

Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 31 day of October A. D., 1996, at 12:10 o'clock P. M., Recorded in Book 211 of Deeds Page 234 thereof. Fee \$ 11.00

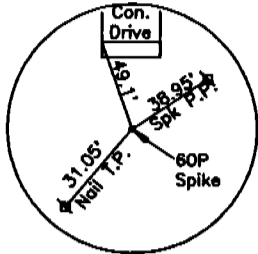
Register of Deeds

LOT 3, BLOCK 1

CEDARVIEW SUBDIVISION

A Subdivision of the Northeast Quarter of Section 15, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska.

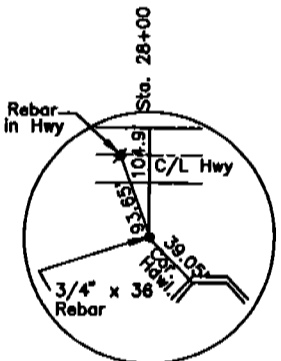
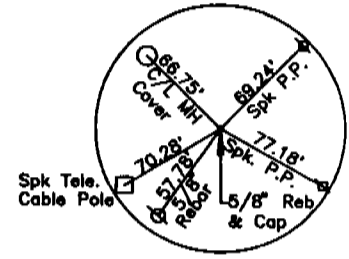
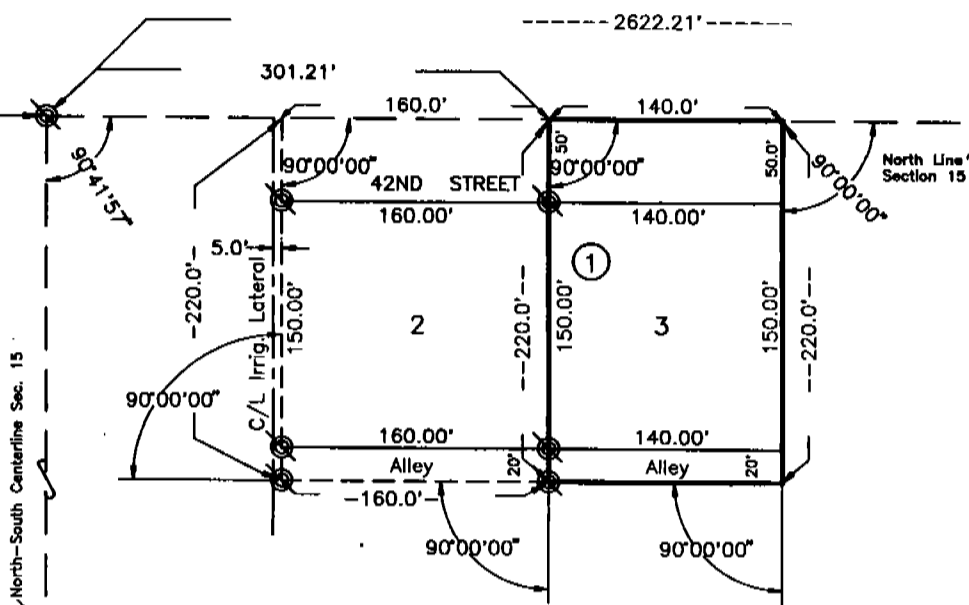
6224



Handwritten notes: B, 35, C, D, E, F, G

North Quarter Corner Sect. 15, T22N-R55W Exist. 60d Spk in Asphalt paving

Northeast Corner Section 15-22-55 Exist. 5/8" Rebar and Cap



Center of Section Sect. 15, T22N-R55W Exist. 3/4" Rebar

NOTE:

As a condition of final approval of this plat by the city, the owner shall extend the existing city sanitary sewer main, as required by the city, to allow sewer connection to this lot. All construction shall meet city and state approval, and be completed prior to the occupation of any building improvement upon this lot.

Also as a condition of final approval, the owner does not contest the creation of a water district incorporating this lot, and agrees to pay any special assessments as assessed against this lot by the water district.

The owner further agrees to the above conditions of approval, as witnessed by the signing of the attached owner's statement.

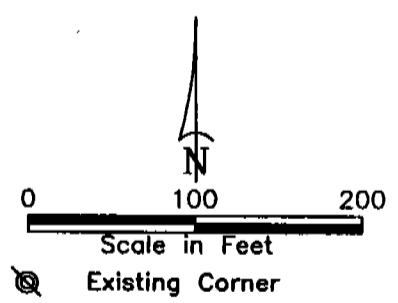
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Lot 3, Block 1, CEDARVIEW SUBDIVISION, a subdivision of part of the Northeast Quarter of Section 15, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska, more particularly described as follows: With reference to the North Quarter corner of Section 15; thence easterly on the North line of said Section 15, a distance of 301.21 feet to the Point of Beginning; thence continuing on the last described course and on said North line, a distance of 140.00 feet; thence a deflection angle right of 90 degrees 00 minutes 00 seconds, a distance of 220.00 feet; thence a deflection angle right of 90 degrees 00 minutes 00 seconds, a distance of 140.00 feet; thence a deflection angle right of 90 degrees 00 minutes 00 seconds, a distance of 220.00 feet to the Point of Beginning; containing an area of 0.71 acres, more or less.

That the accompanying plat is a true delineation of said plat drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals and that each lot and block bears its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being shown for orientation purposes only.

WITNESS MY HAND AND SEAL this 10th day of October, 1996, FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



LOT 3, BLOCK 1  
CEDARVIEW SUBDIVISION  
SCOTTSBLUFF, NEBRASKA  
SHEET 2 OF 2

6224

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Northeast Quarter of Section 15, 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 Lot 3, Block 1, CEDARVIEW SUBDIVISION, a subdivision in the City of Scottsbluff, Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the utility easements, alley and street shown on the plat to the use and benefit of the public.

Dated this 11<sup>th</sup> day of October, 19 96.

Daniel C Ramsey Jr  
Daniel C. Ramsey, Jr.

Patricia Ann Ramsey  
Patricia Ann Ramsey

ACKNOWLEDGEMENT

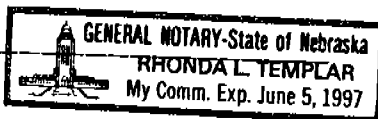
STATE OF NEBRASKA)  
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Daniel C. Ramsey, Jr. and Patricia Ann Ramsey, 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 11<sup>th</sup> day of October, 19 96.

Rhonda L. Templar  
Notary Public

My Commission Expires:



APPROVAL AND ACCEPTANCE

The foregoing plat of Lot 3, Block 1, CEDARVIEW SUBDIVISION, a subdivision in the City of Scottsbluff, Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, duly passed this 14 day of October, 19 96.



Mark [Signature]  
Mayor

Henry R. Marshall  
City Clerk (Deputy)