



2014-1683

NUM INDEX  
COMPUTER  
PICTURED  
IMAGED

NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD ONE RET \_\_\_\_\_  
FEES 22.00 PD ONE RET \_\_\_\_\_  
TOTAL 22.00  
REC'D Jan 20 2014  
RET Jan 20 2014

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 4-10-14 Time 1:50pm

INST. 2014 1683

*Jean A. Bauer*

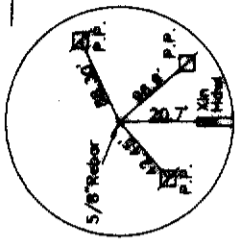
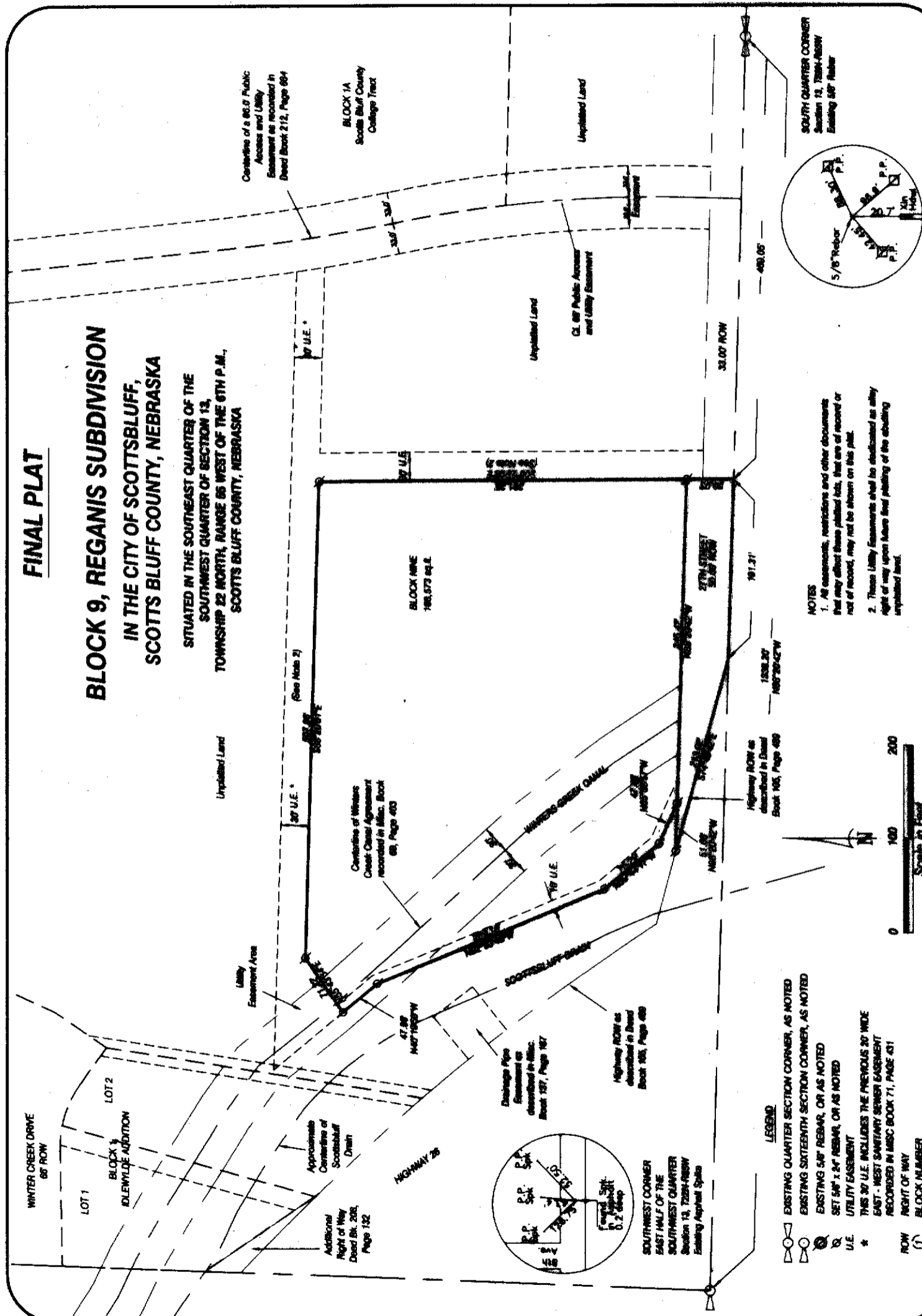
REGISTER OF DEEDS

# FINAL PLAT

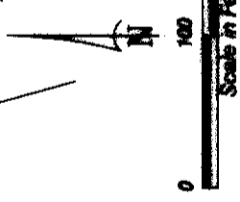
## BLOCK 9, REGANIS SUBDIVISION

### IN THE CITY OF SCOTTSBLUFF, NEBRASKA

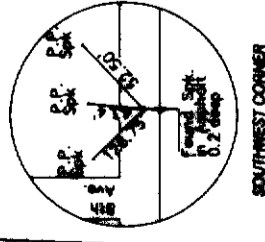
SITUATED IN THE SOUTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 22 NORTH, RANGE 66 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA



NOTES  
1. All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.  
2. These Utility Easements shall be dedicated as alley right of way upon future final platting of the adjoining unplatted land.



LEGEND  
EXISTING QUARTER SECTION CORNER, AS NOTED  
EXISTING SIXTEENTH SECTION CORNER, AS NOTED  
EXISTING 5/8\"/>



SOUTHWEST CORNER  
EAST HALF OF THE  
SOUTHWEST QUARTER  
SECTION 13, 22ND-R6W  
Existing Approved Spots

BLOCK 9,  
REGANIS SUBDIVISION  
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 Block Nine, Reganis Subdivision in the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

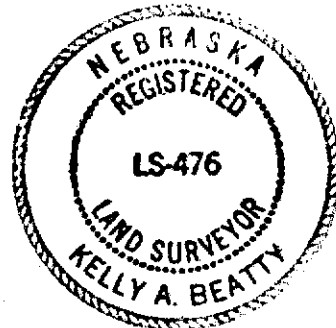
Commencing at the South Quarter corner of Section 13, thence westerly on the south line of the Southwest Quarter of Section 13, on an assumed bearing of N88°20'42"W, a distance of 469.05 feet, to the Point of Beginning, thence continuing westerly on said south line of the Southwest Quarter of Section 13, bearing N88°20'42"W, a distance of 191.31 feet, to the point of intersection with the northerly right of way line of U.S. Highway 26, as described in Deed Book 105, page 489, thence bearing N74°49'42"W, on said northerly right of way line, a distance of 213.92 feet, to a point being 50.00 feet north of the south line of the Southwest Quarter of Section 13, as measured perpendicular to said south line of Section 13, thence bearing S88°20'42"E, on a line being 50.00 feet north of and parallel with said south line of Section 13, a distance of 51.08 feet, thence bearing N65°56'57"W, a distance of 47.48 feet, thence bearing N39°44'17"W, a distance of 75.29 feet, thence bearing N22°33'48"W, a distance of 262.18 feet, thence bearing N40°19'59"W, a distance of 47.98 feet, thence bearing N55°43'34"E, a distance of 71.32 feet, thence bearing S88°20'01"E, a distance 507.86 feet, thence bearing S00°25'03"E, a distance of 391.35 feet, to a point being 50.00 feet north of the south line of Section 13, as measured perpendicular to said south line of Section 13, thence continuing southerly on last described course, bearing S00°25'03"E, a distance of 50.03 feet, to the Point of Beginning, containing an area of 4.67 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 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 10<sup>th</sup> DAY OF January, 2014.  
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 unplatted land situated in the Southeast Quarter of the Southwest Quarter of Section 13, 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 BLOCK NINE, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Southeast Quarter of the Southwest 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 street right of way and easements shown on the accompanying plat for the use and benefit of the public.  
Dated this 20<sup>th</sup> day of January, 2014.

Owners:

*Timothy G. Reganis*

By: Timothy G. Reganis, Husband

*Virginia S. Reganis*

By: Virginia S. Reganis, Wife

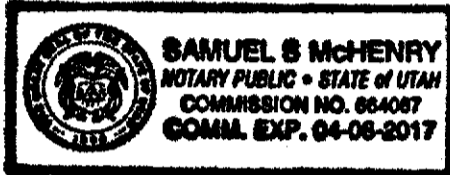
BLOCK 9,  
REGANIS SUBDIVISION  
SCOTTSBLUFF, NEBRASKA  
SHEET 3 OF 3

ACKNOWLEDGEMENT

UTAH  
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )  
SALT LAKE

Before me, a Notary Public, qualified and acting in said County, personally came Timothy G. Reganis and Virginia S. Reganis, 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 SEAL THIS 20<sup>th</sup> DAY OF January, 2014.



*[Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires 4-8-2017

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK NINE, REGANIS SUBDIVISION IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 18<sup>th</sup> day of February, 2014.

*[Signature]*  
\_\_\_\_\_  
Randy Malinger, Mayor

ATTEST:

*[Signature]*  
\_\_\_\_\_  
City/Clerk

