



2005-5410

NUM PAGES 13 PD CHG RET  
 DOC TAX 25.50 PD CHG RET  
 FEES TOTAL  
 REC'D Apply Party - \$1000  
 RET

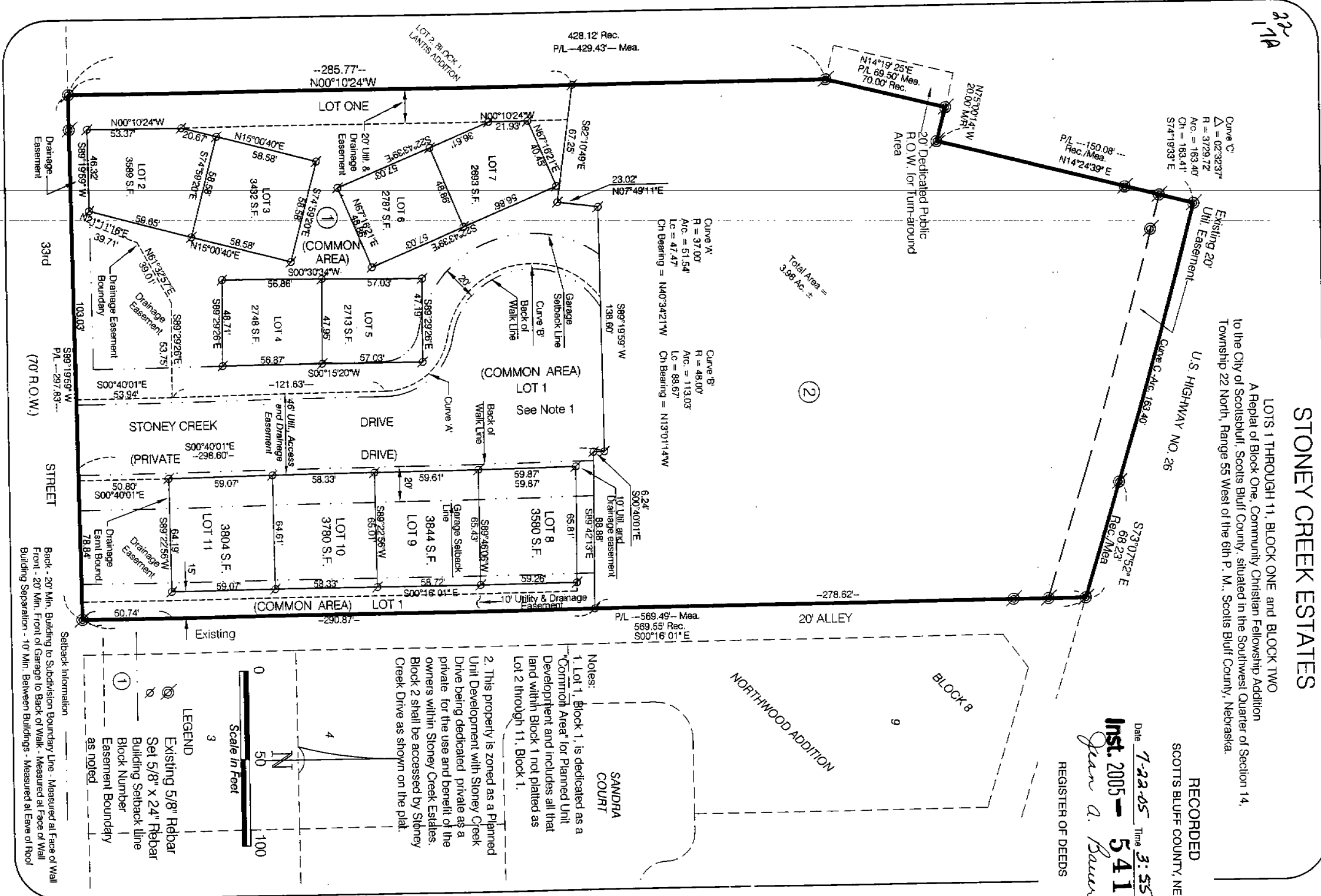
SALES TAX 2.15  
 COUNTY TAX 1.25  
 CITY TAX 1.10  
 TOTAL TAX 4.50  
 SALES TAX 2.15  
 COUNTY TAX 1.25  
 CITY TAX 1.10  
 TOTAL TAX 4.50

# STONEY CREEK ESTATES

LOTS 1 THROUGH 11, BLOCK ONE and BLOCK TWO  
 A Replat of Block One, Community Christian Fellowship Addition  
 to the City of Scottsbluff, Scotts Bluff County, situated in the Southwest Quarter of Section 14,  
 Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska.

RECORDED  
 SCOTTS BLUFF COUNTY, NE

Date 7-22-05 Time 3:55 PM  
 Inst. 2005-5410  
Jean A. Bauer  
 REGISTER OF DEEDS



**LEGEND**

- ⊙ Existing 5/8" Rebar
- Set 5/8" x 24" Rebar
- Building Setback line
- ⊖ Block Number
- Easement Boundary as noted

**Scale in Feet**

0 50 100

**NOTES:**

1. Lot 1, Block 1, is dedicated as a "Common Area" for Planned Unit Development and includes all that land within Block 1 not platted as Lot 2 through 11, Block 1.
2. This property is zoned as a Planned Unit Development with Stoney Creek Drive being dedicated private as a private for the use and benefit of the owners within Stoney Creek Estates. Block 2 shall be accessed by Stoney Creek Drive as shown on the plat.

**Setback Information**  
 Back - 20' Min. Building to Subdivision Boundary Line - Measured at Face of Wall  
 Front - 20' Min. Front of Garage to Back of Walk - Measured at Face of Wall  
 Building Separation - 10' Min. Between Buildings - Measured at Edge of Roof

LOTS 1 THROUGH 11, BLOCK ONE,  
AND BLOCK TWO  
STONEY CREEK ESTATES  
SCOTTSBLUFF, NEBRASKA  
SHEET 2 OF 3

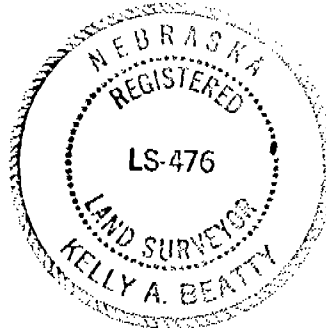
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of LOTS 1 THROUGH 11, BLOCK ONE, AND BLOCK TWO STONEY CREEK ESTATES TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, a Replat of Block One, Community Christian Fellowship Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of said survey drawn to a scale of 50 feet to the inch. That all dimensions are in feet and decimals. That each lot has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 28<sup>th</sup> day of June, 2005.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



OWNER'S STATEMENT

We, the undersigned being the owners of Block One, Community Christian Fellowship Addition to the City of Scottsbluff, 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 11, BLOCK ONE, AND BLOCK TWO, STONEY CREEK ESTATES, AN ADDITION TO 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 easements shown on the plat for the use and benefit of the public.

DATED THIS 28<sup>th</sup> DAY OF June, 2005.

Kurt Wagner

Pennie Wagner

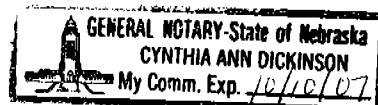
ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Kurt Wagner and Pennie Wagner, 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 28<sup>th</sup> DAY OF June, 2005.

Notary Public



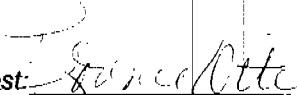
My Commission Expires: \_\_\_\_\_

LOTS 1 THROUGH 11, BLOCK ONE,  
AND BLOCK TWO  
STONE CREEK ESTATES  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 3

APPROVAL AND ACCEPTANCE

The foregoing plat LOTS 1 THROUGH 11, BLOCK ONE AND BLOCK TWO, STONEY CREEK ESTATES, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, a Replat of Block One, Community chirstian Fellowship Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska is hereby approved and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution dated this 18<sup>th</sup> day of July, 2005.

  
\_\_\_\_\_  
Mayor

Attest:   
\_\_\_\_\_  
City Clerk

