



2016-2677

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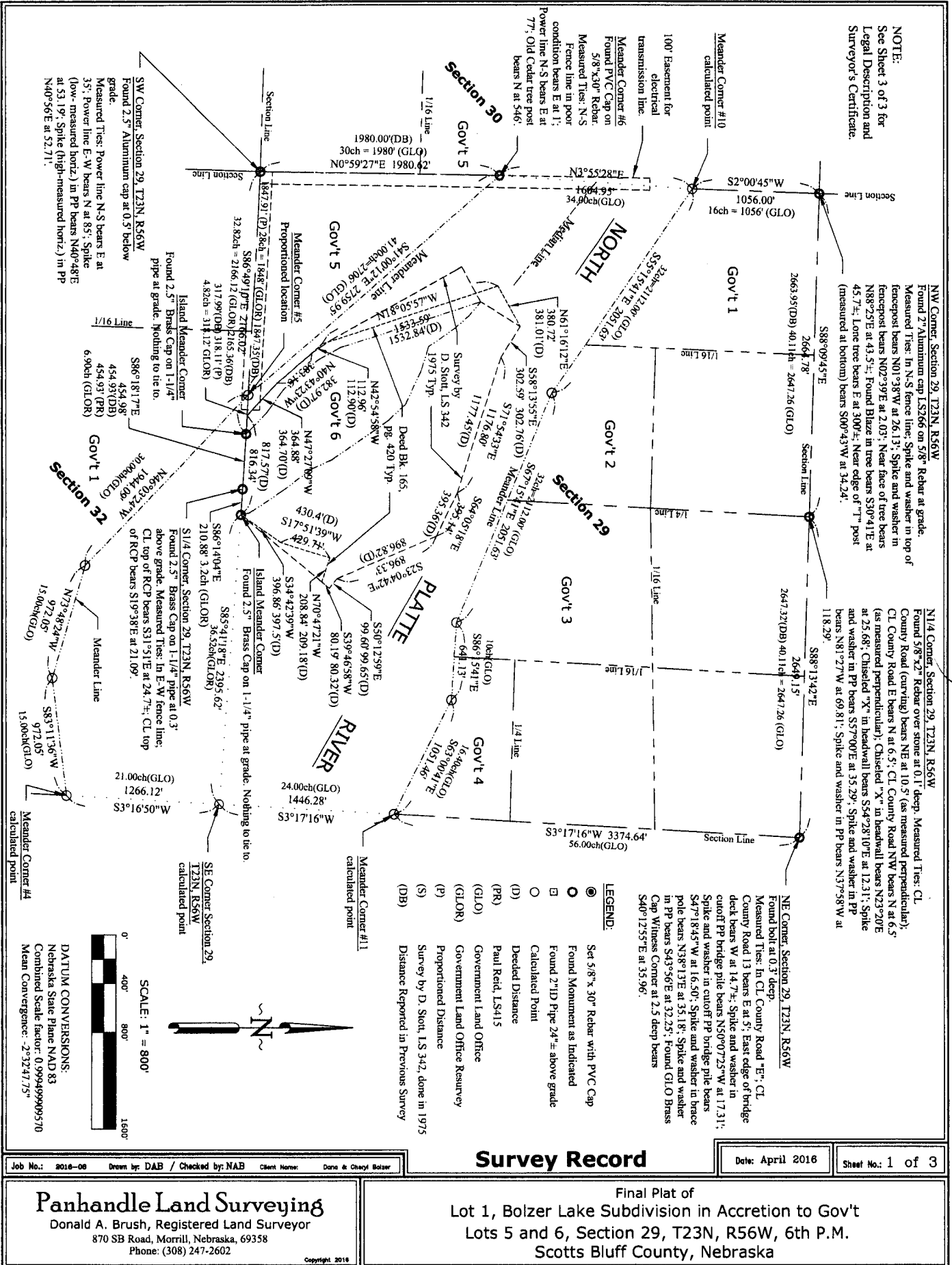
NUM PAGES 3  
DOC TAX PD CHG RET  
FEES 22.00 PD CHG ✓ RET  
TOTAL 22.00  
REC'D Bill - S.B. City Bldg & Zoning  
RET For Office Use

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 5-20-16 Time 12:52pm

INST. 2016 2677  
Jean A. Bauer

REGISTER OF DEEDS





**LEGAL DESCRIPTIONS:**

Lot 1

Part of accretion to Government Lots 5 and 6, Section 29, Township 23 North, Range 56 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

With reference to the Southwest Corner of said Section 29, thence S86°49'10"E on the south line of said Section 29, a distance of 1533.13 feet; thence N3°10'50"E perpendicular to said south line a distance of 99.95 feet; thence N23°44'12"W a distance of 413.15 feet; thence N12°26'04"W a distance of 342.73 feet; thence N15°35'54"W a distance of 283.91 feet; thence N17°50'11"W a distance of 569.57 feet to the POINT OF BEGINNING of this description; thence S72°09'49"W a distance of 500.00 feet; thence N17°50'11"W a distance of 436.00 feet; thence N72°09'49"E a distance of 500.00 feet; thence S17°50'11"E a distance of 436.00 feet to the point of beginning, containing 5.00 acres, more or less.

30' Ingress/Egress Easement

A 30' Ingress/Egress Easement located in part of Government Lot 5 and part of accretion to Government Lots 5 and 6, Section 29, Township 23 North, Range 56 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

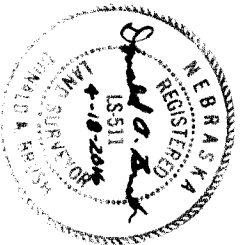
A parcel of land 30 feet wide, with the sidelines being prolonged or shortened to conform with the Grantor's property lines, being 30 feet on the right side of a line described with reference to the Southwest Corner of said Section 29, thence S86°49'10"E on the south line of said Section 29, a distance of 1533.13 feet; thence N3°10'50"E perpendicular to said south line a distance of 99.95 feet to the POINT OF BEGINNING of this description; thence N23°44'12"W a distance of 413.15 feet; thence N12°26'04"W a distance of 342.73 feet; thence N15°35'54"W a distance of 283.91 feet; thence N17°50'11"W a distance of 569.57 feet; thence N17°50'11"W a distance of 436.00 feet to the point of termination, containing 1.413 acres, more or less.

**SURVEYOR'S CERTIFICATE:**

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between March 22, 2015, and April 8, 2015, 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 sheet 1 of 3; is drawn to a scale of 800 feet to the inch and sheet 2 of 3 is drawn to a scale of 300 feet to the inch, that the distances are earth surface distances 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 18th day of April, 2016.

Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



**OWNER'S STATEMENT:**

I, Orin P. Bolzer, a single person, being the owner 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 LOT 1, BOLZER LAKE SUBDIVISION IN ACCRETION TO GOV'T LOTS 5 AND 6 SECTION 29 TOWNSHIP 23 NORTH, RANGE 56 WEST, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.**

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

Dated this 22<sup>nd</sup> day of April, 2016.

*Orin P. Bolzer*  
Orin P. Bolzer, a single person

Acknowledgement:

State of Nebraska ) )  
County of Scotts Bluff ) ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Orin P. Bolzer, 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 his voluntary act and deed.

Witness my hand and seal this 22<sup>nd</sup> day of April, 2016.

*Cynthia A. Graubergler*  
Notary Public

My Commission Expires: 12/18/2018



**APPROVAL AND ACCEPTANCE:**

The foregoing "FINAL PLAT OF LOT 1, BOLZER LAKE SUBDIVISION IN ACCRETION TO GOV'T LOTS 5 AND 6 SECTION 29 TOWNSHIP 23 NORTH, RANGE 56 WEST, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA," is hereby approved by the Scotts Bluff County Board of Commissioners, Scotts Bluff County, Nebraska, by Resolution duly passed this 16<sup>th</sup> day of May, 2016.

By: *Michael S. K...*  
Chairman

ATTEST:

*Ula Slavova*  
Scotts Bluff County Clerk



**APPROVAL & ACCEPTANCE**

Date: April 2016

Sheet No.: 3 of 3

Job No.: 2016-08 Drawn by: DAB / Checked by: NAB Client Name: Dene & Cheryl Bolzer

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

Final Plat of  
Lot 1, Bolzer Lake Subdivision in Accretion to Gov't  
Lots 5 and 6, Section 29, T23N, R56W, 6th P.M.  
Scotts Bluff County, Nebraska