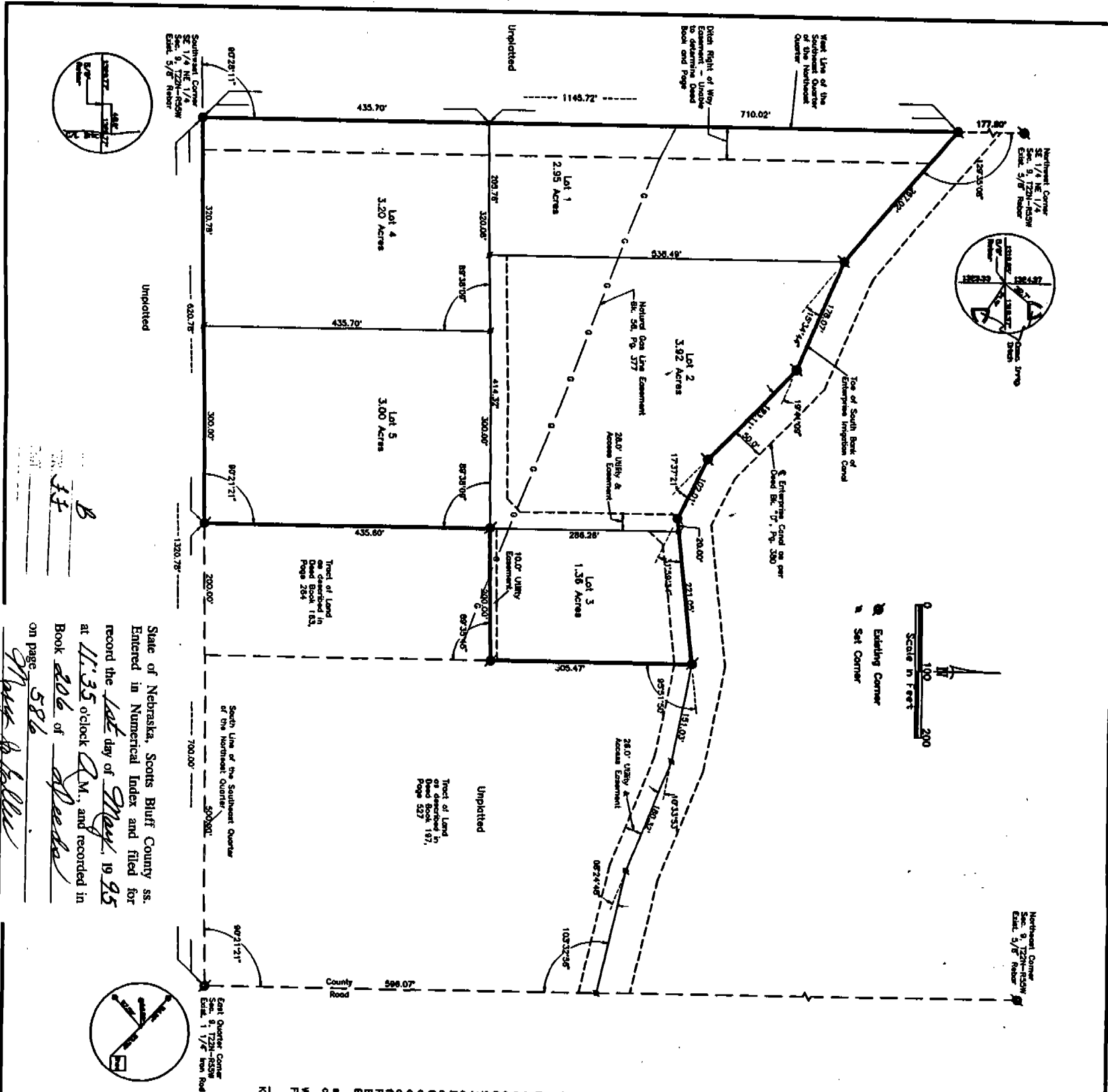


NOTE: See Replat of Lots 2, 3, 4, 5, Birch Tree Estates, nka Lots 3A & 6, Deed 208-322

985



Subdivision in part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 35 West of the 6th P.M., Scotts Bluff County, Nebraska.

**Lot 1 through 5  
BIRCH TREE ESTATES**

**SURVEYOR'S CERTIFICATE**

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Lots 1 through 5, Birch Tree Estates, a subdivision in part of the Southeast Quarter of the Northeast Quarter of Section 9, Township 22 North, Range 35 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows: Commencing at the East Quarter Corner of Section 9, thence westerly on the South line of the Southeast Quarter of the Northeast Quarter of Section 9, a distance of 700.00 feet, to the Southeast Corner of a tract of land described in Deed Book 163, Page 284, Scotts Bluff County Register of Deeds, said point being the Point of Beginning, thence continuing westerly on the East line of the South bank and right of way line of the Enterprise Irrigation Canal, thence a deflection angle left 152°24'44", on the top of the South bank and right of way line a distance of 172.07 feet, thence a deflection angle right 172°41'08", on the top of the South bank and right of way line a distance of 182.07 feet, thence a deflection angle left 173°21'21", on the top of the South bank and right of way line a distance of 1022.0 feet, thence a deflection angle left 315°0'34", on the top of the South bank and right of way line a distance of 221.05 feet, to the West line of a second tract of land as described in Deed Book 187, Page 327, Scotts Bluff County Register of Deeds, thence a deflection angle right 85°51'50", on the North line of the first tract of land as described in Deed Book 163, Page 284, Scotts Bluff County Register of Deeds, thence a deflection angle right 89°25'45", to the North line of said tract, a distance of 200.00 feet, to the Northeast Corner of said tract, thence a deflection angle left 88°38'00", on the West line of said tract, a distance of 435.60 feet, to the Point of Beginning, containing an area of 14.43 acres, more or less, and shall include a 26 foot wide utility and access easement from the existing County Road on the East line of Section 9, along the South toe of the Enterprise Irrigation Canal, to the Northeast corner of Lot 3, Birch Tree Estates.

That the accompanying plat is a true definition of such survey found to a scale of 1/40 feet to the inch and that all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 19th day of April, 1995  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.  
KELLY A. BEATTY, Nebraska Registered Land Surveyor, L

**NOTE:**

- Each lot shall have its own well and septic system unless otherwise provided by utility entity. Each new water and septic system construction shall meet all current County and State Regulations for construction.
- The lots shall be accessed by a 26.0 foot wide dedicated access road, from the existing County Road, and maintained by the owners of the lots within the subdivision.
- Unable to locate oil and gas pipeline easement as described in Misc. Bk. 9, Pg. 520.



State of Nebraska, Scotts Bluff County ss.  
Entered in Numerical Index and filed for record the 1st day of May, 1995 at 11:35 o'clock P.M., and recorded in Book 206 of Deeds on page 586  
M. C. Schaff  
Register of Deeds

2000

LOTS 1 THROUGH 5  
BIRCH TREE ESTATES  
SECTION 9, T22N-R55W  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Southeast Quarter of the Northeast Quarter of Section 9, 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 platted as LOTS 1 THROUGH 5, BIRCH TREE ESTATES, a subdivision to Scotts Bluff County, Nebraska.

That the foregoing plat and the easements shown on and referred to on the plat are made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the easement shown on the plat to the use and benefit of the public.

Dated this 26<sup>th</sup> day of April, 19 95.

Lynn David Birch  
Lynn David Birch

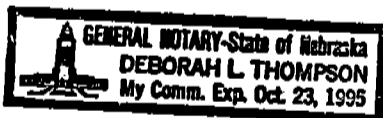
Kathleen F. Birch  
Kathleen F. Birch

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Lynn David Birch and Kathleen F. Birch, husband and wife, to me known to be the identical persons 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 NOTARIAL SEAL this 26<sup>th</sup> day of April, 19 95.

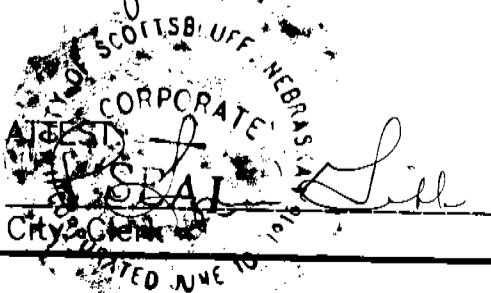


Deborah L. Thompson  
Notary Public

My Commision Expires: 10/23/95

ACKNOWLEDGEMENT

The foregoing plat of LOTS 1 THROUGH 5, BIRCH TREE ESTATES, a Subdivision in the Southeast Quarter of the Northeast Quarter of Section 9, 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, Nebraska, by resolution duly passed this 24<sup>th</sup> day of April, 19 95.



Mark Harris  
Mayor