

2024-4587

RECORDED
SCOTTS BLUFF COUNTY, NE

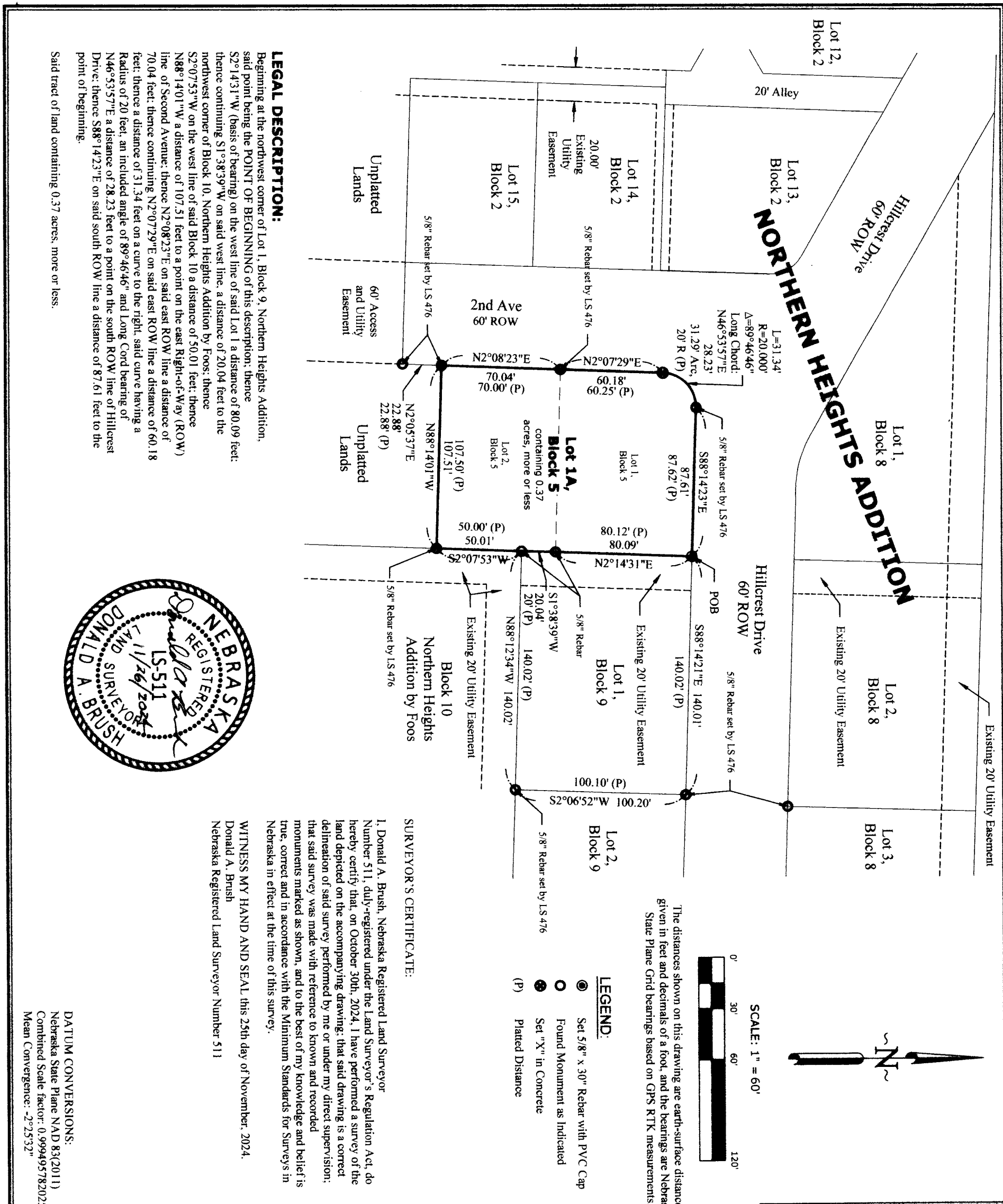
Date 11/27/24 Time 10:34AM

Inst. 2024 4587
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
RET City of Scottsbluff

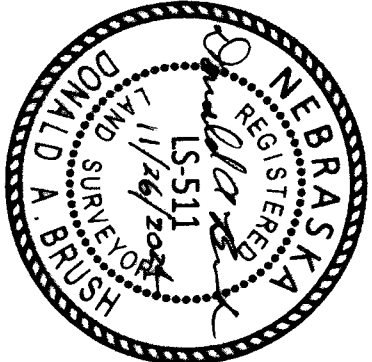
COMPUTER
DRAWING
IMAGED



LEGAL DESCRIPTION:

Beginning at the northwest corner of Lot 1, Block 9, Northern Heights Addition, said point being the POINT OF BEGINNING of this description, thence S2°14'31"W (basis of bearing) on the west line of said Lot 1 a distance of 80.09 feet; thence continuing S1°38'39"W on said west line, a distance of 20.04 feet to the northwest corner of Block 10, Northern Heights Addition by Foons; thence S2°07'53"W on the west line of said Block 10 a distance of 50.01 feet; thence N88°14'01"W a distance of 107.51 feet to a point on the east Right-of-Way (ROW) line of Second Avenue; thence N2°08'23"E on said east ROW line a distance of 70.04 feet; thence continuing N2°07'29"E on said east ROW line a distance of 60.18 feet; thence a distance of 31.34 feet on a curve to the right, said curve having a Radius of 20 feet, an included angle of 89°46'46" and Long Cord bearing of N46°53'57"E a distance of 28.23 feet to a point on the south ROW line of Hillcrest Drive; thence S88°14'23"E on said south ROW line a distance of 87.61 feet to the point of beginning.

Said tract of land containing 0.37 acres, more or less.



SURVEYOR'S CERTIFICATE:

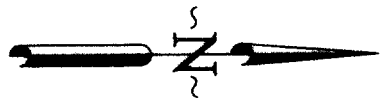
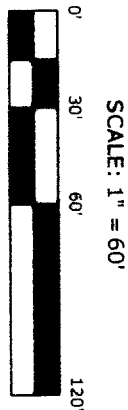
I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly-registered under the Land Surveyor's Regulation Act, do hereby certify that, on October 30th, 2024, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey 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 Surveys in Nebraska in effect at the time of this survey.

WITNESS MY HAND AND SEAL this 28th day of November, 2024.
Donald A. Brush
Nebraska Registered Land Surveyor Number 511

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.

LEGEND:

- Set 5/8" x 30" Rebar with PVC Cap
- Found Monument as Indicated
- Set "X" in Concrete
- Platted Distance (P)



DATUM CONVERSIONS:
Nebraska State Plane NAD 83(2011)
Combined Scale factor: 0.999495782025
Mean Convergence: -2°25'32"

Date: 11/25/2024 Sheet No.: 1 of 2

Job No.: 2024-60 Drawn by: CEB / Checked by: DAB Client Name: Allen Munro

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

Plat of
Lot 1A, Block 5, Northern Heights Addition;
Replat of Lots 1 & 2, Block 5, Northern Heights Addition,
an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

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 1A, BLOCK 5, NORTHERN HEIGHTS ADDITION; REPLAT OF LOTS 1 & 2, BLOCK 5, NORTHERN HEIGHTS 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 owner.

Dated this 26 day of November, 2024.

Owners:
 Al & Linda Munro

[Signature]
 Al Munro, husband

[Signature]
 Linda Munro, wife

Acknowledgement:

State of Nebraska)
 County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Al & Linda Munro, husband and wife, owners of above-referenced lot, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledge the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal this 26th day of November, 2024.

Notary Public

[Signature]



My commission Expires: Jan 24 2025

APPROVAL AND ACCEPTANCE:

The foregoing plat of "PLAT OF LOT 1A, BLOCK 5, NORTHERN HEIGHTS ADDITION; REPLAT OF LOTS 1 & 2, BLOCK 5, NORTHERN HEIGHTS 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 26 day of November, 2024.

[Signature]
 Zachary Glaubius, Director of Development Services
 City of Scottsbluff, Nebraska

Acknowledgement:

State of Nebraska)
 County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Zachary Glaubius, 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 26th day of November, 2024.

Notary Public

[Signature]



My Commission Expires: Jan 24 2025



See Sheet 1 of 2 for layout.

Date: 11/25/2024

Sheet No.: 2 of 2

Plat of

Lot 1A, Block 5, Northern Heights Addition;
 Replat of Lots 1 & 2, Block 5, Northern Heights Addition
 an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

Panhandle Land Surveying

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