

2014-1308

RECORDED
SCOTTS BLUFF COUNTY, NE

NUM PAGES 2
 DOC TAX PD CHG RET
 FEES 16.00 PD CHG RET
 TOTAL 16.00
 REC'D Mc Schaff - Kelly
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NUM INDEX 1308
 COMPUTER 1308
 PICTURED 1308
 IMAGED

Date 3-20-14 Time 4:10pm
 INST. 2014 1308
Jean A. Bauer

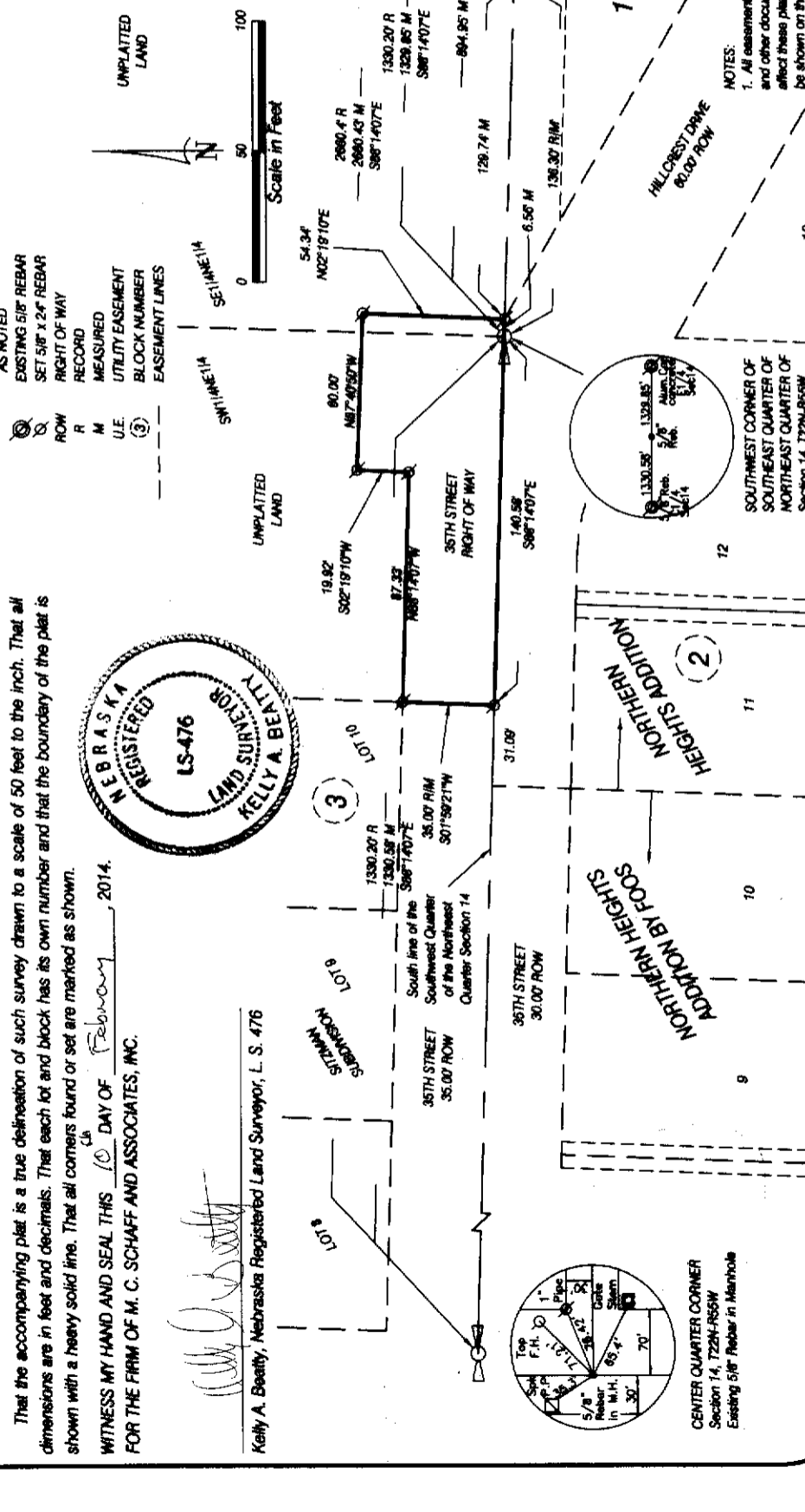
REGISTER OF DEEDS

FINAL PLAT

PLAT AND DEDICATION OF PART OF 35TH STREET, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 14,
 TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
 SCOTTS BLUFF COUNTY, NEBRASKA

LEGEND
 ○ ○ EXISTING QUARTER SECTION CORNER, AS NOTED
 ○ ○ EXISTING SIXTEENTH SECTION CORNER,
 AS NOTED
 ○ ○ EXISTING 5/8" REBAR
 ○ ○ SET 5/8" x 24" REBAR
 ○ ○ RIGHT OF WAY
 ○ ○ RECORD
 ○ ○ MEASURED
 ○ ○ UTILITY EASEMENT
 ○ ○ BLOCK NUMBER
 ○ ○ EASEMENT LINES



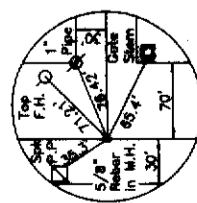
SURVEYOR'S CERTIFICATE
 I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of part of 35th Street, in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in part of the Northeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 14, thence easterly on the south line of the Southeast Quarter of the Northeast Quarter of Section 14, on an assumed bearing S88°14'07"E, a distance of 6.56 feet, thence bearing N02°19'10"E, a distance of 54.34 feet, thence bearing N87°40'50"W, a distance of 60.00 feet, thence bearing S02°19'10"W, a distance of 19.92 feet, to a point being 35.00 feet north of the south line of the Southwest Quarter of the Northeast Quarter of Section 14, as measured perpendicular to said south line, thence bearing N88°14'07"W, on a line being 35.00 feet north of and parallel with the south line of the Southwest Quarter of the Northeast Quarter of Section 14, a distance of 87.33 feet, to the point of intersection with the southeast corner of Lot 10, Block 3, Sitzman Subdivision, thence bearing S01°52'21"W, on the southerly extension of the east line of said Lot 10, Block 3, Sitzman Subdivision, a distance of 35.00 feet, to the point of intersection with the south line of the Southwest Quarter of the Northeast Quarter of Section 14, thence bearing S88°14'07"E, on the south line of the Southwest Quarter of the Northeast Quarter of Section 14, a distance of 140.58 feet, to the Point of Beginning, containing an area of 0.15 acres, more or less.

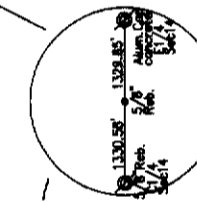
That the accompanying plat is a true delineation of such survey drawn to a scale of 50 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 10 DAY OF February, 2014.
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

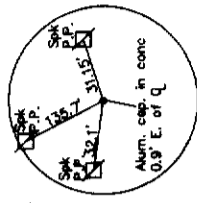
Kelly A. Beatty
 Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



CENTER QUARTER CORNER
 Section 14, T22N-R55W
 Existing 5/8" Rebar in Manhole



SOUTHWEST CORNER OF
 SOUTHEAST QUARTER OF
 NORTHEAST QUARTER OF
 Section 14, T22N-R55W
 Existing 5/8" Rebar



EAST QUARTER CORNER
 Section 14, T22N-R55W
 Existing Aluminum Cap
 in Concrete

NOTES:
 1. All easements, restrictions
 and other documents that may
 affect these platted lots may not
 be shown on this plat.

14A

PART OF 35TH STREET
SITUATED IN PART NE1/4
SECTION 14, T22N-R55W
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in part 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 on the accompanying plat have caused such real estate to be platted as PART OF 35TH STREET, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in part of the Northeast Quarter of Section 14, 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 street as shown on the plat for the use and benefit of the public.
Dated this 10th day of February, 2014.

Owner of land in part of the
Northeast Quarter of Section 14, T22N-R55W:

Sitzman Family Partnership,

Mark D. Sitzman Partner Sitzman Family Partnership
By: Mark Sitzman, Partner

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Mark Sitzman, Partner of the Sitzman Family Partnership, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 10th DAY OF February, 2014.



William J. Beatty
Notary Public

My Commission Expires December 17, 2014

APPROVAL AND ACCEPTANCE

The foregoing plat of PART OF 35TH STREET, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in part of the Northeast Quarter of Section 14, Township 22 North, Range 55 West of the 6th P.M., 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 17th day of March, 2014.

[Signature]
Mayor

Attest: Amelia A. Dickerson
City Clerk