



2022-2544

RECORDED  
SCOTT'S BLUFF COUNTY, NE

Date 5-10-22 Time 10:50 AM

Inst. 2022 2544  
*Jean A. Bauer*

REGISTER OF DEEDS

COMPUTER  
PICTURED  
IMAGED

*[Handwritten Signature]*

NUM PAGES 2  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 16.00 PD \_\_\_\_\_ CHG  RET \_\_\_\_\_  
TOTAL 16.00  
REC'D McSchaff - Dennis  
RET For Office Use

# FINAL PLAT

## LOTS 1, 2 AND 3, BLOCK 1, BIG DOG MEADOWS SUBDIVISION

SITUATED IN THE SOUTHEAST QUARTER OF  
THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 22 NORTH, RANGE 55 WEST  
OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA



LEGEND  
EXISTING SECTION CORNER, AS NOTED  
EXISTING QUARTER SECTION CORNER, AS NOTED  
EXISTING 5/8" REBAR  
SET 5/8" x 24" REBAR, OR AS NOTED  
MEASURED  
R RECORD  
ROW RIGHT OF WAY



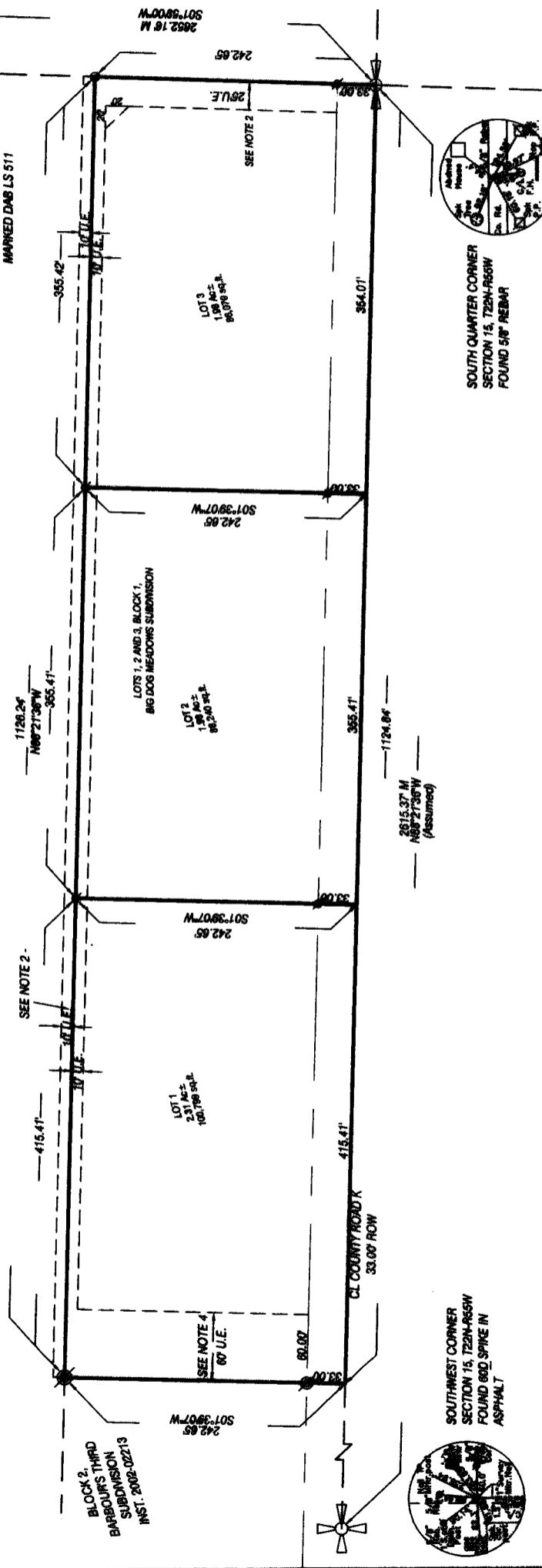
- NOTES:
- Sanitary sewer septic system will be installed in Lots 1 - 3, Block 1 in accordance with City and State regulations, until city sewer becomes available.
  - This utility easement will be dedicated as an alley if and when future platting and subdivision occurs on the north side and abutting Block 2.
  - 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.
  - This 60 foot wide utility easement will be dedicated as a City street if and when future development occurs to the north and abutting Block 2.



CENTER OF SECTION  
SECTION 15, T22N-R65W  
FOUND REBAR W/ PLASTIC CAP  
MARKED DAB LS 511



SOUTH QUARTER CORNER  
SECTION 15, T22N-R65W  
FOUND 5/8" REBAR



SOUTHWEST CORNER  
SECTION 15, T22N-R65W  
FOUND 600 SPIKE IN  
ASPHALT



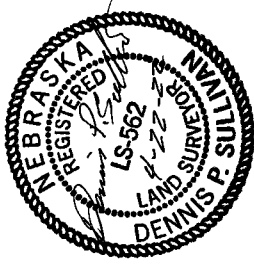
**SURVEYOR'S CERTIFICATE**

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 LOTS 1, 2 AND 3, BLOCK 1, BIG DOG MEADOWS SUBDIVISION, a Tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the South Quarter Corner of Section 15, thence westerly on the south line of the Southwest Quarter of Section 15, on an assumed bearing of N89°21'30"W, a distance of 1121.84 feet, to the point of intersection with the southwest corner of Block 2, Barbour's Third Subdivision as described in Instrument 2002-02213, thence northerly on said east line, bearing N01°39'07"E, a distance of 242.85 feet, to the point of intersection with the northeast corner of said Block 2, Barbour's Third Subdivision, thence easterly, on a line parallel with the south line of the Southwest Quarter of Section 15, bearing S88°21'30"E, a distance of 1126.24 feet, to the point of intersection with the east line of the southwest Quarter of Section 15, thence southerly on said east line, bearing S01°59'00"W, a distance of 242.65 feet, to the Point of Beginning, said tract containing an area of 6.27 Acres, more or less.

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 22<sup>nd</sup> DAY OF April, 2022.  
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 unplattd land situated in the Southeast Quarter of the Southwest Quarter of Section 15, 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 here caused such real estate to be platted as LOTS 1, 2 AND 3, BLOCK 1, BIG DOG MEADOWS SUBDIVISION, a Tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 15, 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. We hereby dedicate these easements shown for the use and benefit of the public.  
Dated this 22<sup>nd</sup> day of April, 2022.

Owners:  
LRK FARMS, INC  
a Nebraska Corporation

*Jeff S. Kithau*  
By: Jeff S. Kithau, President

GREAT WESTERN BANK,  
A DIVISION OF FIRST INTERSTATE BANK

*Erik E. Hammer*  
Erik E. Hammer - SBS - Loan Workout Manager



**ACKNOWLEDGEMENT**  
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )  
LOTS 1, 2 AND 3, BLOCK 1,  
BIG DOG MEADOWS SUBDIVISION  
SCOTTSBLUFF, NEBRASKA  
SHEET 2 OF 2  
JOB# RM220022-00

Before me, a Notary Public, qualified and acting in said County, personally came Jeff S. Kithau, President of LRK Farms, INC, A Nebraska Corporation, 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 LRK Farms, INC, A Nebraska Corporation.

WITNESS MY HAND AND SEAL THIS 22<sup>nd</sup> DAY OF April, 2022.



*Dennis P. Sullivan*  
Notary Public

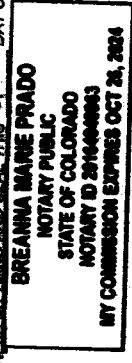
My Commission Expires August 26, 2022

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )  
C/O (800) 411-4888  
LOANER 48

Before me, a Notary Public, qualified and acting in said County, personally came Erik E. Hammer - SBS - Loan Workout Manager for Great Western Bank, a division of First Interstate Bank, 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 Great Western Bank, a division of First Interstate Bank.

WITNESS MY HAND AND SEAL THIS 29<sup>th</sup> DAY OF April, 2022.



*Breanna Marie Prado*  
Notary Public

My Commission Expires October 28, 2024

**APPROVAL AND ACCEPTANCE**

The foregoing plat of LOTS 1, 2 AND 3, BLOCK 1, BIG DOG MEADOWS SUBDIVISION, a Tract of land situated in the Southwest Quarter of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed

this 22<sup>nd</sup> day of May, 2022.

*Jeanne McKernigan*  
Mayor: Jeanne McKernigan

*Kendall Wright*  
ATTEST: Kendall Wright  
City Clerk