

NOTE: See Replat of Lots 9 & 11, Block 3, Sitzman Subdivision (Deed 198-723)

5325

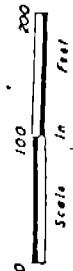
BLOCK TWO ADDITION
RUGGER PARK ADDITION

SITZMAN SUBDIVISION

An Addition in the City of
Scottsbluff, Nebraska.

UNPLATTED LAND

N



Sheet 1 of 3

CURVE DATA

- CURVE NO. 1
C.A. 36° 31' 58" H
A = 90° 00' 00"
R = 110'
D = 32° 05' 15"
T = 110'
- CURVE NO. 2
A = 148° 00' 22"
R = 30'
D = 13° 47'
T = 20'
- CURVE NO. 3
A = 117° 34' 38"
R = 19.88'
D = 40° 33'
T = 32.48'

UNPLATTED LAND

THIRD

SUBDIVISION

ST. 2

ROSS AVENUE

ROSS AVENUE

ST. 2

ROSS AVENUE

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Center of
Section 14,
T22N, R55W

South Line NE 1/4 Section 14
-822.0'-

UNPLATTED LAND

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SURVEYOR'S CERTIFICATE

I, M.C. Schaff, a competent surveyor of Scotts Bluff County, Nebraska, hereby certify that I have surveyed and prepared a plat subdividing part of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Fourteen (14), Township Twenty-two(22) North, Range Fifty-five (55) West of the 6th P.M., Scotts Bluff County, Nebraska, such subdivision and plat to be known as SITZMAN SUBDIVISION, and to include Lot 1 through 13, Block 3, and parts of 35th Street, 36th Street, Ross Avenue and Sitzman Court, the boundary of such subdivision and plat being more particularly described as follows:

Commencing at the Center of said Section 14; thence, East, on the South Line of the Northeast Quarter of Section 14, a distance of 70.0 feet to the Point of Beginning, such point being on the East Right-of-Way Line of Avenue "B"; thence, a deflection angle left of 89 degrees 46 minutes 32 seconds, on such Right-of-Way, a distance of 1.0 feet; thence, a deflection angle right of 89 degrees 46 minutes 32 seconds, a distance of 625.0 feet to the East Right-of-Way of Ross Avenue as previously recorded; thence, a deflection angle left of 89 degrees 46 minutes 32 seconds, on said East Right-of-Way, a distance of 379.0 feet to the North Right-of-Way of 36th Street; thence, a deflection angle right of 89 degrees 47 minutes 58 seconds, on said North Right-of-Way extended East, a distance of 190.0 feet to the point of curvature of a 52 degree 05 minutes 13 seconds curve to the left; thence, Northeasterly, along the arc of said curve a distance of 63.62 feet; thence, Easterly on a line parallel to and 16.77 feet North of the North Line of 36th Street extended East, a distance of 206.77 feet; thence, a deflection angle right of 90 degrees 12 minutes 02 seconds, a distance of 260.0 feet; thence, a deflection angle left of 90 degrees 13 minutes 28 seconds, a distance of 40.0 feet; thence, a deflection angle right of 90 degrees 13 minutes 28 seconds, a distance of 145.0 feet to a point on the South Line of the Northeast Quarter of Section 14; thence, a deflection angle right of 89 degrees 46 minutes 32 seconds, on the South Line of the Northeast Quarter of Section 14, a distance of 1120.0 feet to the Point of Beginning, containing an area of 4.1 acres, more or less.

That the accompanying plat is a true delineation of such survey and subdivision drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals and that all lot corners are marked with 3/4" x 18" iron rods, and that all Block Corners are marked with 3/4" x 36" iron rods, driven well into the ground. That each Lot and Block bears its own number. That the boundary of the plat is shown on the plat with a heavy solid line.

WITNESS MY HAND AND SEAL this 24th day of February, 19 77.

FOR THE FIRM OF
M.C. SCHAFF & ASSOCIATES, INC.

M.C. Schaff
M.C. Schaff, Nebraska Registered
Land Surveyor, L.S. 233



SITZMAN SUBDIVISION
SCOTTSBLUFF, NEBRASKA

5325

DEDICATION AND ANNEXATION

We, the undersigned, being the Owners of that part of the Southwest Quarter of the Northeast Quarter of Section 14, 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 in the accompanying plat have caused such real estate to be surveyed and platted as SITZMAN SUBDIVISION, an Addition in the City of Scottsbluff, Nebraska.

The foregoing Subdivision of SITZMAN SUBDIVISION and the Streets, Avenues, Court, Easements and Building Setback Designations shown on and referred to in the plat is made with the free consent and in accordance with the desires of the undersigned owners.

We hereby dedicate the Streets, Avenues, Court and Easements, shown on the plat to the use and benefit of the public and further annex and make such real estate a part of the City of Scottsbluff, Nebraska.

Dated this 23rd day of February, 1977.

Helen Sitzman Reuben Sitzman
Helen Sitzman Reuben Sitzman

Helen Sitzman and Family Partnership

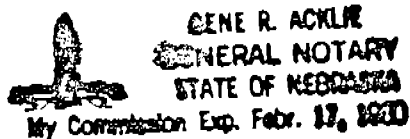
ACKNOWLEDGEMENT

by: Helen Sitzman

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY)

Before me, a Notary Public, qualified and acting in such County, personally came Reuben Sitzman and Helen Sitzman, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing "Dedication and Annexation" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of FEBRUARY, 1977.



Gene R. Acklre
Notary Public

My Commission expires: Febr. 17, 1980

ACKNOWLEDGEMENT

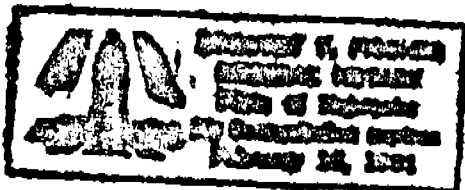
STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY) ss

Before me, a Notary Public, qualified and acting in such County, came Helen Sitzman, who signed for Helen Sitzman and Family Partnership, to me known to be the identical person whose name is affixed to the foregoing "Dedication and Annexation" and acknowledged the execution thereof to be her voluntary act and deed and the voluntary act and deed of such partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of February, 1977.

Thomas J. Fischer
Notary Public

My commission expires: Febr. 18, 1981



APPROVAL AND ACCEPTANCE

The foregoing Subdivision of SITZMAN SUBDIVISION hereby approved by the
mayor and City Council by resolution duly passed this 14th day of
September, 1978

Ronald E. Garrison
Mayor

ATTEST: H. L. Ferguson
City Clerk

NUMERICAL
GENERAL
PICTURED



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 26 day of September 1978
at 9:10 o'clock 9 M., and recorded in
Book 159 of Deeds
on page 405
Mary J. Ellis
Register of Deeds
By _____ Deputy