



2017-5346

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-13-17 Time 2:43pm

INST. 2017 5346

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 22.00 PD _____ CHG _____ RET _____
 TOTAL 22.00
 REC'D Bill-ScB County Bldg Zoning
 RET For office use

COMPUTER C H
 PICTURED C
 IMAGED _____

FINAL PLAT

LOT 1, BLOCK 1, KOSMAN SUBDIVISION AND UNPLATTED LANDS

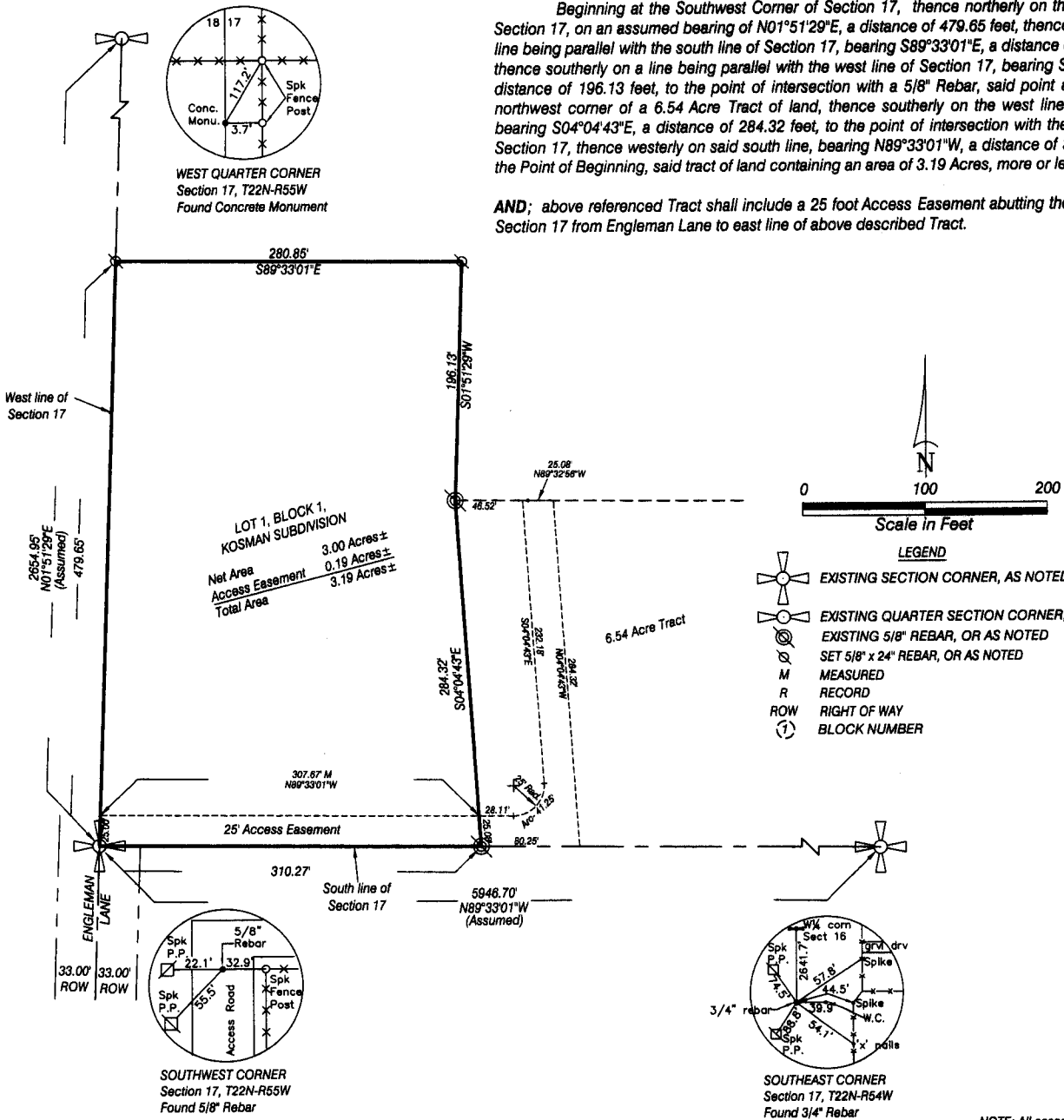
SITUATED IN THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 22 NORTH, RANGE 55 WEST
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTION

LOT 1, BLOCK 1, KOSMAN SUBDIVISION AND UNPLATTED LANDS, situated in the Southwest Quarter of the Southwest Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Beginning at the Southwest Corner of Section 17, thence northerly on the west line of Section 17, on an assumed bearing of N01°51'29"E, a distance of 479.65 feet, thence easterly on a line being parallel with the south line of Section 17, bearing S89°33'01"E, a distance of 280.85 feet, thence southerly on a line being parallel with the west line of Section 17, bearing S01°51'29"W, a distance of 196.13 feet, to the point of intersection with a 5/8" Rebar, said point also being the northwest corner of a 6.54 Acre Tract of land, thence southerly on the west line of said Tract, bearing S04°04'43"E, a distance of 284.32 feet, to the point of intersection with the south line of Section 17, thence westerly on said south line, bearing N89°33'01"W, a distance of 310.27 feet, to the Point of Beginning, said tract of land containing an area of 3.19 Acres, more or less.

AND; above referenced Tract shall include a 25 foot Access Easement abutting the south line of Section 17 from Engleman Lane to east line of above described Tract.



NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

JOB# RM170254-00

LOT 1, BLOCK 1,
KOSMAN SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

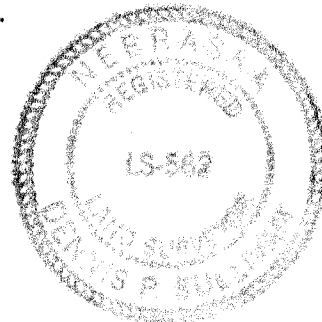
SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of **LOT 1, BLOCK 1, KOSMAN SUBDIVISION AND UNPLATTED LANDS**, situated in the Southwest Quarter of the Southwest Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 12th DAY OF September, 2017.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan
Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562



OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted lands situated in the Southwest Quarter of the Southwest Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as **LOT 1, BLOCK 1, KOSMAN SUBDIVISION AND UNPLATTED LANDS**, situated in the Southwest Quarter of the Southwest Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.
Dated this 12 day of September, 2017.

Owner:
KOSMAN INVESTMENTS, LLC,
a Nebraska Limited Liability Company

H. H. Kosman
By: H. H. Kosman, Member / Manager

LOT 1, BLOCK 1,
KOSMAN SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA.)
COUNTY OF SCOTTS BLUFF)

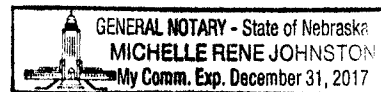
Before me, a Notary Public, qualified and acting in said County, personally came H. H. Kosman, Member / Manager of Kosman Investments, LLC, a Nebraska Limited Liability company, to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of Kosman Investments, LLC, a Nebraska Limited Liability company.

WITNESS MY HAND AND SEAL THIS 12 DAY OF September, 2017.

Michelle Rene Johnston

Notary Public

My Commission Expires 12/31/2017



APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 1, KOSMAN SUBDIVISION AND UNPLATTED LANDS, situated in the Southwest Quarter of the Southwest Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 18th day of September, 2017. Conditioned upon the fact Scotts Bluff County will not provide street or alley maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974.

[Signature]

Chairman of the Board

ATTEST:

Vera Dubaney

County Clerk

