



2025-3216

COMPUTER 00
PICTURED C
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8.14.25 Time 10:58am

Inst. 2025 3216
Jean A. Bauer

REGISTER OF DEEDS

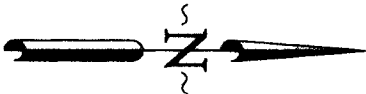
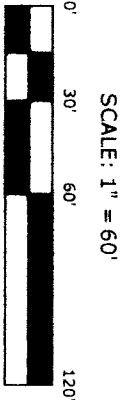
NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG ✓ RET _____
TOTAL 16.00
REC'D City of Scottsbluff
RET For Office Use

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 14, 2025, and June 16, 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.

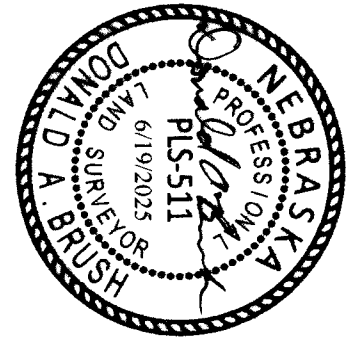
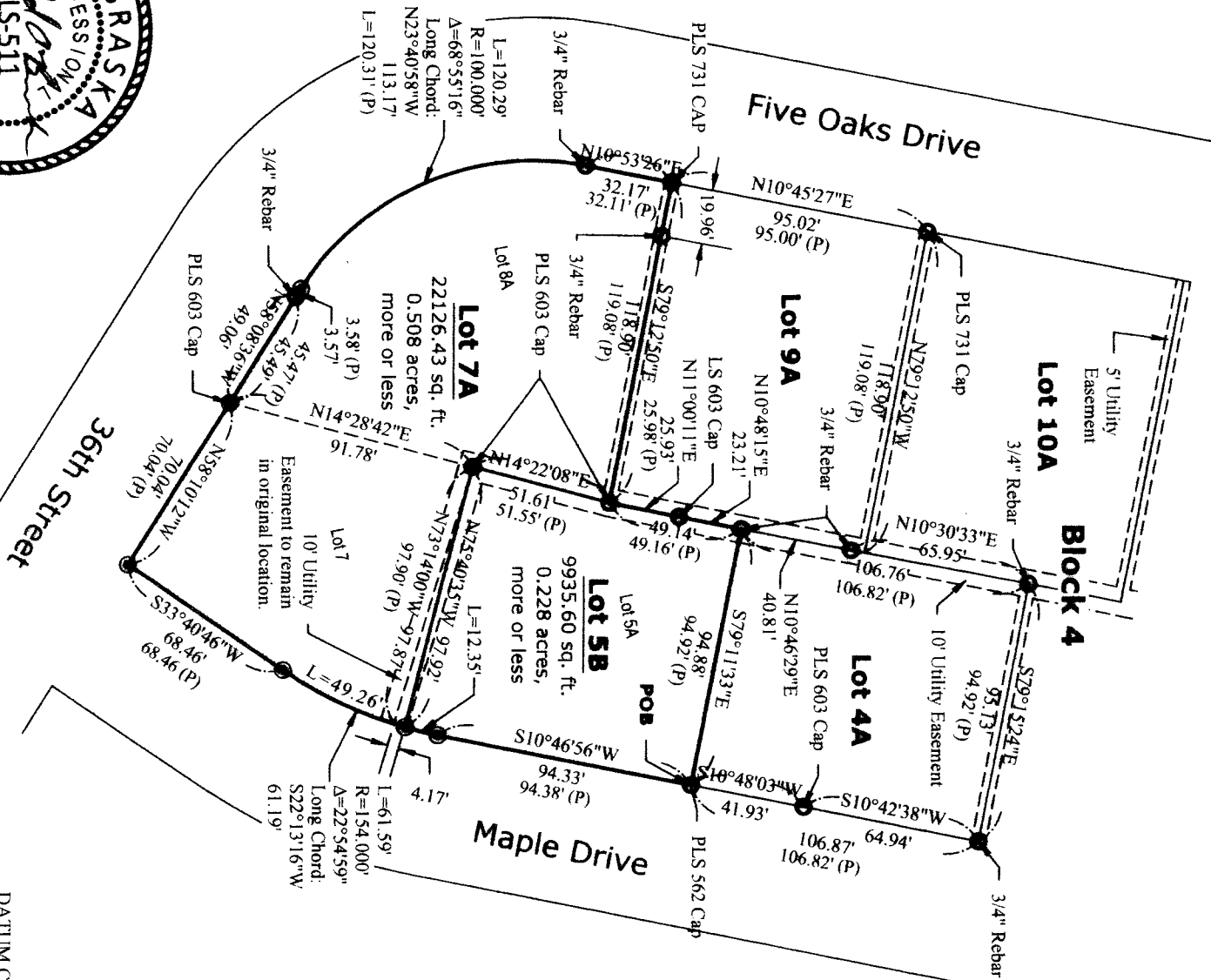
WITNESS MY HAND AND SEAL this 19th day of June, 2025.
Donald A. Brush
Nebraska Professional Land Surveyor Number 511

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
 - (P) Platted Distance



Plat of
Lot 7A & Lot 5B, Block 4, AMENDED FIVE OAKS SUBDIVISION,
Replat of Lot 7, Block 4; Replat of Lot 5A, Block 4, a Replat of Lots 4-6, Block 4; and Replat of Lot 8A, Block 4, a Re-Plat of Lots 8-13, Block 4; all in Amended Five Oaks Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska.



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

DATUM CONVERSIONS:
Nebraska State Plane NAD 83(2011)
Combined Scale factor: 0.999495782201
N: 763283.80
E: 648649.74
Mean Convergence: -2°26'01"

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

Date: JUNE 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
Lot 7A & Lot 5B, Block 4, AMENDED FIVE OAKS SUBDIVISION,
Replat of Lot 7, Block 4; Replat of Lot 5A, Block 4, a Replat of Lots 4-6, Block 4; and Replat of Lot 8A, Block 4, a Re-Plat of Lots 8-13, Block 4; all in Amended Five Oaks Subdivision to the City of Scottsbluff, Scotts Bluff County, Nebraska.

LEGAL DESCRIPTION:

Part of Block 4, Amended Five Oaks Subdivision, more particularly described as follows:

Beginning at the intersection of the southerly line of Lot 4A of said Block 4 with the westerly right-of-way (ROW) line of Maple Drive, said point being the POINT OF BEGINNING of this description; thence on said westerly ROW line S10°46'56"W a distance of 94.33 feet; thence continuing on said ROW line a distance of 61.59 feet on a tangent curve to the right, said curve having a radius of 154.000 feet, an included angle of 22°54'39", and a long chord bearing of S22°13'16"W for a distance of 61.19 feet; thence continuing on said ROW line, tangent to foresaid curve, S33°40'46"W a distance of 68.46 feet to the intersection of said westerly ROW line with the northerly ROW line of 36th Street; thence on said northerly ROW line N58°10'12"W a distance of 70.04 feet; thence continuing on said northerly ROW line N58°08'36"W a distance of 49.06 feet; thence continuing on said northerly ROW line a distance of 120.29 feet on a tangent curve to the right, said curve having a radius of 100.000 feet, an included angle of 68°55'16", and a long chord bearing of N23°40'58"W for a distance of 113.17 feet to a point on the easterly ROW line of Five Oaks Drive; thence on said easterly ROW line, tangent to foresaid curve, N10°53'26"E a distance of 32.17 feet to the intersection of said easterly ROW line with the southerly line of Lot 9A of said Block 4; thence on said southerly line S79°12'50"E a distance of 118.90 feet to the southeasterly corner of said Lot 9A; thence on the easterly line of said Lot 9A N11°00'11"E a distance of 25.93 feet; thence continuing on said easterly line N10°48'15"E a distance of 23.21 feet to the intersection of said easterly line with said southerly line of said Lot 4A; thence on said southerly line S79°11'33"E a distance of 94.88 feet to the point of beginning, containing 0.736 acres (32068.0 Sq. Ft.), more or less.

OWNER'S STATEMENT:

We, the under signed, being the owners of the tracts of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:

Lot 7A & Lot 5B, Block 4, AMENDED FIVE OAKS SUBDIVISION,

Replat of Lot 7, Block 4; Repat of Lot 5A, Block 4, a Repat of Lots 4-6, Block 4; and Repat of Lot 8A, Block 4, a Re-Plat of Lots 8-13, Block 4; all in Amended Five Oaks Subdivision 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 owners.

Dated this 23rd day of June, 2025.

Owners of Lot 7A:

Vincent E. Salzman, Husband

Tamara K. Salzman, Wife

Owner of Lot 5B:

Heather May Beck, a single person

Acknowledgement:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Vincent E. Salzman and Tamara K. Salzman, husband and wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and seal this 23 day of June, 2025.

Jeannette J. Walton
Notary Public

My Commission Expires: July 30, 2028



Acknowledgement:

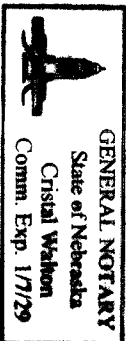
State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Heather May Beck, a single person, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and seal this 21st day of July, 2025.

Notary Public

My Commission Expires: 1-7-29



APPROVAL AND ACCEPTANCE:

The foregoing plat of **Lot 7A & Lot 5B, Block 4, AMENDED FIVE OAKS SUBDIVISION,** Repat of Lot 7, Block 4; Repat of Lot 5A, Block 4, a Repat of Lots 4-6, Block 4; and Repat of Lot 8A, Block 4, a Re-Plat of Lots 8-13, Block 4; all in Amended Five Oaks Subdivision 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 12th day of August, 2025.

Zachary Glaubius, Director of Development Services
City of Scottsbluff, Nebraska

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 12th day of August, 2025.

Zachary Glaubius
Notary Public

My Commission Expires: Aug 24, 2029



See Sheet 1 of 2 for
Surveyor's Certificate and
Plat Layout.