



2012-6277

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 11-15-12 Time 1:33pm

Inst. 2012 6277  
Jean A. Bauer

REGISTER OF DEEDS

NUM INDEX     
COMPUTER     
PICTURED     
IMAGED   

NUM PAGES 3  
DATE 11-15-12 PD    CHG    RET     
F    PD    CHG    RET     
TOTAL 17.50  
REC'D James Zitterkopf  
RET   

20A

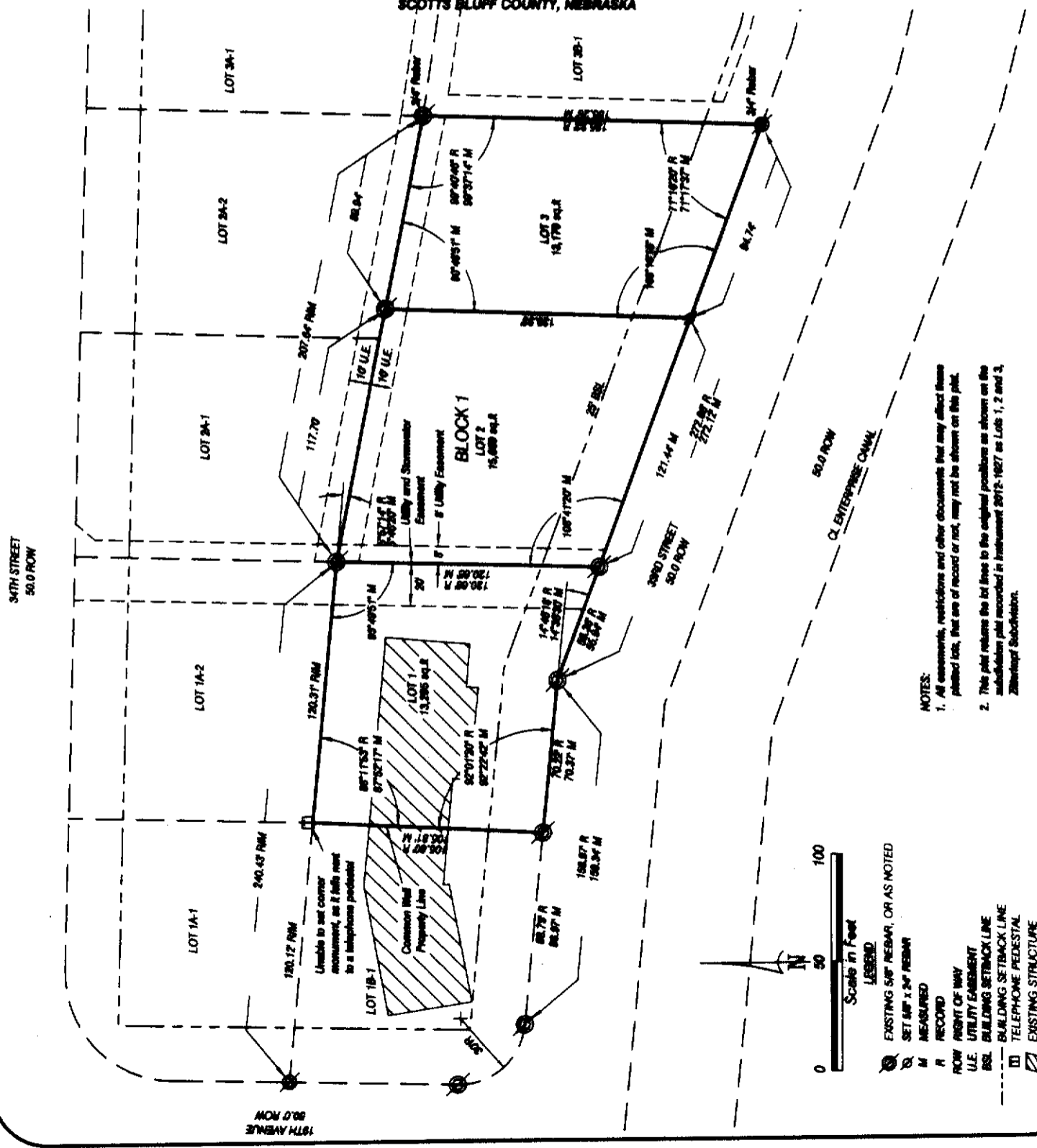
### FINAL PLAT

## LOTS 1, 2 AND 3, BLOCK 1, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

A REPLAT OF LOTS 1A AND 2A, ZITTERKOPF SUBDIVISION,  
IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

A REPLAT OF LOTS 1, 2 AND 3, ZITTERKOPF SUBDIVISION,  
IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA



NOTES:

- All easements, restrictions and other documents that may affect these platted lots, that are of record or not, may not be shown on this plat.
- This plat returns the lot lines to the original positions as shown on the subdivision plat recorded in Instrument 2012-1927 as Lots 1, 2 and 3, Zitterkopf Subdivision.

Scale in Feet  
0 50 100

LEGEND

- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 3/4" REBAR
- RECORDED
- RIGHT OF WAY
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- BUILDING SETBACK LINE
- TELEPHONE PEDESTAL
- EXISTING STRUCTURE

LOTS 1, 2 AND 3, BLOCK 1  
ZITTERKOPF SUBDIVISION  
SCOTTSSLUFF, NEBRASKA  
SHEET 2 OF 3

**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, 2 AND 3, BLOCK 1, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSSLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, A REPLAT OF LOTS 1A AND 2A, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSSLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, A REPLAT OF LOTS 1, 2 AND 3, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSSLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, situated in the Northeast Quarter of the Southeast Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of such survey drawn to a scale of 50 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and 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 29<sup>th</sup> DAY OF October, 2012.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



*Kelly A. Beatty*

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

**OWNER'S STATEMENT**

We, the undersigned, being the owners of Lots 1A and 2A, Zitterkopf Subdivision, a Replat of Lots 1, 2 and 3, Zitterkopf Subdivision, in 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, 2 AND 3, BLOCK 1, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSSLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, A REPLAT OF LOTS 1A AND 2A, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSSLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, A REPLAT OF LOTS 1, 2 AND 3, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSSLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, situated in the Northeast Quarter of the Southeast Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., 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 for the use and benefit of the public.

Dated this 2nd day of November, 2012.

Owners:

James A. Zitterkopf

Jan E. Zitterkopf

*James A. Zitterkopf*  
Husband

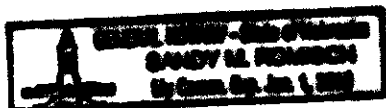
*Jan E. Zitterkopf*  
Wife

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTSS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came James A. Zitterkopf and Jan E. Zitterkopf, Husband and Wife, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 2nd DAY OF November, 2012.




*Sandy M. Romisch*  
Notary Public

My Commission Expires: 1-1-14

LOTS 1, 2 AND 3, BLOCK 1,  
ZITTERKOPF SUBDIVISION  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 3

APPROVAL

The foregoing plat of LOTS 1, 2 AND 3, BLOCK 1, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF LOTS 1A AND 2A, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF LOTS 1, 2 AND 3, ZITTERKOPF SUBDIVISION, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northeast Quarter of the Southeast Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, was approved by the Director of Development Services of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71, approved March 5, 1983, and to Article 1 of Chapter 20 or Ordinance No. 2600 of the City of Scottsbluff, Nebraska, as amended by Ordinance No. 2812 of the City of Scottsbluff, Nebraska.

  
Rick Kuchtahn, City Manager  
City of Scottsbluff, Nebraska

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Rick Kuchtahn, City Manager for the City of Scottsbluff, Nebraska, to me known to be the identical person whose signature is affixed to the foregoing "Approval Statement" and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the City of Scottsbluff, Nebraska.

WITNESS MY HAND AND NOTARIAL SEAL this 8<sup>th</sup> day of November 2012.



  
Notary Public

My Commission Expires: 5-21-15