

2025-1363

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

COMPUTER
PICTURE
IMAGED

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 4-9-25 Time 9:53AM

Inst. 2025 1363

Jean A. Bauer

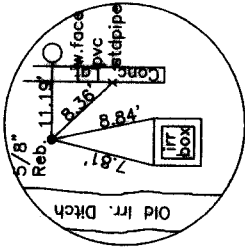
REGISTER OF DEEDS

FINAL PLAT

LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION A REPLAT OF LOT 3, BLOCK 1, KING'S ACRES SUBDIVISION AND UNPLATTED LANDS A REPLAT OF BLOCK 1, KING'S ACRES SUBDIVISION

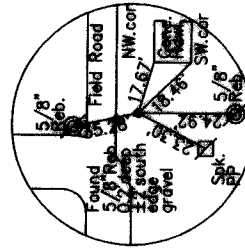
SITUATED IN THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA

LEGEND
EXISTING SIXTEENTH SECTION CORNER, AS NOTED
EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
SET 5/8"x24" REBAR w/ PVC CAP
RECORD
MEASURED



NORTHEAST CORNER
OF NORTHWEST QUARTER
OF SOUTHWEST QUARTER
Section 11, T22N-R55W
Found 5/8" Rebar

East Line of the
Northwest Quarter of
the Southwest
Quarter of Section 11



SOUTHEAST CORNER
OF NORTHWEST QUARTER
OF SOUTHWEST QUARTER
Section 11, T22N-R55W
Found 5/8" Rebar

LOT 1, BLOCK 1
KING'S ACRES SUBDIVISION

190.00' RIM
S88°14'32"E

95.00' R

LOT 3, BLOCK 1
KING'S ACRES SUBDIVISION

Tract described in
Inst. 2014-3374

LOT 3A, BLOCK 1
KING'S ACRES
SUBDIVISION

Total Area 1.06 Acres ±
Easement Area - 0.06 Acres ±
Net Area = 1.00 Acres ±

228.00' RIM
S02°17'29"W

Tract described in
Inst. 2013-3899

South line of the
Northwest Quarter of
the Southwest
Quarter of Section 11

MOUNTAIN VIEW AVENUE
32.00' PERPETUAL
ACCESS EASEMENT

1327.24'
S88°14'32"E
(Assumed)

515.50' RIM

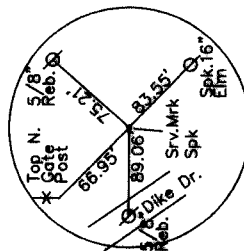
LOT 2, BLOCK 1
KING'S ACRES SUBDIVISION

260.00' RIM
N02°17'29"E

First mention of Perpetual
Easement, Deed Book 76,
Page 563

MOUNTAIN VIEW AVENUE
32.00' PERPETUAL
ACCESS EASEMENT

621.74' RIM



SOUTHWEST CORNER
OF NORTHWEST QUARTER
OF SOUTHWEST QUARTER
Section 11, T22N-R55W
Found 1" Survey Marker

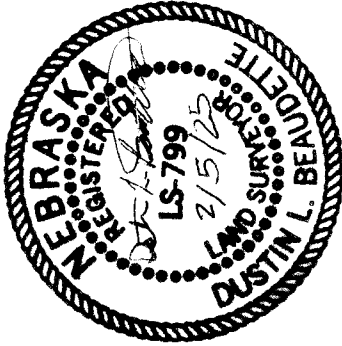
NOTE: All easements, restrictions and
other documents that may affect these
platted lots, that are of record or not of
record, may not be shown on this plat.
JOB# RM250019-00

SURVEYOR'S CERTIFICATE

I, Dustin L. Beaudette, Nebraska Registered Land Surveyor No. 799, duly registered under the Land Surveyor's Regulation Act, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION, a Replat of Lot 3, Block 1, King's Acres Subdivision and unplattd lands, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of said survey drawn to a scale of 60 feet to the inch. That all dimensions are in feet and decimals of a foot. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all monuments found or set are marked as shown. 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 5th DAY OF FEBRUARY, 2025.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



Dustin L. Beaudette
Dustin L. Beaudette, Nebraska Registered Land Surveyor, L. S. 799

OWNER'S STATEMENT

We, the undersigned, being the owners of Lot 3, Block 1, King's Acres Subdivision, and a tract of land situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., 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 plattd as LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION, a Replat of Lot 3, Block 1, King's Acres Subdivision and unplattd lands, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., 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 5th day of February 2025.

Owners:

James P. Butcher,
By: Bridget K. Butcher
Attorney in fact
James P. Butcher, Husband
By: Bridget K. Butcher, Attorney in fact

Bridget K. Butcher
By: Bridget K. Butcher, Wife

ACKNOWLEDGEMENT

LOT 3A, BLOCK 1,
KING'S ACRES SUBDIVISION
SCOTTS BLUFF COUNTY, NE
SHEET 2 OF 2

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Bridget K. Butcher, as attorney in fact on behalf of James P. Butcher, Husband, to me known to be the identical person whose signature is 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 5th DAY OF February 2025.



Dennis P. Sullivan
Notary Public

My Commission Expires Nov. 9, 2026

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Bridget K. Butcher, Wife, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 5th DAY OF February, 2025.



Dennis P. Sullivan
Notary Public

My Commission Expires Nov. 9, 2026

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 3A, BLOCK 1, KING'S ACRES SUBDIVISION, a Replat of Lot 3, Block 1, King's Acres Subdivision and unplattd lands, a Replat of Block 1, King's Acres Subdivision, situated in the Northwest Quarter of the Southwest Quarter of Section 11, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska,

by resolution duly passed this 7th day of April, 2025.

ATTEST: Kandice Knight
City Clerk

Betsy Vidlak
Mayor: Betsy Vidlak

Inst. 2025

1363