

Date 7-10-19 Time 9:18 am  
Inst. 2019 2867

*Jean A. Bauer*

REGISTER OF DEEDS

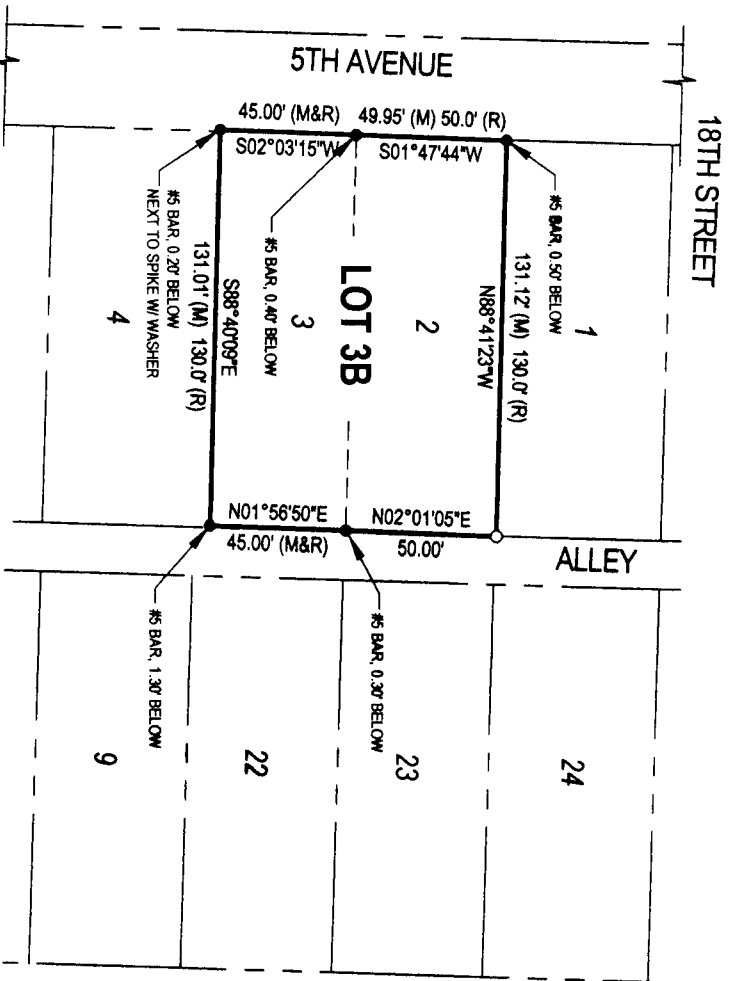


2019-2867

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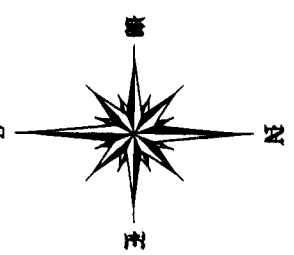
10.00 ✓  
10.00 cash  
Bauer Assoc  
Office Use

**ADMINISTRATIVE PLAT OF LOT 3B**  
A REPLAT OF LOTS 2 AND 3, EXCEPT THE SOUTH 5 FEET OF LOT 3,  
SUBDIVISION AND REPLAT OF LOTS 1-9 AND 15, COWEN'S FIRST ADDITION  
TO THE CITY OF SCOTTSBLUFF, NEBRASKA



6TH AVENUE

SCALE 1"=50'



**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, BEING THE OWNERS OF LOTS 2 AND 3, EXCEPT THE SOUTH 5 FEET OF LOT 3, SUBDIVISION AND REPLAT OF LOTS 1-9 AND 15, COWEN'S FIRST ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS: LOT 3B, A REPLAT OF LOTS 2 AND 3, EXCEPT THE SOUTH 5 FEET OF LOT 3, SUBDIVISION AND REPLAT OF LOTS 1-9 AND 15, COWEN'S FIRST ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA.

THAT THE FOREGOING PLAT WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.  
DATED THIS 8 DAY OF July, 2019.

BY: *David Brostrom*  
DAVID BROSTROM, SECRETARY  
MAGNET SOLUTIONS, INC.

ACKNOWLEDGMENT:  
STATE OF NEBRASKA  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME AN AUTHORIZED REPRESENTATIVE OF MAGNET SOLUTIONS, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 8th DAY OF July, 2019.

NOTARY PUBLIC

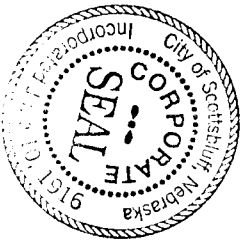
MY COMMISSION EXPIRES: April 17, 2020

CITY OF SCOTTSBLUFF APPROVAL

THE FOREGOING ADMINISTRATIVE PLAT OF LOT 3B, A REPLAT OF LOTS 2 AND 3, EXCEPT THE SOUTH 5 FEET OF LOT 3, SUBDIVISION AND REPLAT OF LOTS 1-9 AND 15, COWEN'S FIRST ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, WAS APPROVED BY THE CITY MANAGER OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

NATHAN JOHNSON, CITY MANAGER

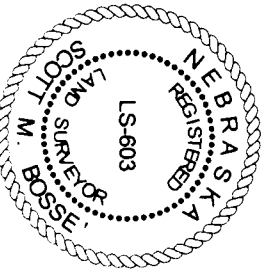
ATTESTED: CITY CLERK  
*Michelle Hays*  
CITY OF SCOTTSBLUFF, NEBRASKA



Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

**SURVEYOR'S CERTIFICATE:**  
I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 2 AND 3, EXCEPT THE SOUTH 5 FEET OF LOT 3, SUBDIVISION AND REPLAT OF LOTS 1-9 & 15, COWEN'S FIRST ADDITION TO THE CITY OF SCOTTSBLUFF AS DESCRIBED IN DEED RECORD N. PAGE 389 OF THE SCOTTS BLUFF COUNTY DEED RECORDS AS SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 50 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT, AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 10th day of July, 2019.



- = CORNER FOUND AS NOTED
- = CORNER SET
- 5/8" x 24" REBAR WITH PINK PVC CAP
- STAMPED "ACUSTAR BOSSE LS 603"
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE

**BAUER ASSOCIATES**  
INC.  
1001 S. 17TH STREET  
SCOTTSBLUFF, NE 68701  
PH: 781-222-55  
F: 781-222-55

**ACCUSTAR SURVEYING**  
30601 COUNTY ROAD 17  
MITCHELL, NE 69357  
PHONE: (508) 623 0197  
CELL: (508) 651 0737

PROJECT:  
MAGNET 24-22-55  
MAGNET SOLUTIONS, INC.  
SCOTTSBLUFF, NEBRASKA