

PLAT OF

Lot A and B, Subdivision of Lot 6, Block C, Second Addition to Scottsbluff, Scotts Bluff County, Nebraska.

Prepared for:
Brian Christeleit
1502 Third Avenue
Scottsbluff, Nebraska 69361

LEGAL DESCRIPTION:

Lot A and B, Subdivision of Lot 6, Block C, Second Addition to Scottsbluff, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the westerly Right-of-Way line of 3rd Avenue with the northerly Right-of-Way line of East 15th Street, said point being the POINT OF BEGINNING of this description; thence S89°42'06"W on said northerly Right-of-Way line of East 15th Street a distance of 140.07 feet to the intersection of said northerly Right-of-Way line with the westerly line of said Block C, said line being the easterly line of an Alley; thence N00°20'28"W on said westerly line a distance of 50.01 feet to the southwest corner of Lot 5 of said Block C; thence N89°42'29"E on the southerly line of said Lot 5 a distance of 140.07 feet to a point on said westerly Right-of-Way line of 3rd Avenue, said point being the southeast corner of said Lot 5; thence S00°20'37"E on said westerly Right-of-Way line a distance of 49.99 feet to the point of beginning, containing 7,003.95 square feet or 0.161 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between June 26, 2004 and July 24, 2004, the tract described above 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 50 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are true north bearings based on Nebraska State Plane NAD 83 by applying the convergence to the grid bearings; that the areas are as shown; and that the monuments were found or set as indicated.

Witness my hand and seal this 13th day of August, 2004.
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



OWNER'S STATEMENT:

We, James L. Miller and Shelia K. Miller, not personally but as Trustees on behalf of the James L. Miller and Shelia K. Miller Revocable Trust, being the owner(s) 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:

Lots A and B, Subdivision of Lot 6, Block C, Second Addition to Scottsbluff, Scotts Bluff County, Nebraska.

We hereby dedicate the easements to the use and benefit of the public.

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.

Dated this _____ day of _____, 2004.

James L. Miller, Trustee

Shelia K. Miller, Trustee

Acknowledgement:

State of Nebraska)
County of Scotts Bluff) ss.

Before me, a Notary Public, qualified and acting in said County, personally came James L. Miller and Shelia K. Miller, not personally but as Trustees on behalf of the James L. Miller and Shelia K. Miller Revocable Trust, know 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 _____, 2004.

Notary Public

My commission Expires: _____

APPROVAL AND ACCEPTANCE:

The foregoing plat of "Lots A and B, Subdivision of Lot 6, Block C, Second Addition to Scottsbluff, Scotts Bluff County, Nebraska." was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this _____ day of _____, 2004.

By: _____
Fiona Libsack, Mayor

Attested: _____
Bonnie Ott, City Clerk

Acknowledgement:

State of Nebraska)
County of Scotts Bluff) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Fiona Libsack, Mayor 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.

WITNESS my hand and Notarial Seal this _____ day of _____, 2004.

Notary Public

My Commission Expires: _____

Date: July, 2004

Sheet No.: 2 of 2

Panhandle Land Surveying

Donald A. Brush, Registered Land Surveyor
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Phone: (308) 247-2602

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