



2024-3850

RECORDED
SCOTTS BLUFF COUNTY, NE

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

Date 10-8-24 Time 9:35AM

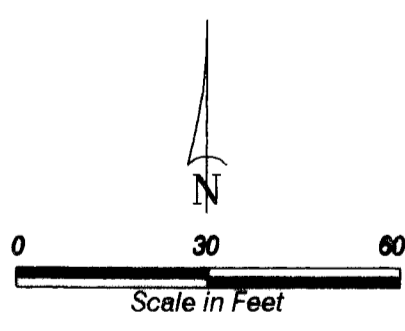
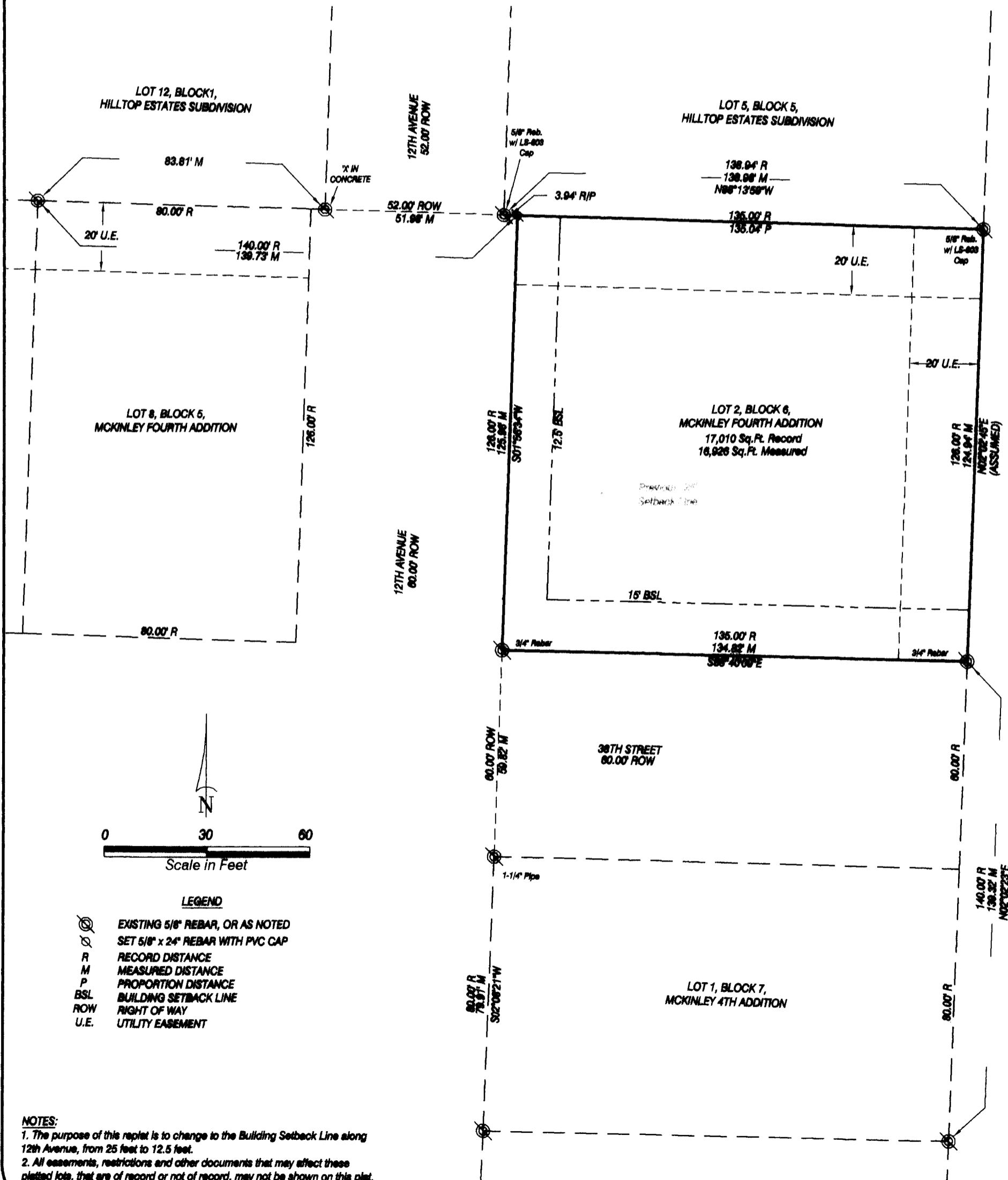
Inst. 2024 3850
Jean A. Bauer

REGISTER OF DEEDS

COMPUTER _____
PICTURED CJQ
IMAGED _____

FINAL PLAT

LOT 2, BLOCK 6, MCKINLEY FOURTH ADDITION, A REPLAT OF LOT 1, BLOCK 6, MCKINLEY FOURTH ADDITION AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



- LEGEND**
- EXISTING 5/8\" REBAR, OR AS NOTED
 - SET 5/8\" x 24\" REBAR WITH PVC CAP
 - R RECORD DISTANCE
 - M MEASURED DISTANCE
 - P PROPORTION DISTANCE
 - BSL BUILDING SETBACK LINE
 - ROW RIGHT OF WAY
 - U.E. UTILITY EASEMENT

NOTES:
 1. The purpose of this replat is to change to the Building Setback Line along 12th Avenue, from 25 feet to 12.5 feet.
 2. 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# RM240232-00

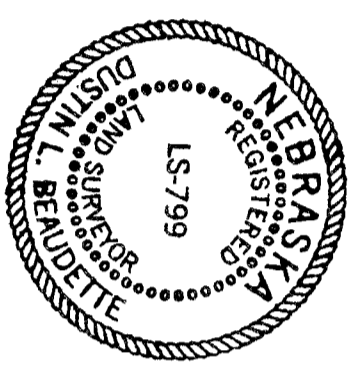
SURVEYOR'S CERTIFICATE

I, Dustin L. Beaudette, Nebraska Registered Land Surveyor No. 799, duly registered under the Land Surveyor's Regulation Act; hereby certify I, or under my direct supervision, have surveyed and prepared a plat of **LOT 2, BLOCK 6, MCKINLEY FOURTH ADDITION, A REPLAT OF LOT 1, BLOCK 6, MCKINLEY FOURTH ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**

That the accompanying plat is a true delineation of said survey drawn to a scale of 30 feet to the inch. That all monuments found or set are marked as shown. That all dimensions are in feet and decimals of a foot. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That said survey, to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

WITNESS MY HAND AND SEAL THIS 21 DAY OF SEPTEMBER, 2024.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

[Signature]
Dustin L. Beaudette, Nebraska Registered Land Surveyor, L. S. 799



OWNER'S STATEMENT

We, the undersigned, being the owners of Lot 1, Block 6, McKinley Fourth Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as **LOT 2, BLOCK 6, MCKINLEY FOURTH ADDITION, A REPLAT OF LOT 1, BLOCK 6, MCKINLEY FOURTH ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 24 day of September, 2024.

OWNERS: LOT 1, BLOCK 6

By: [Signature]
Brock A. Manley, Husband

[Signature]
Anastasia K. Manley, Wife

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGEMENT

LOT 2, BLOCK 6,
MCKINLEY FOURTH ADDITION
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 2
JOB# RM240232-00

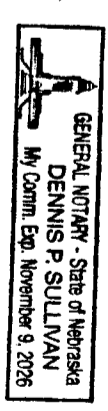
Before me, a Notary Public, qualified and acting in said County, personally came Brock A. Manley, to me known to be the identical person whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.
WITNESS MY HAND AND SEAL THIS 24 DAY OF September 2024.

My Commission Expires 10/8/2026

[Signature]
Notary Public

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGEMENT



Before me, a Notary Public, qualified and acting in said County, personally came Anastasia K. Manley, to me known to be the identical person whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.
WITNESS MY HAND AND SEAL THIS 24 DAY OF September 2024.



My Commission Expires 10/8/2026

[Signature]
Notary Public

APPROVAL AND ACCEPTANCE

The foregoing plat of **LOT 2, BLOCK 6, MCKINLEY FOURTH ADDITION, A REPLAT OF LOT 1, BLOCK 6, MCKINLEY FOURTH ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, 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.

[Signature]
Kevin Spencer, City Manager
City of Scottsbluff, Nebraska

Attest: City Clerk

[Signature]

