



2018-3796

NUM PAGES 2 PD CHG RET
 DOC TAX _____ PD CHG RET
 FEES 16.00 PD CHG _____ RET _____
 TOTAL 16.00 Cash
 REC'D Carl Gilbert
 RET For Office Use

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8-24-18 Time 10:33am

INST. 2018 3796

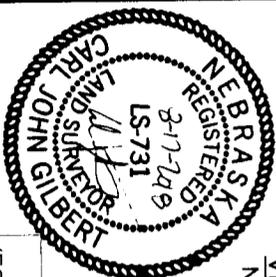
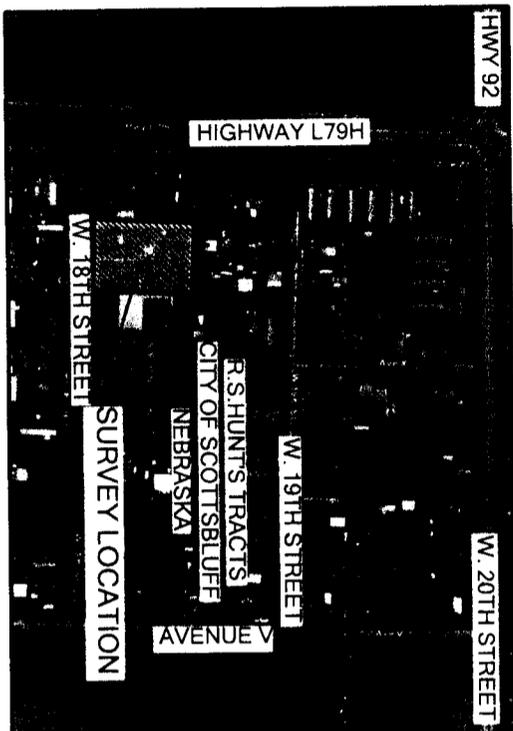
Jean A. Bauer

REGISTER OF DEEDS

COMPUTER ca
PICTURED C
IMAGED _____

ADMINISTRATIVE PLAT

LOT 48C AND LOT 48D, R.S. HUNTS TRACTS AMENDED, BEING A REPLAT OF LOTS 48A AND 48B, R.S. HUNTS TRACTS AMENDED, CITY OF SCOTTSBLUFF, A BEING A REPLAT OF TRACT 48, R.S. HUNTS TRACTS, SCOTTS BLUFF COUNTY NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY MAP
NOT TO SCALE

R.S. HUNTS TRACTS
AMENDED, LOT 49

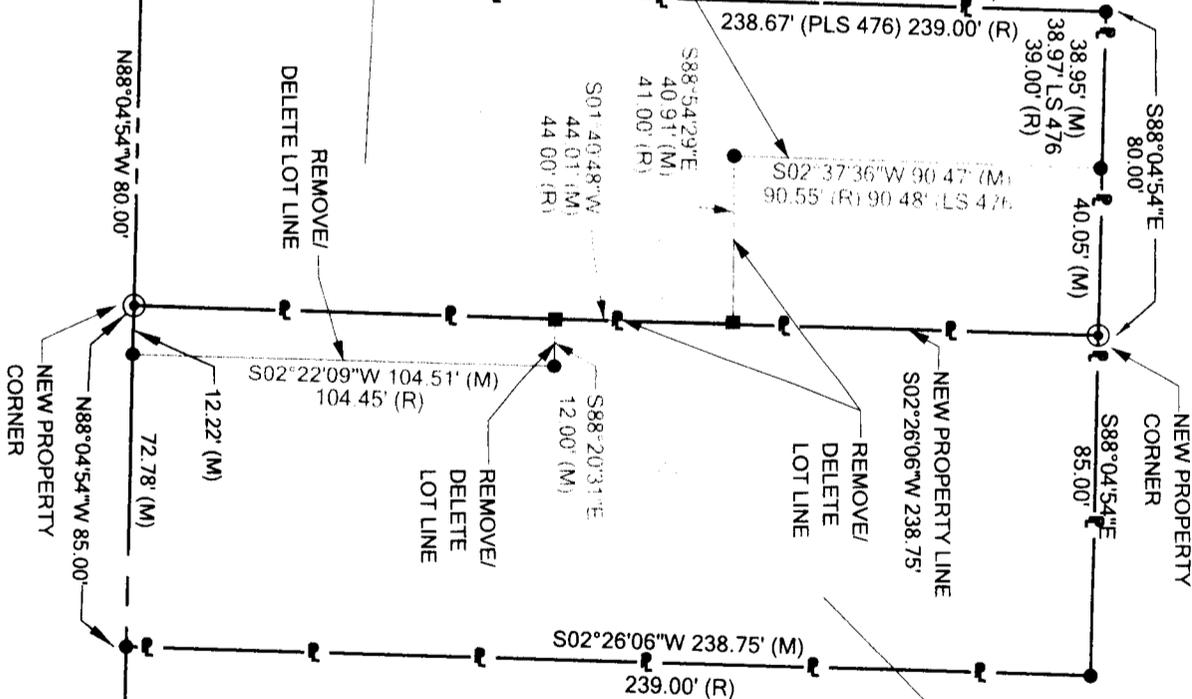
LOT 48C, R.S. HUNTS TRACTS
(FORMERLY LOT 48A R.S. HUNTS TRACTS)
OWNER:
LONNIE & RHONDA O'BRYAN
LOT 48C - NEW LOT AREA:
19,100 SQ. FT. (AS MEASURED)
ADDRESS:
2501 W 18TH ST
SCOTTSBLUFF NE 69361

BASIS OF BEARINGS
N02°26'06"E 238.75' (M)

18TH STREET
50' PUBLIC R.O.W.

NEW PROPERTY
CORNER

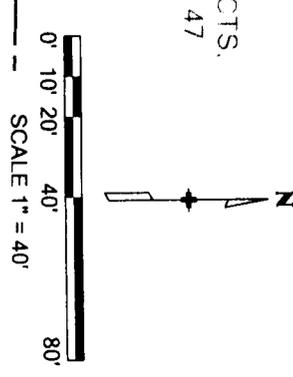
18TH STREET
50' PUBLIC R.O.W.



LOT 48D, R.S. HUNTS TRACTS
(FORMERLY LOT 48B R.S. HUNTS TRACTS)
OWNER:
DONALD A KRUG
LOT 48D - NEW LOT AREA:
20,294 SQ. FT. (AS MEASURED)
ADDRESS:
2513 W 18TH ST
SCOTTSBLUFF NE 69361

SURVEY LEGEND

- INDICATES FOUND 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 476"
- INDICATES FOUND 5/8" REBAR, NO CAP
- INDICATES SET 1-5/16" ORANGE PLASTIC CAP ON 5/8" REBAR, STAMPED "PLS 731"
- — — INDICATES EXISTING PROPERTY LINE
- - - INDICATES RIGHT OF WAY LINE
- (R) INDICATES RECORD DISTANCE PER ORIGINAL PLAT
- (M) INDICATES MEASURED DISTANCE PER THIS SURVEY



Sheet Revisions

| Date | Description | Initials |
|----------|----------------|----------|
| 08-15-18 | FIELD SURVEY | CJG |
| 08-16-18 | FIELD SURVEY | CJG |
| 08-17-18 | DRAFTED SURVEY | CJG |

307 Church Street
Hartshorn NE 69345
Phone: 308-278-2072
www.wildcatlandsurveying.com

Land Survey

| Project Number | Plan Sheet |
|-------------------------------------------------|------------|
| 161-01-2018 | |
| Client: LONNIE O'BRYAN | |
| Project Location: City of Scottsbluff, Nebraska | |
| Project Code: Last Mod. Date | Sheet No. |
| 161-08-17-2018 | 2 of 2 |

ADMINISTRATIVE PLAT

LOT 48C AND LOT 48D, R.S. HUNTS TRACTS AMENDED, BEING A REPLAT OF LOTS 48A AND 48B, R.S. HUNTS TRACTS AMENDED, CITY OF SCOTTSBLUFF, A BEING A REPLAT OF TRACT 48, R.S. HUNTS TRACTS, SCOTTS BLUFF COUNTY NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

PROPERTY DESCRIPTION

LOT 48C AND LOT 48D, R.S. HUNTS TRACTS AMENDED, BEING A REPLAT OF LOTS 48A AND 48B, R.S. HUNTS TRACTS AMENDED, CITY OF SCOTTSBLUFF, A BEING A REPLAT OF TRACT 48, R.S. HUNTS TRACTS, SCOTTS BLUFF COUNTY NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

SURVEY NOTES

1. THIS SURVEY IS TO BE UTILIZED FOR THE REPLAT OF LOTS 48A AND 48B, R.S. HUNTS TRACTS AMENDED, CITY OF SCOTTSBLUFF, A BEING A REPLAT OF TRACT 48, R.S. HUNTS TRACTS, SCOTTS BLUFF COUNTY NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA SHOWN HEREON.

2. WILDCAT SURVEYING PERFORMED ALL NECESSARY RESEARCH FOR OWNERSHIP AND PRIOR SURVEY INFORMATION, HOWEVER NO TITLE SEARCH WAS PERFORMED TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE NOT REFLECTED BY THE SAID RESEARCH.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF LOT 48C, R.S. HUNTS TRACTS, BEING A GRID BEARING OF NORTH 02°26'06" EAST, A DISTANCE OF 238.75 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYORS CERTIFICATE

1. CARL JOHN GILBERT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2018, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTSBLUFF COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 17TH DAY OF AUGUST, 2018

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL
LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF
WILDCAT SURVEYING
307 CHURCH STREET
HARRISBURG, NE 69345
PHONE: 308-279-2072



| Sheet Revisions | | |
|-----------------|----------------|----------|
| Date | Description | Initials |
| 08-15-18 | FIELD SURVEY | CJG |
| 08-16-18 | FIELD SURVEY | CJG |
| 08-17-18 | DRAFTED SURVEY | CJG |

307 Church Street
Harrisburg NE 69345
Phone: 308-279-2072
www.wildcatsurveying.com

| | | |
|-------------------------------------|-------------------------------------------------|------------------------|
| Land Survey | | Title Sheet |
| Wildcat Project Number: 161-01-2018 | Project Location: City of Scottsbluff, Nebraska | Client: LONNIE O'BRYAN |
| Project Code: 161 | Last Mod Date: 08-17-2018 | Sheet No: 1 of 2 |

LOT 48 A - OWNERS STATEMENT

WE, LONNIE O'BRYAN AND RHONDA O'BRYAN, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN SAID LOT 48A, R.S. HUNTS TRACTS AMENDED, CITY OF SCOTTSBLUFF, HEREBY REPLAT SAID LOT INTO LOTS 48C & LOT 48D, R.S. HUNTS TRACTS AMENDED, AS SHOWN HEREON. THE FOREGOING PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATED THIS 24 DAY OF August 2018

BY: *Lonnie O'Bryan*
OWNER, LONNIE O'BRYAN

BY: *Rhonda O'Bryan*
OWNER, RHONDA O'BRYAN

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS

ACKNOWLEDGED BEFORE ME, A PUBLIC NOTARY, QUALIFIED AND ACTING IN SAID COUNTY THIS 24 DAY OF August 2018, KNOW TO ME THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE A VOLUNTARY ACT AND DEED.

BY: *Carl E. Weber*
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 09-02-18

Carl E. Weber
NOTARY PUBLIC



LOT 48B - OWNERS STATEMENT

I, DONALD A KRUG, BEING THE OWNER, MORTGAGEES, BENEFICIARY OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN LOT 48B, R.S. HUNTS TRACTS AMENDED, CITY OF SCOTTSBLUFF, HEREBY REPLAT SAID LOT INTO LOTS 48C & LOT 48D, R.S. HUNTS TRACTS AMENDED, AS SHOWN HEREON. THE FOREGOING PLAT IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

DATED THIS 24 DAY OF August 2018.

BY: *Donald A. Krug*
OWNER, DONALD A KRUG

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS

ACKNOWLEDGED BEFORE ME A PUBLIC NOTARY, QUALIFIED AND ACTING IN SAID COUNTY THIS 24 DAY OF August 2018, KNOW TO ME THE IDENTICAL PERSONS WHO SIGNED THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE A VOLUNTARY ACT AND DEED.

BY: *Carl E. Weber*
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 09-02-18

Carl E. Weber
NOTARY PUBLIC



CITY OF SCOTTSBLUFF APPROVAL

THE FOREGOING ADMINISTRATIVE PLAT OF LOT 48C AND LOT 48D, R.S. HUNTS TRACTS AMENDED, BEING A REPLAT OF LOTS 48A AND 48B, R.S. HUNTS TRACTS AMENDED, CITY OF SCOTTSBLUFF, A BEING A REPLAT OF TRACT 48, R.S. HUNTS TRACTS, SCOTTS BLUFF COUNTY NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, APPROVED BY THE CITY MANAGER 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 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.

DATED THIS 24 DAY OF August 2018.

Nathan Johnson
NATHAN JOHNSON, CITY MANAGER
CITY OF SCOTTSBLUFF NEBRASKA

Michelle Weber
ATTESTED: CITY CLERK

