



2006-5249

Inst. 2006 · 5249

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 8-17-06 Time 1:35pm

Jean A. Bauer

REGISTER OF DEEDS

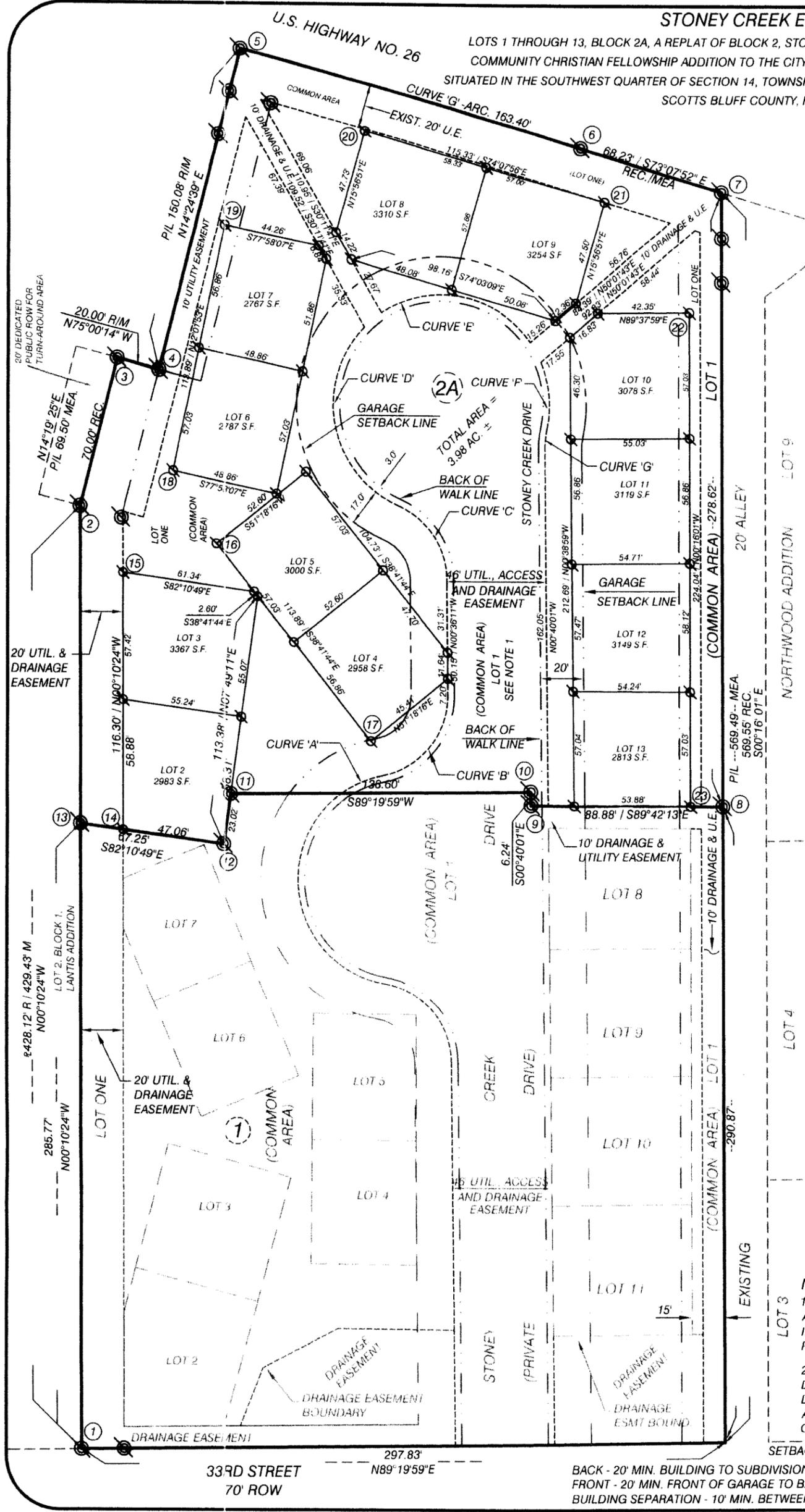
1A  
3  
22.00  
22.00  
M.C. Schaff

### STONEY CREEK ESTATES

LOTS 1 THROUGH 13, BLOCK 2A, A REPLAT OF BLOCK 2, STONEY CREEK ESTATES, A REPLAT OF BLOCK 1, 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.

NO.	NORTHING	EASTING
1	10007.81	4875.93
2	10437.27	4874.58
3	10504.59	4891.82
4	10499.40	4911.15
5	10644.73	4948.43
6	10600.58	5105.76
7	10580.79	5171.03
8	10302.22	5172.35
9	10293.66	5083.47
10	10284.51	5083.39
11	10307.31	4944.80
12	10302.68	4941.67
13	10308.92	4875.04
14	10290.91	4895.05
15	10407.21	4894.70
16	10331.58	5009.36
17	10420.47	4938.16
18	10453.51	4917.85
19	10564.90	4941.59
20	10607.82	5005.92
21	10576.29	5116.86
22	10526.34	5156.30
23	10302.30	5157.35

<b>CURVE 'A' DATA</b> R = 48.00' ARC = 20.70' Δ = 24°42'27" C.B. = N66°47'28"E C.L. = 20.54'	<b>CURVE 'B' DATA</b> R = 37.00' ARC = 51.54' Δ = 79°48'42" C.B. = N41°54'23"E C.L. = 49.45'
<b>CURVE 'C' DATA</b> R = 37.00' ARC = 44.43' Δ = 68°48'24" C.B. = S32°21'52"E C.L. = 41.81'	<b>CURVE 'D' DATA</b> R = 97.09' ARC = 50.00' Δ = 111°15'28" C.B. = N11°04'08"W C.L. = 82.54'
<b>CURVE 'E' DATA</b> R = 77.48' ARC = 50.00' Δ = 88°47'17" C.B. = S79°24'36"E C.L. = 69.96'	<b>CURVE 'F' DATA</b> R = 31.41' ARC = 50.00' Δ = 35°59'28" C.B. = N05°20'04"W C.L. = 30.89'
<b>CURVE 'G' DATA</b> R = 8.61' ARC = 37.00' Δ = 13°19'41" C.B. = N05°59'50"E C.L. = 8.59'	<b>CURVE DATA</b> R = 3729.72' ARC = 163.40' Δ = 02°32'37" C.B. = S74°19'33"E C.L. = 163.41'



**LEGEND**

- EXISTING 5/8" REBAR
- SET 5/8" X 24" REBAR
- BLOCK NUMBER
- BUILDING SETBACK LINE
- COORDINATE POINT NO. -SEE CHART ABOVE
- EASEMENT BOUNDARY AS NOTED

**NOTES:**

- LOT 1, BLOCK 2A, IS DEDICATED AS A "COMMON AREA" FOR PLANNED UNIT DEVELOPMENT AND INCLUDES ALL THAT LAND WITHIN BLOCK 2A NOT PLATTED AS LOTS 2 THROUGH 13, BLOCK 2A.
- THIS PROPERTY IS ZONED AS A PLANNED UNIT DEVELOPMENT WITH STONEY CREEK DRIVE BEING DEDICATED AS A PRIVATE DRIVE FOR THE USE AND BENEFIT OF THE OWNERS WITHIN STONEY CREEK ESTATES.

**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 EAVE OF ROOF

LOTS 1 THROUGH 13, BLOCK 2A,  
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 13, BLOCK 2A, STONEY CREEK ESTATES, A REPLAT OF BLOCK 2, STONEY CREEK ESTATES, 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 23<sup>rd</sup> day of March, 2006.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



OWNERS STATEMENT

We, the undersigned being the owners of Block 2, Stoney Creek Estates, a Replat of 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 13, BLOCK 2A, STONEY CREEK ESTATES, A REPLAT OF BLOCK 2, STONEY CREEK ESTATES, A REPLAT OF COMMUNITY CHRISTIAN FELLOWSHIP 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 23<sup>rd</sup> DAY OF March, 2006.

Kurt Wagner  
Kurt Wagner

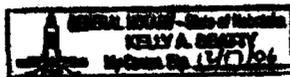
Pennie Wagner  
Pennie Wagner

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Kurt Wagner and Penne 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 23<sup>rd</sup> DAY OF March, 2006.



Kelly A. Beatty  
Notary Public

My Commission Expires: 12/17/06

LOTS 1 THROUGH 13, BLOCK 2A,  
STONE CREEK ESTATES  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 3

**APPROVAL AND ACCEPTANCE**

The foregoing plat LOTS 1 THROUGH 13, BLOCK 2A, STONEY CREEK ESTATES, A REPLAT OF BLOCK 2, STONEY CREEK ESTATES, A REPLAT OF COMMUNITY CHRISTIAN 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 7<sup>th</sup> day of August, 2006.

David Redner  
Mayor

Attest: Bonnie Otto  
City Clerk

