2

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

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
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