



2024-23

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-3-24 Time 3:31pm

Inst. **2024** **23**
Jean A. Bauer

REGISTER OF DEEDS

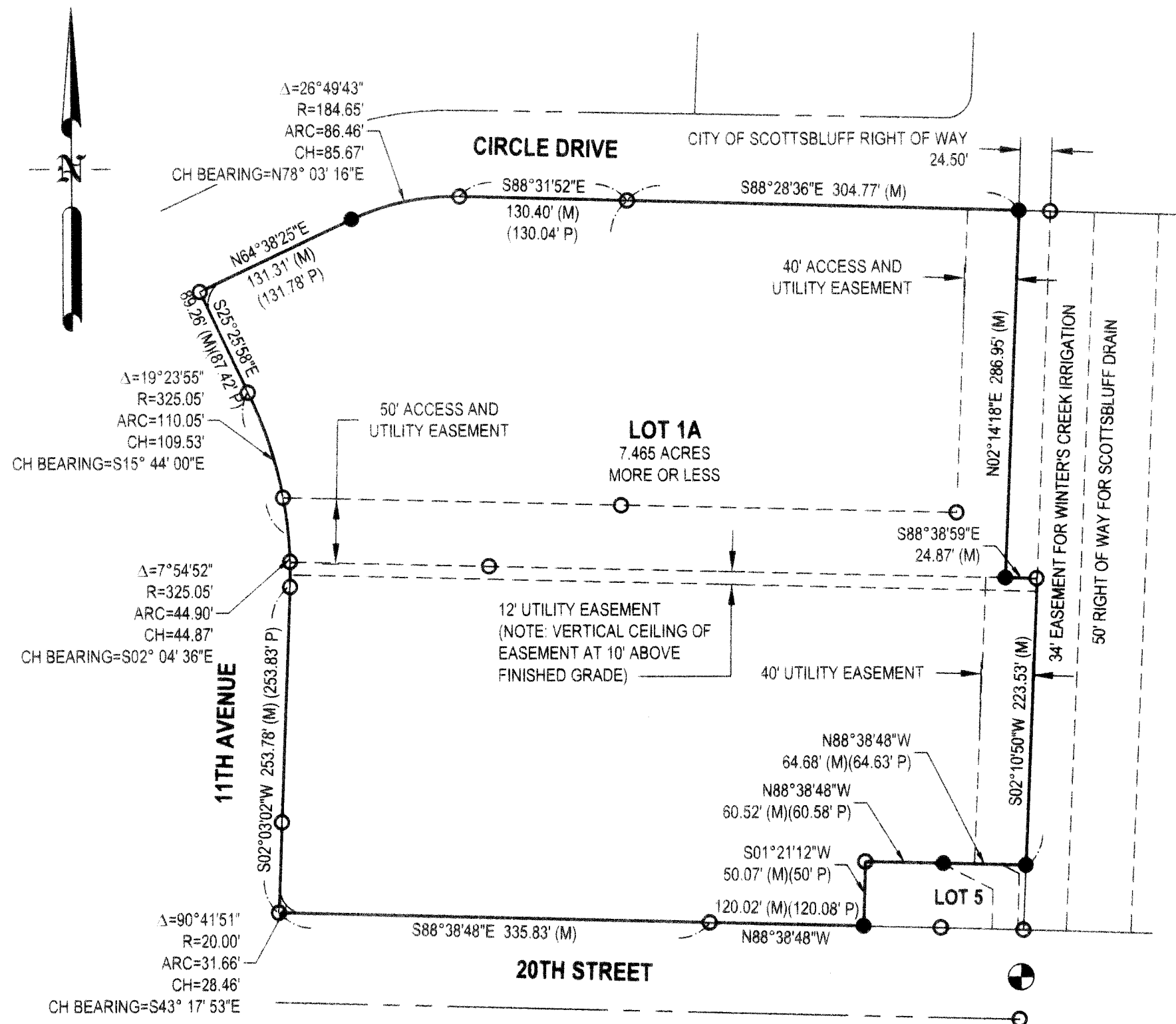
NUM PAGES 4
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 28.00 PD _____ CHG RET _____
TOTAL 28.00
REC'D City of Scottsbluff
RET For office use

COMPUTER _____ C
PICTURED _____
IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

Inst. 2024 23

LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION
 A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION,
 AND
 A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY
 ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



SURVEY LEGEND

- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE
- = FOUND PROPERTY CORNER
- = SET PROPERTY CORNER
 3/8" X 24" REBAR WITH PINK PVC
 CAP STAMPED "ACCUSTAR BOSSE"
 LS 603"

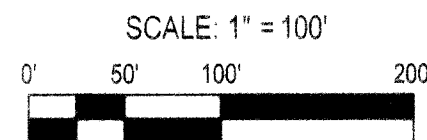
SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED

LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION, A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION AND A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, ; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 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.

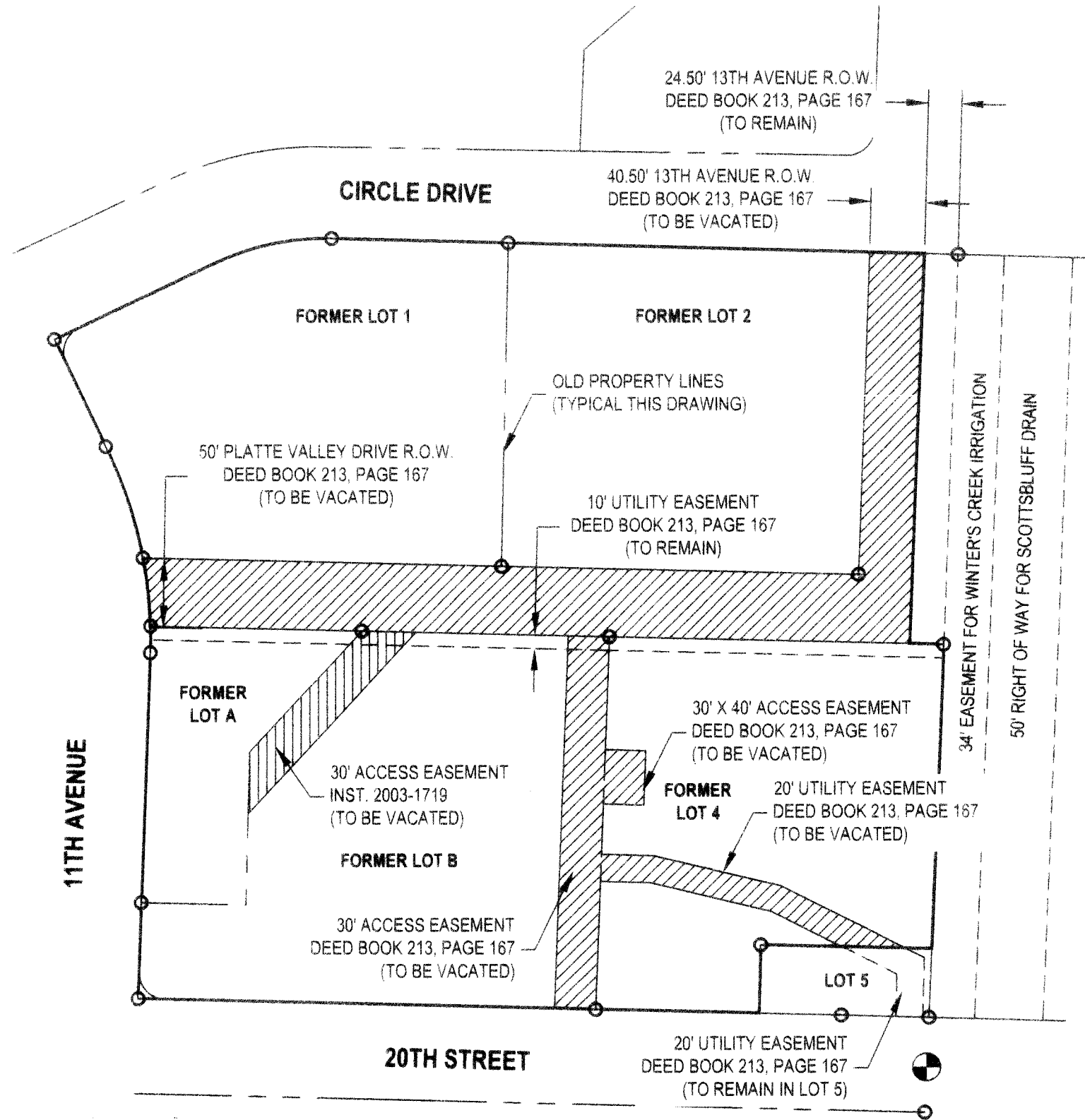
WITNESS MY HAND AND SEAL this 15 day of DECEMBER, 2023.

Scott M. Bosse
 NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



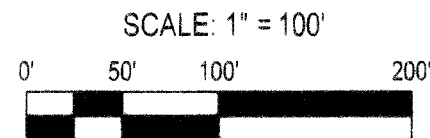
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ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Inst. 2024 23



 INDICATES EASEMENTS / R.O.W. TO BE VACATED

VACATION OF EASEMENTS & RIGHTS OF WAY



Inst. 2024 23

SURVEY NOTES

1. ALL DIMENSIONS SHOWN HEREON ARE PLATTED DISTANCES.
2. THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
3. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.
4. NOTICE YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

OWNER'S STATEMENT AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION AND LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, HEREBY DEDICATES THE ABOVE DESCRIBED REAL ESTATE TO BE REPLATTED AS:

LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION, A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION AND A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

I ALSO APPROVE OF THE RIGHT-OF-WAY AND EASEMENT VACATIONS AS DEPICTED ON SHEET 2 OF THIS PLAT.


THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: [Signature]
REPRESENTATIVE OF PLATTE VALLEY NATIONAL BANK

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME H H Kosman, A REPRESENTATIVE OF PLATTE VALLEY NATIONAL BANK, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS 5 DAY OF December, 2023.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/28/2025

LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION
A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION,
AND
A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY
ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOT 1A, BLOCK 1, PLATTE VALLEY ADDITION, A REPLAT OF LOTS 1, 2 AND 4, BLOCK 1, PLATTE VALLEY ADDITION AND A REPLAT OF LOTS A & B, SUBDIVISION OF LOT 3, BLOCK 1, PLATTE VALLEY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS 2nd DAY OF January, 2024

THE CITY OF SCOTTSBLUFF ALSO APPROVES OF THE RIGHT-OF-WAY AND EASEMENT VACATIONS AS DEPICTED ON SHEET 2 OF THIS PLAT.

BY: [Signature]
JEANNE MCKERRIGAN, MAYOR

ATTESTED: [Signature]
CITY CLERK



Baker
& Associates
Inc.
Scottsbluff, Nebraska
11/20/2023