



2023-4078

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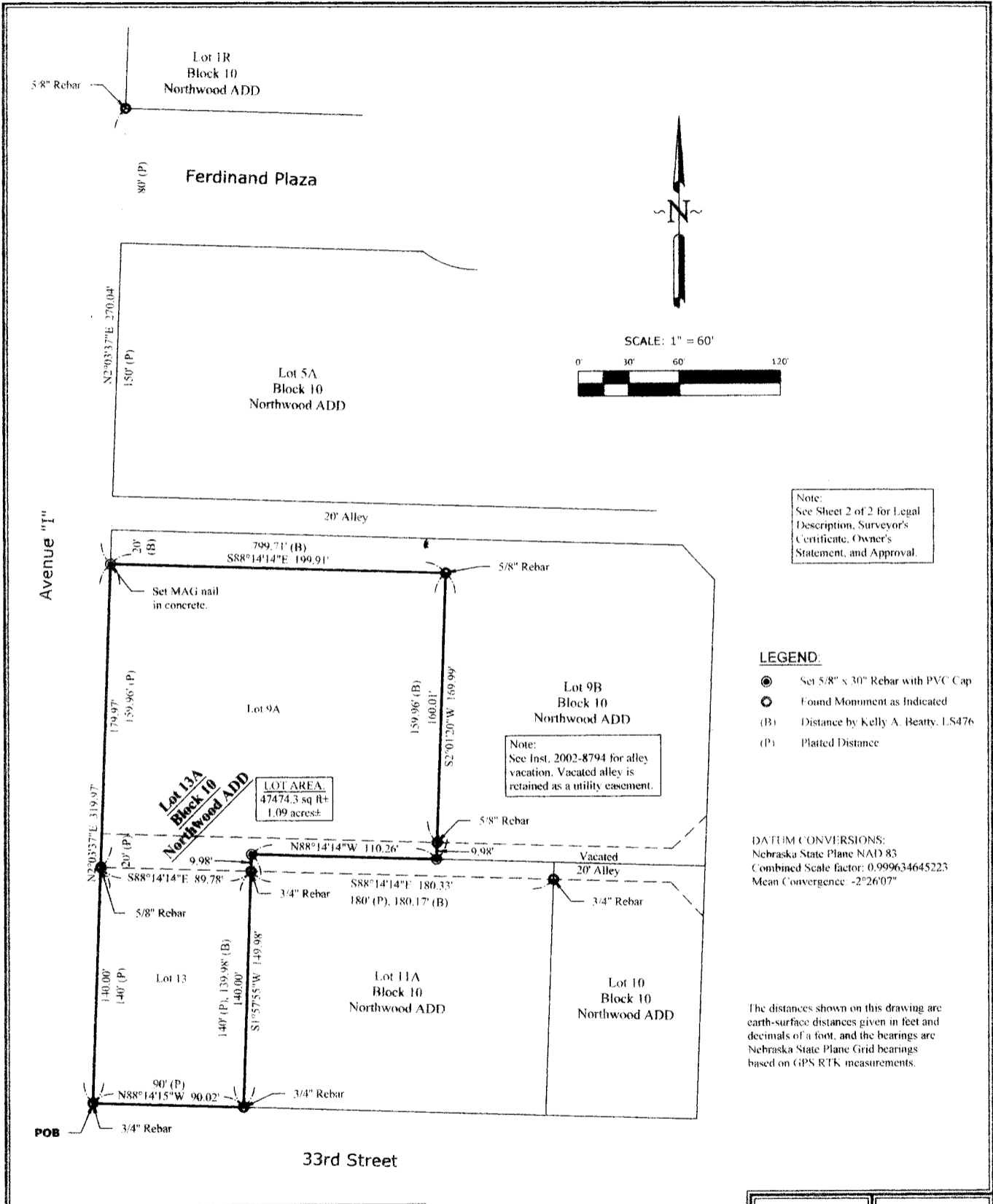
RECORDED
SCOTT'S BLUFF COUNTY, NE

Date 10-19-23 Time 10:40 AM

Inst. 2023 4078
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 4
DOC TAX PD CHG RET
FEES 28.00 PD CHG RET
TOTAL 28.00
REC'D City of Scottsbluff
RET For Office Use



Date: OCT 2023 Sheet No.: 1 of 2

Job No.: 2023-61 Drawn by: NAB / Checked by: DAB (City Seal) Eric Reicher Construction

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

PLAT OF
LOT 13 A, Block 10, Northwood Addition
Replat of Lots 9A, 13, and part of a vacated alley, Block 10,
Northwood Addition, City of Scottsbluff, Scotts Bluff County, Nebraska.

Inst. 2023 4078

LEGAL DESCRIPTION:

All of lots 9A, 13, and part of a vacated alley, Block 10, Northwood Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the east right-of-way (ROW) line of Avenue "I" with the north right-of-way (ROW) line of 33rd Street, said point being the southwest corner of said I of 13, and the POINT OF BEGINNING of this description, thence on said east ROW line N2°03'37"E (basis of bearing) a distance of 319.97 feet to the intersection of said east line with the south line of Lot 9B, Block 10, Northwood Addition; thence on said south line S88°14'14"E a distance of 199.91 feet; thence on the west line of said Lot 9B S2°01'20"W a distance of 169.99 feet to the intersection of said west line with the center line of a vacated 20 foot wide alley; thence on said center line N88°14'14"W a distance of 110.26 feet to the intersection of said center line with the west line of Lot 11A, Block 10, Northwood Addition; thence on said west line S1°57'55"W a distance of 149.98 feet to the intersection of said west line with said north ROW line of 33rd Street, thence on said ROW line N88°14'15"W a distance of 90.02 feet to the point of beginning.

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:

LOT 13A, Block 10, Northwood Addition
Replat of Lots 9A, 13, and part of a vacated alley, Block 10, Northwood Addition to the City of 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 12th day of October, 2023.

Sara Florez
Sara Florez, owner
DeSala Commercial LLC

Denise Florez
Denise Florez

Acknowledgement:

State of California)
County of)

Before me, a Notary Public, qualified and acting in said County, personally came Sam Florez, Owner, DeSala Commercial LLC, 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 _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

Acknowledgement:

State of California)
County of)

Before me, a Notary Public, qualified and acting in said County, personally came Sam Florez and Denise Florez, 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 _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

Loose certificate attached

APPROVAL AND ACCEPTANCE:

The foregoing plat of
"LOT 13A, Block 10, Northwood Addition
Replat of Lots 9A, 13, and part of a vacated alley, Block 10, Northwood Addition to the City of 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 E.B. 71 approved on March 5, 1983, and to Article I 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 19th day of October, 2023.

Zachary Glaubius
Zachary Glaubius, Director of Development Services
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 Zachary Glaubius, Director of Development Services 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 19th day of October, 2023.

Kimberley E Wright
Notary Public

My Commission Expires: Jan 24, 2025



SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, between September 26, 2023 and October 3, 2023, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

WITNESS MY HAND AND SEAL, this 11th day of October, 2023.
Donald A. Brush
Nebraska Registered Land Surveyor Number 511

Note:
See Sheet 1 of 2
for plat layout.



Sheet No.: 2 of 2

Date: OCT 2023

PLAT OF
LOT 13A, Block 10, Northwood Addition
Replat of Lots 9A, 13, and part of a vacated alley, Block 10, Northwood Addition, City of Scottsbluff, Scotts Bluff County, Nebraska.

Panhandle Land Surveying
Donald A. Brush, Professional Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-5602

Job No.: 2023-61 Drawn by: NAB / Checked by: DAB Clear Name: Eric Wehner Construction Copyright: 2023

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

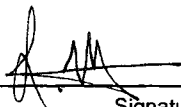
State of California
County of Sacramento

On October 12, 2023, before me, L. Herrera, Notary Public,
personally appeared Sam Florez -----,

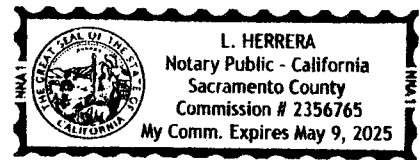
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

*Though the information below is not required by law, it may prove valuable to person relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.*

Description of Attached Document

Title or Type of Document: Plat of Lot 13A, Block 10, Northwood Addition, Scottsbluff, NE

Document Date: Oct-2023 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity Claimed by the Signer: Sam Florez, Owner, DeSala Commercial LLC

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

State of California
County of Sacramento

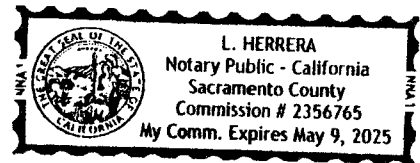
On October 12, 2023, before me, L. Herrera, Notary Public,
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who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public



(Notary Seal)

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