

2024-4523

COMPUTER JL C
PICTURED _____
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 11-22-24 Time 2:29pm

Inst. 2024 4523

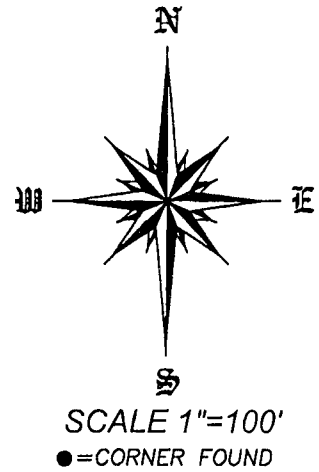
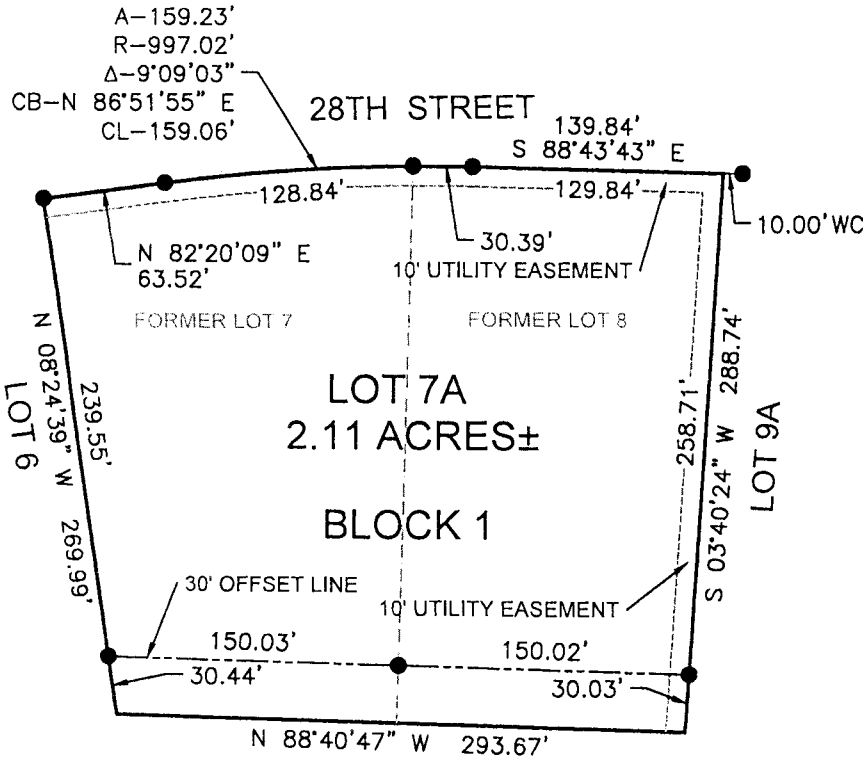
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG - RET _____
TOTAL 16.00
REC'D _____
RET City of Scottsbluff
2525 Curle Dr. Seb.

FINAL PLAT

LOT 7A, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, A REPLAT OF LOTS 7 AND 8, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.N.M., SCOTT BLUFF COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PREPARED THE PLAT FOR LOT 7A, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, A REPLAT OF LOTS 7 AND 8, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.N.M., SCOTT BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING DRAWING; 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 23RD day of SEPTEMBER, 2024.

[Signature]
 Scott M. Bosse
 NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SURVEYOR NOTES:

- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) 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.

OWNER'S STATEMENT:

I, THE UNDERSIGNED, BEING THE OWNER OF LOTS 7 AND 8, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.N.M., SCOTT BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOT 7A, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, A REPLAT OF LOTS 7 AND 8, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.N.M., SCOTT BLUFF COUNTY, NEBRASKA.

THAT THE FOREGOING PLAT WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

DATED THIS 23RD DAY OF SEP, 2024.

[Signature] ANDRES TORRES
[Signature] LETICIA TORRES

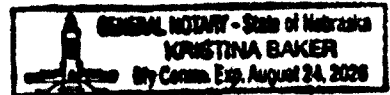
ACKNOWLEDGMENT:

STATE OF NEBRASKA)
 COUNTY OF SCOTT'S BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ANDRES TORRES AND LETICIA TORRES, A MARRIED COUPLE TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 23RD DAY OF SEP, 2024.

MY COMMISSION EXPIRES: August 24, 2026
 NOTARY PUBLIC

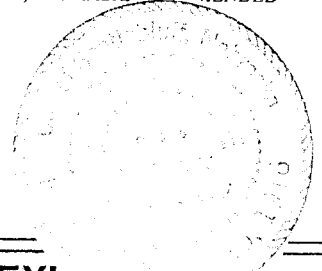


APPROVAL STATEMENT:

THE FOREGOING PLAT OF: LOT 7A, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, A REPLAT OF LOTS 7 AND 8, BLOCK 1, SECOND WINTERS CREEK ESTATES SUBDIVISION, PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.N.M., SCOTT BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SCOTT'SBLUFF, NEBRASKA, PURSUANT TO SECTION 19-916, REISSUE OF REVISED STATUTES OF NEBRASKA, AS AMENDED BY SECTION 10 OF L.B. 71, APPROVED MARCH 5, 1983, AND TO ARTICLE 1 OF CHAPTER 20 OR ORDINANCE NO. 2600 OF THE CITY OF SCOTT'SBLUFF, NEBRASKA AS AMENDED BY ORDINANCE NO. 2812 OF THE CITY OF SCOTT'SBLUFF, NEBRASKA.

[Signature]
 ZACHARY CLAUBIUS,
 CITY OF SCOTT'SBLUFF, NEBRASKA

ATTEST: *[Signature]*
 CITY CLERK



SHEET
1 OF 1

PROJECT:
 LOT 7A, BLOCK 1, SECOND
 WINTERS CREEK ESTATES SUBDIVISION
 ANDRES AND LETICIA TORRES
 SCOTT'SBLUFF, NEBRASKA

ACCUSTAR SURVEYING
 30601 COUNTY ROAD 17
 MITCHELL, NE 69357
 PHONE: (308) 623-0197
 CELL: (308) 631-0737

SEPTEMBER 23, 2024
 Drawn By: SMB
 REVISED: