

Date 10/16/20 Time 12:20 PM
Inst. 2020 5044

Jean A. Bauer

REGISTER OF DEEDS

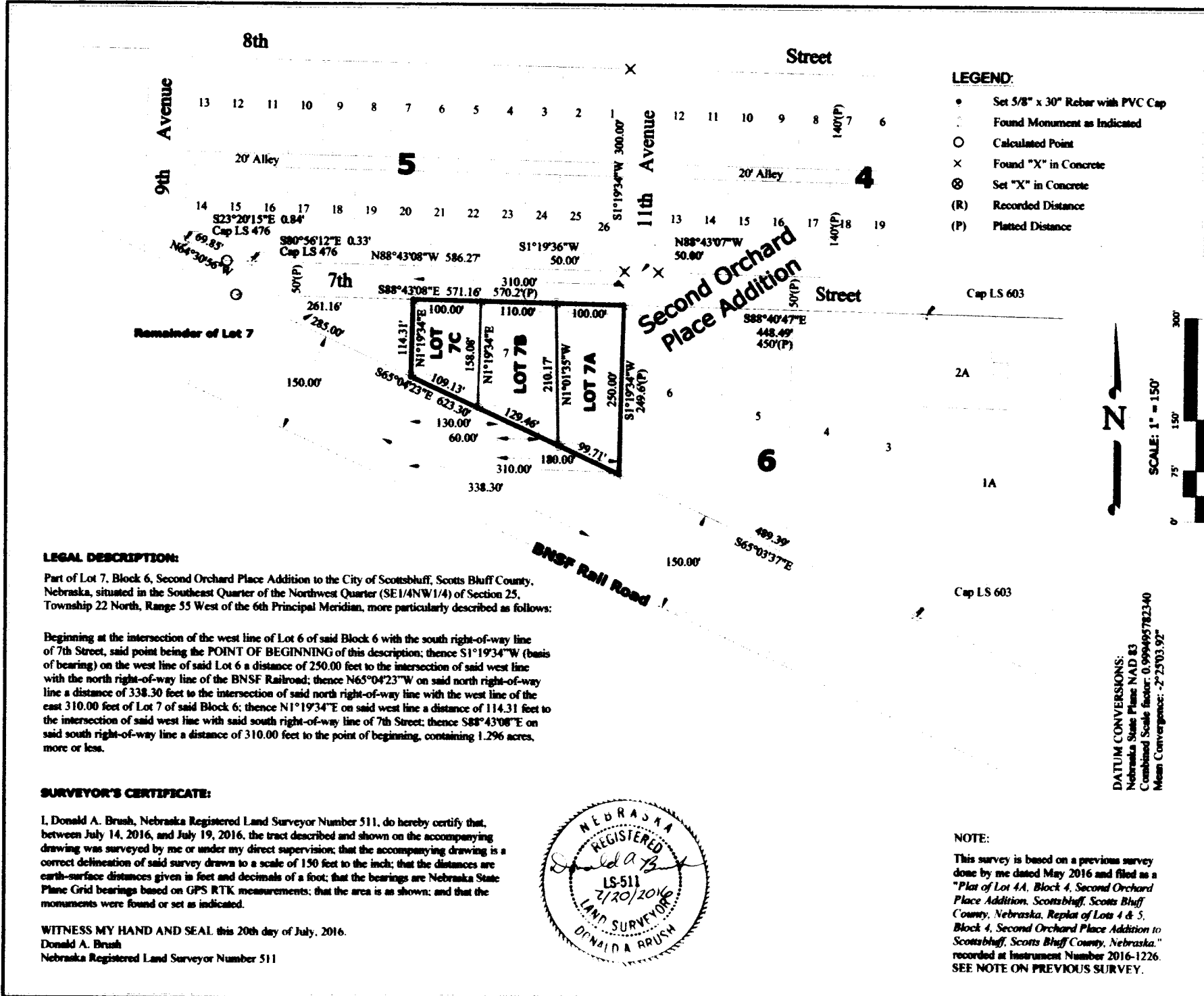
COMPILED BY
JAB



2020-5044

2

10:00 AM
11:00 AM
Man Garcia
Office Use Only



- LEGEND:**
- Set 5/8" x 30" Rebar with PVC Cap
 - Found Monument as Indicated
 - Calculated Point
 - × Found "X" in Concrete
 - ⊗ Set "X" in Concrete
 - (R) Recorded Distance
 - (P) Platted Distance

LEGAL DESCRIPTION:

Part of Lot 7, Block 6, Second Orchard Place Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section 25, Township 22 North, Range 55 West of the 6th Principal Meridian, more particularly described as follows:

Beginning at the intersection of the west line of Lot 6 of said Block 6 with the south right-of-way line of 7th Street, said point being the POINT OF BEGINNING of this description; thence S1°19'34"W (basis of bearing) on the west line of said Lot 6 a distance of 250.00 feet to the intersection of said west line with the north right-of-way line of the BNSF Railroad; thence N65°04'23"W on said north right-of-way line a distance of 338.30 feet to the intersection of said north right-of-way line with the west line of the east 310.00 feet of Lot 7 of said Block 6; thence N1°19'34"E on said west line a distance of 114.31 feet to the intersection of said west line with said south right-of-way line of 7th Street; thence S88°43'08"E on said south right-of-way line a distance of 310.00 feet to the point of beginning, containing 1.296 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between July 14, 2016, and July 19, 2016, the tract described and shown on the accompanying drawing was surveyed by me or under my direct supervision; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 150 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements; that the area is as shown; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 20th day of July, 2016.
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



NOTE:

This survey is based on a previous survey done by me dated May 2016 and filed as a "Plat of Lot 4A, Block 4, Second Orchard Place Addition, Scottsbluff, Scotts Bluff County, Nebraska, Replat of Lots 4 & 5, Block 4, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska," recorded at Instrument Number 2016-1226. SEE NOTE ON PREVIOUS SURVEY.

DATUM CONVERSIONS:
Nebraska State Plane NAD 83
Combined Scale factor: 0.999495782340
Mean Convergence: -2°23'03.92"

Sheet No. 1 of 2
Date: July 2016

Panhandle Land Surveying
Donald A. Brush, Registered Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602

Final Plat of LOTS 7A, 7B, & 7C, Block 6, Second Orchard Place Addition, Scottsbluff, Scotts Bluff County, Nebraska,
Subdivision of Lot 7, Block 6, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska.

OWNER'S STATEMENT:

We, the under signed, being the owners of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:
Final Plat of Lots 7A, 7B, & 7C, Block 6, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska, Subdivision of Lot 7, Block 6, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska.

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.
Dated this 28 day of Oct, 2016.

W 60' of E 180' of Lot 7

Jose Tito Garcia, husband

Maria R. Garcia, wife

E 120' of E 310' of Lot 7

Gloria Povoor, a single person

W 130' of E 310' of Lot 7

Elias Escamilla Sr., a single person, Father

Bryan Scott Edinger, a single person, Son
December 11, 2016

Acknowledgement:

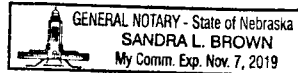
State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Jose Tito Garcia and Maria R. Garcia, husband and wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and seal this 28th day of October, 2016.

Sandra L. Brown
Notary Public

My Commission Expires: 11/7/19



Acknowledgement:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Gloria Povoor, a single person, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and seal this 30th day of November, 2016.

Kristie S. Robles
Notary Public

My Commission Expires: Feb. 23, 2018



Acknowledgement:

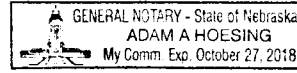
State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Elias Escamilla Sr., a single person, Father, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 17th day of November, 2016.

Adelina Torres
Notary Public

My Commission Expires: 10-27-18



Acknowledgement:

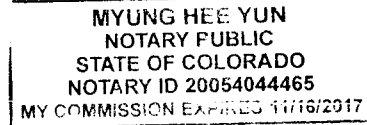
State of Colorado)
County of Douglas)

Before me, a Notary Public, qualified and acting in said County, personally came Bryan Scott Edinger, a single person, Son, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 22nd day of December, 2016.

Myung Hee Yun
Notary Public

My Commission Expires: 11/16/2017

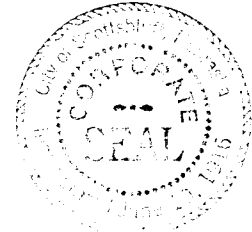


APPROVAL AND ACCEPTANCE:

The foregoing plat of "Final Plat of Lots 7A, 7B, & 7C, Block 6, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska, Subdivision of Lot 7, Block 6, Second Orchard Place Addition to Scottsbluff, 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 on 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.

Dated this ___ day of ___ 2016.

Rick Kuckkahn, 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 Kuckkahn, City Manager of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the City of Scottsbluff, Scotts Bluff County, Nebraska.

WITNESS my hand and Notarial Seal this 13th day of October, 2016.

Christine Burbach
Notary Public

My Commission Expires: 2/1/2024



Final Plat of LOTS 7A, 7B, & 7C, Block 6, Second Orchard Place Addition, Scottsbluff, Scotts Bluff County, Nebraska, Subdivision of Lot 7, Block 6, Second Orchard Place Addition to Scottsbluff, Scotts Bluff County, Nebraska.

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