

2025-3137

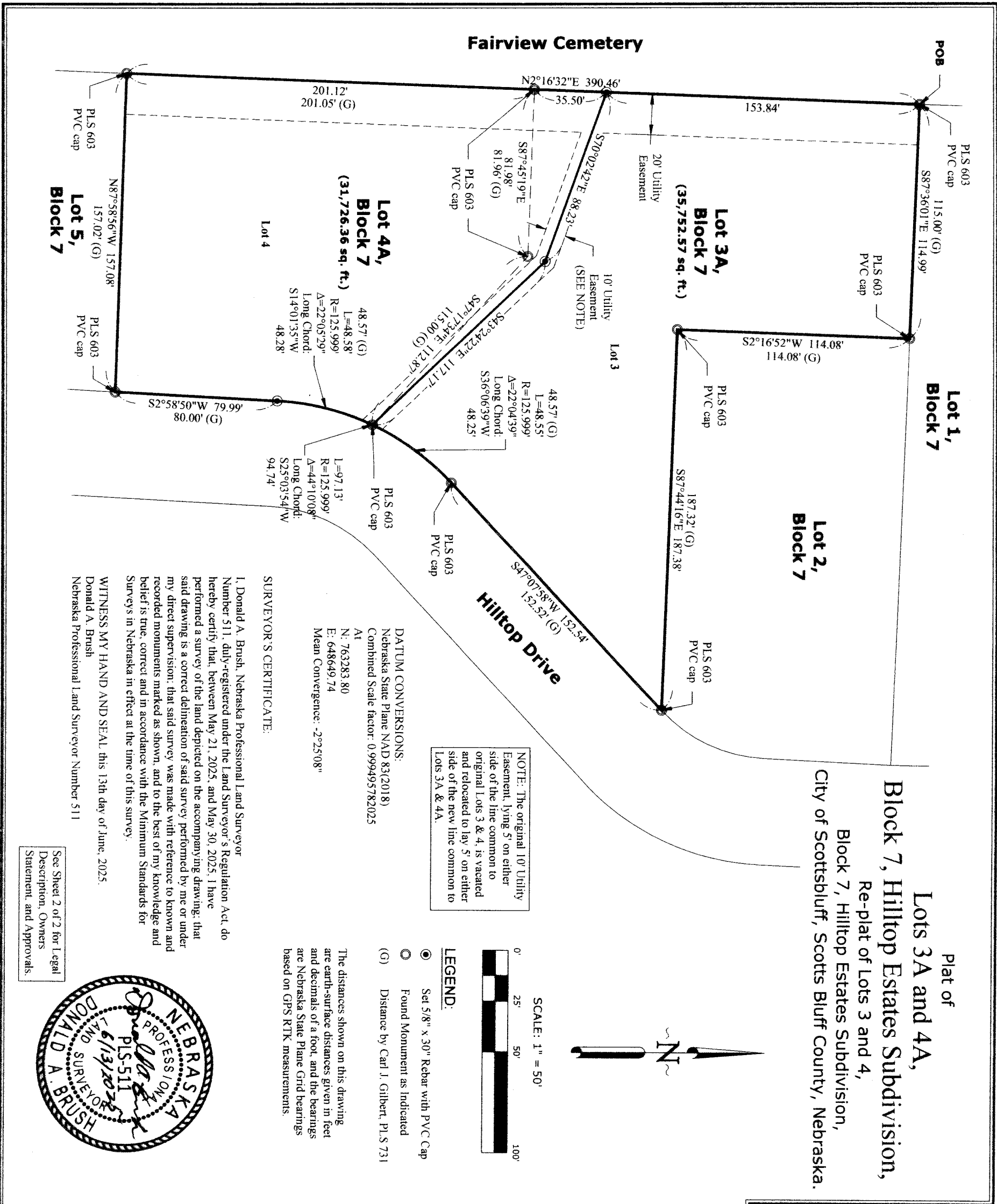
COMPUTER     
PICTURED     
IMAGED   

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 8.8.25 Time 9:12am  
Inst. 2025 3137  
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 City of Scottsbluff  
RET For Office Use

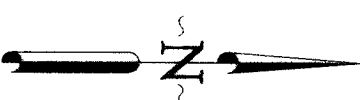
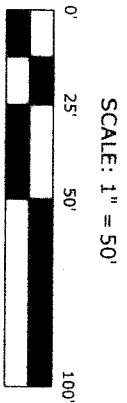


Plat of  
Lots 3A and 4A,  
Block 7, Hilltop Estates Subdivision,  
Re-plat of Lots 3 and 4,  
Block 7, Hilltop Estates Subdivision,  
City of Scottsbluff, Scotts Bluff County, Nebraska.

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
- Distance by Carl J. Gilbert, PLS 731



SURVEYOR'S CERTIFICATE:  
I, Donald A. Brush, Nebraska Professional Land Surveyor  
Number 511, duly registered under the Land Surveyor's Regulation Act, do  
hereby certify that, between May 21, 2025, and May 30, 2025, 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 13th day of June, 2025.  
Donald A. Brush  
Nebraska Professional Land Surveyor Number 511

See Sheet 2 of 2 for Legal  
Description, Owners  
Statement, and Approvals.



Job No.: 2025-33 Drawn by: CEB / Checked by: DAB Client Name: Terry Fund

Date: MAY 2025 Sheet No.: 1 of 2

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

Plat of  
Lots 3A and 4A, Block 7, Hilltop Estates Subdivision,  
Re-plat of Lots 3 and 4, Block 7, Hilltop Estates Subdivision,  
City of Scottsbluff, Scotts Bluff County, Nebraska.

Legal Description:

Lots 3A and 4A, Block 7, Hilltop Estates Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of Lot 1, of said Block 7, said point being the POINT OF BEGINNING of this description, thence on the south line of said Lot 1 S87°36'01"E (basis of bearing) a distance of 114.99 feet to the northwest corner of Lot 2 of said Block 7; thence on the west line of said Lot 2 S2°16'52"W a distance of 114.08 feet to the southwest corner of said Lot 2; thence on the south line of said Lot 2 S87°44'16"E a distance of 187.38 feet to the southeast corner of said Lot 2, said point being on the westerly Right-of-Way (ROW) line of Hilltop Drive; thence on said ROW line S47°07'58"W a distance 152.54 feet; thence continuing on said ROW line a distance of 97.13 feet on a tangent curve to the left, said curve having a radius of 125.999 feet, an included angle of 44°10'08" and a long chord bearing of S25°03'54"W for a distance of 94.74 feet; thence continuing on said ROW line, tangent to foresaid curve, S2°58'50"W a distance of 79.99 feet to the northeast corner of Lot 5, of said Block 7; thence on the north line of said Lot 5 N87°58'56"W a distance of 157.08 feet to a point on the east line of Fairview Cemetery; thence on said east line N2°16'32"E a distance of 390.46 feet, to the point of beginning of this description, containing 1.55 acres, more or less.

OWNER'S STATEMENT:

The undersigned, being the owners 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:  
"LOTS 3A AND 4A, BLOCK 7, HILLTOP ESTATES SUBDIVISION; REPLAT OF LOTS 3 AND 4, BLOCK 7, HILLTOP ESTATES SUBDIVISION OF 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 owners.

Dated this 17 day of June, 2025.

Owners Lot 3A:

John E. Blomstedt III  
John E. Blomstedt III, husband

Jessica L. Blomstedt  
Jessica L. Blomstedt, wife

Owners Lot 4A:

Fund Revocable Trust

Terry L. Fund  
Terry L. Fund, trustee

Gwendolyn S. Fund  
Gwendolyn S. Fund, trustee

Acknowledgement:

State of Nebraska )  
County of Scotts Bluff )

Before me, a Notary Public, qualified and acting in said County, personally came John E. Blomstedt III and Jessica L. Blomstedt, husband and wife, 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 17th day of June, 2025.

Notary Public

Kimberley E Wright



My commission Expires: Jan 24 2029

Acknowledgement:

State of Nebraska )  
County of Scotts Bluff )

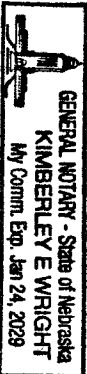
Before me, a Notary Public, qualified and acting in said County, personally came Terry L. Fund and Gwendolyn S. Fund, trustees of the Fund Revocable Trust, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledge the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal this 17th day of June, 2025.

Notary Public

Kimberley E Wright

My commission Expires: Jan 24 2029



PLANNING COMMISSION APPROVAL:

The foregoing plat of "LOTS 3A AND 4A, BLOCK 7, HILLTOP ESTATES SUBDIVISION; REPLAT OF LOTS 3 AND 4, BLOCK 7, HILLTOP ESTATES SUBDIVISION OF THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA", was approved by the Planning Commission of the City of Scottsbluff, Nebraska, on this 17th day of June, 2025.

Chairman

APPROVAL AND ACCEPTANCE:

The foregoing plat of "LOTS 3A AND 4A, BLOCK 7, HILLTOP ESTATES SUBDIVISION; REPLAT OF LOTS 3 AND 4, BLOCK 7, HILLTOP ESTATES SUBDIVISION OF THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA", was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 17th day of August, 2025.

Betsy Vidlak, Mayor

Attest: City Clerk

Kimberley E Wright

