



2021-1595

NUM PAGES 2
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 16.00 PD CHG _____ RET _____
 TOTAL 16.00 CASH
 REC'D Cheryl Spencer
 RET For Office Use

RECORDED
 SCOTTS BLUFF COUNTY, NE

Date 3-26-21 Time 10:59AM
Inst. 2021 1595
Jean A. Bauer

REGISTER OF DEEDS

FINAL PLAT OF
 LOT 6A, BLOCK 4, THIRD ADDITION TO EAST MINATIARE, NEBRASKA,
 BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 4, THIRD ADDITION TO EAST MINATIARE, NEBRASKA,
 ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7,
 TOWNSHIP 21 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
 ALSO BEING IN SCOTTS BLUFF COUNTY, NEBRASKA.

Date	Description	Drawn By	Checked By	Project No.
01-15-21	FIELD SURVEY	CJS	JAG	304-01-2021
01-18-21	DRAFTED SURVEY	CJS	JAG	304-01-2021
01-21-21	FINALIZED SURVEY	CJS	JAG	304-01-2021

Project Code	Label	Mod.	Date	Subset	Sheet No.
304			3-21-2021	1 of 2	1

SURVEY NOTES

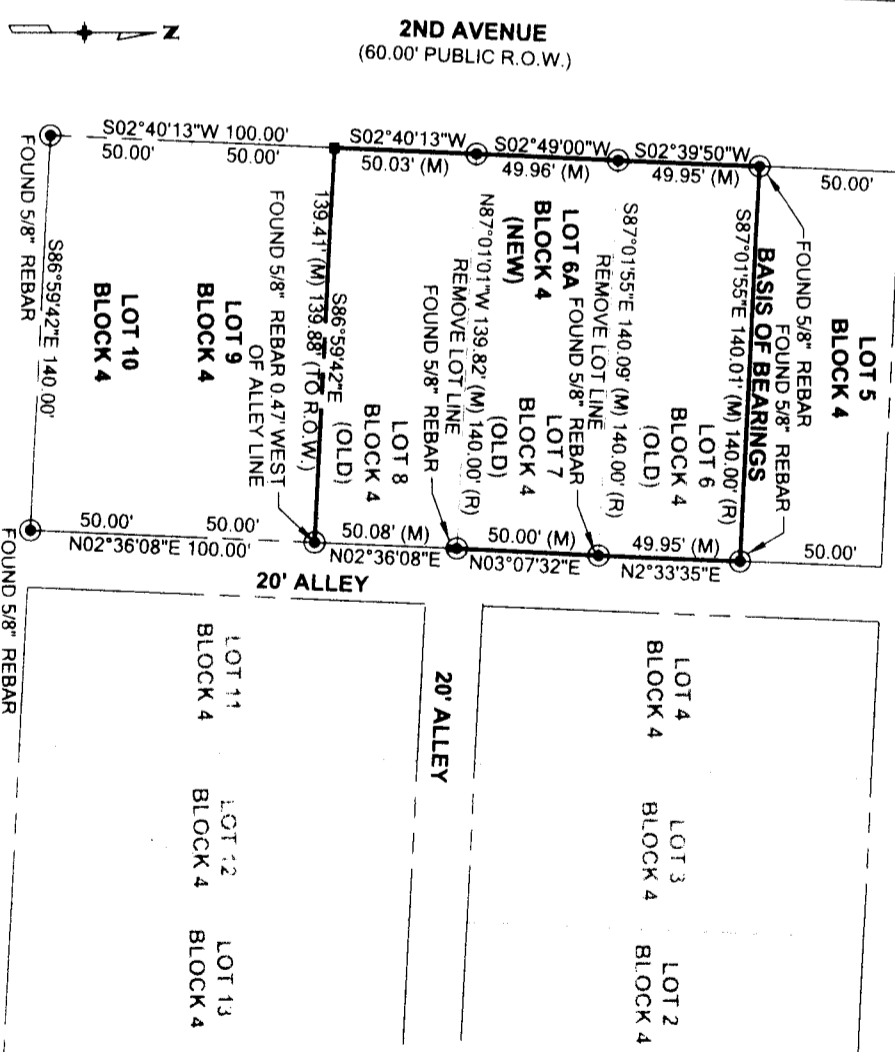
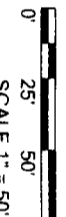
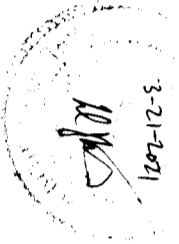
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY WILDCAT SURVEYING. NO ABSTRACT, CURRENT TITLE COMMITMENT, NO OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO WILDCAT SURVEYING IN THE CREATION OF THIS SURVEY.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 6, BLOCK 4, THIRD ADDITION TO EAST MINATIARE NEBRASKA, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF SOUTH 87°01'55" EAST, A DISTANCE OF 140.01 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.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
- 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.
- THIS SURVEY DOES NOT REPRESENT AN ALTANSPPS LAND TITLE SURVEY.
- THIS SURVEY DOES NOT REFLECT A SEARCH OR DOES IT DEPICT ANY UNDERGROUND UTILITIES OR SUBSURFACE CONFLICTS THAT MAY ARISE.
- WILDCAT SURVEYING IS NOT RESPONSIBLE FOR HOW AND OR WHERE THIS SURVEY IS RECORDED IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE. THIS SURVEY WILL BE DEPOSITED IN THE NEBRASKA STATE SURVEYORS REPOSITORY AND IN THE SCOTTS BLUFF COUNTY SURVEYORS OFFICE, MEETING ALL STATE REQUIREMENTS FOR DEPOSITING OF THE SURVEY. ANY ISSUES DUE TO DELAYED RECORDING, REJECTION OF DOCUMENTS, OR INDEXING ISSUES BY THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE IS NOT THE RESPONSIBILITY OF WILDCAT SURVEYING. ANY ISSUES THAT ARISE BASED ON COMMENTS MADE BY THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE IN REFERENCE TO THIS SURVEY, PLEASE CONTACT WILDCAT SURVEYING DIRECTLY BY EMAIL ONLY AT CGILBERT@WILDCATSURVEYING.COM.

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2021, BY ME, OR UNDER MY CLOSE 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 SCOTTS BLUFF COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 21ST DAY OF MARCH, 2021.

CG
 CARL JOHN GILBERT
 NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
 FOR AND ON BEHALF OF WILDCAT SURVEYING
 307 CHURCH STREET
 HARRISBURG, NE 68345
 PHONE: 308-279-2072



SURVEY LEGEND

- INDICATES SET 1.5x1.6" ORANGE PLASTIC CAP ON 5/8" REBAR STAMPED PLS 731
- INDICATES FOUND PROPERTY EVIDENCE AS DESCRIBED
- (M) INDICATES MEASURED DISTANCE BY WILDCAT SURVEYING

FINAL PLAT OF

LOT 6A, BLOCK 4, THIRD ADDITION TO EAST MINATARE, NEBRASKA,
BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 4, THIRD ADDITION TO EAST MINATARE, NEBRASKA,
ALSO BEING A PART OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 21 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN
ALSO BEING IN SCOTTS BLUFF COUNTY NEBRASKA.

OWNER'S STATEMENT - CERTIFICATE

CHERYL SPENCER BEING THE OWNER IN FEE OF THE FOREGOING PROPERTY KNOWN AS
LOTS 6, 7 AND 8, BLOCK 4, THIRD ADDITION TO EAST MINATARE, NEBRASKA, AS SHOWN ON
THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE REPLATTED AS
LOT 6A, BLOCK 4, THIRD ADDITION TO EAST MINATARE, NEBRASKA,
BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 4, THIRD ADDITION TO EAST MINATARE,
NEBRASKA.
THE FOREGOING PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH
THE DESIRES OF THE UNDERSIGNED OWNER

CHERYL SPENCER, DATE 3-26-21

STATE OF NEBRASKA
COUNTY OF Scotts Bluff

ACKNOWLEDGEMENT

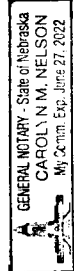
BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY,
PERSONALLY CAME CHERYL SPENCER, KNOWN TO ME TO BE THE IDENTICAL PERSON
WHO SIGNED THE FOREGOING "OWNER STATEMENT" AND ACKNOWLEDGE THE
EXECUTION THEREOF TO BE THERE VOLUNTARY ACT AND DEED

WITNESS MY HAND AND SEAL THIS 26th DAY OF
March, 2021

NOTARY PUBLIC, Carolyn M. Nelson

MY COMMISSION EXPIRES June 27, 2022

WITNESS MY HAND & SEAL



Sheet Revisions	
Date	Revisions
03-04-21	DESIGN
03-15-21	FIELD SURVEY
03-21-21	DRAFTED SURVEY
	FINALIZED SURVEY



Land Survey
Signature Sheet

Wildcat Project Number: 304-D1-2021
Project Location: Scotts Bluff County Nebraska
CLIENT: SPENCER
Project Code: [] Est. Mtg. Date: [] Subject: [] Sheet No: []

Harrisonburg NE 68345
Phone: 308-275-2072
www.wildcatsurveying.com

APPROVAL AND ACCEPTANCE

THE FOREGOING FINAL PLAT OF "LOT 6A, BLOCK 4, THIRD ADDITION TO EAST MINATARE, NEBRASKA, BEING A REPLAT OF LOTS 6, 7 AND 8, BLOCK 4, THIRD ADDITION TO EAST MINATARE, NEBRASKA" IS HEREBY APPROVED BY THE VILLAGE OF MINATARE NEBRASKA BOARD AND CHAIRMAN, SCOTTS BLUFF COUNTY NEBRASKA, BY RESOLUTION DULY PASSED THIS

26th DAY OF March, 2021.

BY: Carolyn M. Nelson
VILLAGE OF MINATARE BOARD PRESIDENT - DUE TO SURVEY BEING FOR THE MAYOR

ATTEST: Carolyn M. Nelson
CLERK