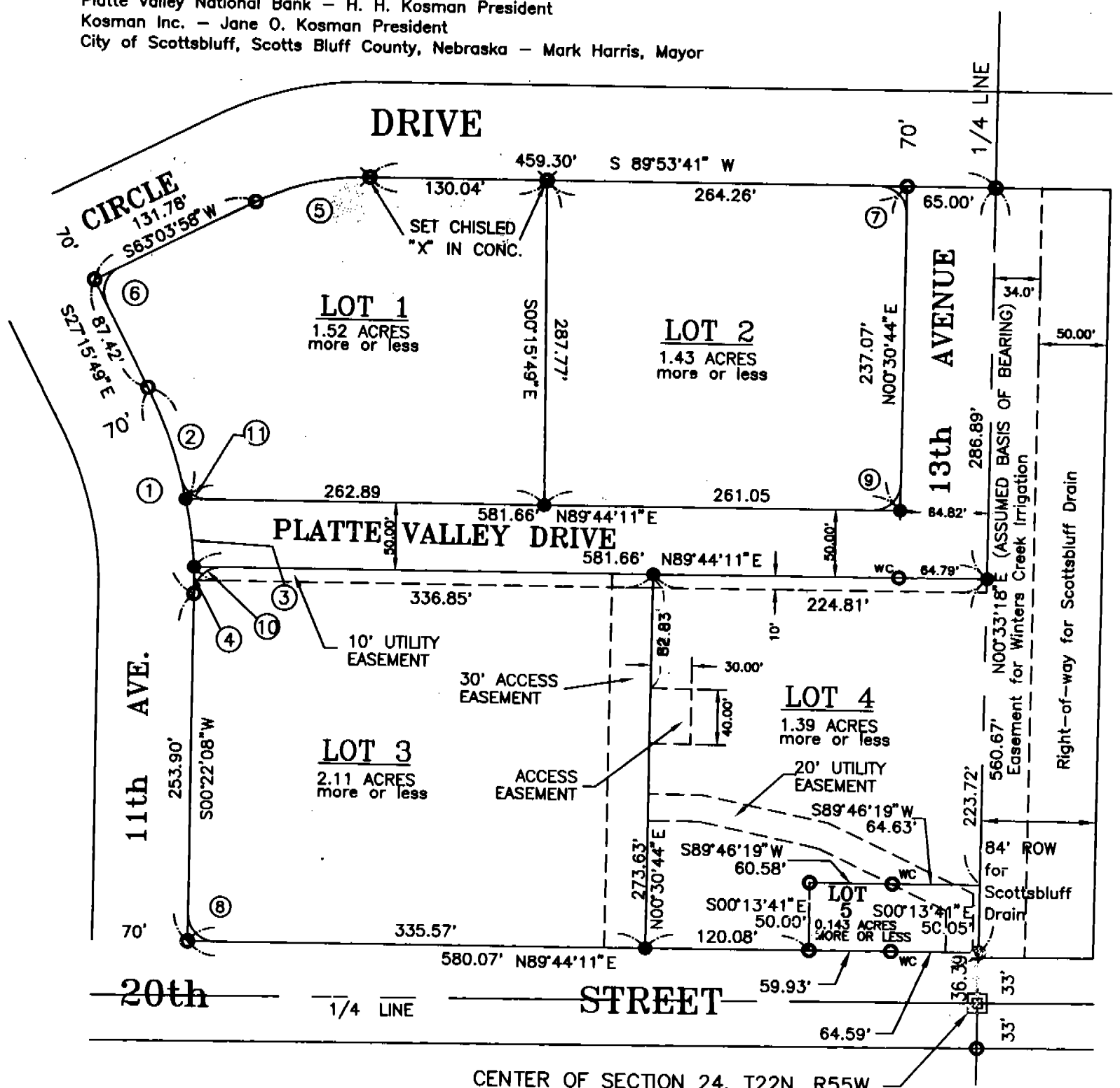


# FINAL PLAT OF LOTS 1, 2, 3, 4 & 5 BLOCK 1, PLATTE VALLEY ADDITON

3904

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

**Owners:**  
 Mr. Scobie I. Amott,  
 Platte Valley National Bank - H. H. Kosman President  
 Kosman Inc. - Jane O. Kosman President  
 City of Scottsbluff, Scotts Bluff County, Nebraska - Mark Harris, Mayor



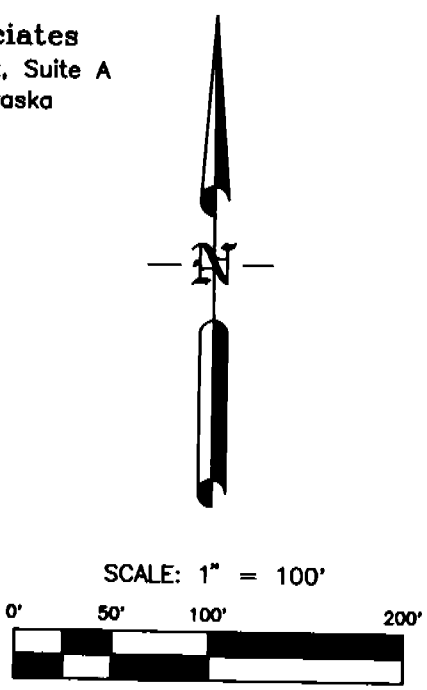
**LEGEND:**

- FOUND 5/8" REBAR
- SET 5/8" X 36" REBAR
- ⊗ FOUND CHISELED "X" IN CONCRETE
- wc WITNESS CORNER

Prepared by  
**Baker & Associates**  
 120 East 16th Street, Suite A  
 Scottsbluff, Nebraska

**CURVE DATA:**

<p>① Δ = 27°37'56" R = 325.05' T = 79.94' L = 156.76'</p> <p>② Δ = 15°15'40" R = 325.05' T = 43.55' L = 86.58'</p> <p>③ Δ = 08°53'38" R = 325.05' T = 25.28' L = 50.46'</p>	<p>④ Δ = 3°28'37" R = 325.05' T = 9.87' L = 19.73'</p> <p>⑤ Δ = 26°49'43" R = 184.65' T = 44.04' L = 86.46'</p> <p>⑥ Δ = 90°19'47" R = 20.00' T = 20.12' L = 31.53'</p> <p>⑦ Δ = 90°37'03" R = 20.00' T = 20.22' L = 31.63'</p>	<p>⑧ Δ = 90°37'57" R = 20.00' T = 20.22' L = 31.64'</p> <p>⑨ Δ = 89°13'27" R = 20.00' T = 19.73' L = 31.15'</p> <p>⑩ Δ = 89°26'02" R = 20.00' T = 19.80' L = 31.22'</p> <p>⑪ Δ = 75°33'12" R = 20.00' T = 15.50' L = 26.37'</p>
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SURVEYOR'S CERTIFICATE:

3904 PAGE 2 OF 4

I, Donald A. Brush, Nebraska Land Surveyor No. 511, do hereby certify that I have surveyed and platted:

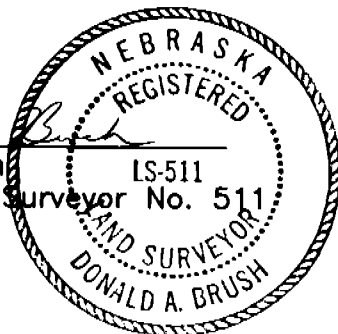
Lots 1, 2, 3, 4, & 5, Block 1, Platte Valley Addition, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska; more particularly described as follows:

Commencing at the Center of Section 24, T 22 N, R 55 W, thence N 00 degrees 33' 18" E (assumed basis of bearing) along the 1/4 section line a distance of 36.39' to the north Right-of-Way line of 20th Street, said point being the POINT OF BEGINNING of this description; thence continuing N 00 degrees 33' 18" E along said 1/4 section line a distance of 560.67 feet to the south Right-of-Way line of Circle Drive; thence S 89 degrees 53' 41" W along said south Right-of-Way line a distance of 459.30 feet; thence continuing along said south Right-of-Way line 86.46 feet along a 184.65 feet radius, tangent curve to the left, said curve having a chord bearing of S 76 degrees 28' 49" W and a length of 85.68 feet; thence continuing along said south Right-of-Way line S 63 degrees 03' 58" W a distance of 131.78 feet to the intersection of said south Right-of-Way line of Circle Drive and the east Right-of-Way line of 11th Avenue; thence along said east Right-of-Way line S 27 degrees 15' 49" E a distance of 87.42 feet; thence continuing along said east Right-of-Way line 156.76 feet along a 325.05 feet radius, tangent curve to the left, said curve having a chord bearing of S 13 degrees 26' 19" E and a length of 155.25 feet; thence S 00 degrees 22' 08" W a distance of 253.90 feet to the intersection of said east Right-of-Way line of 11th Avenue and the said north Right-of-Way line of 20th Street; thence along said north Right-of-Way line N 89 degrees 44' 11" E a distance of 580.07' to the Point of Beginning, containing 7.627 acres more or less.

I further certify that the accompanying plat represents a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the accompanying plat was prepared under my direct supervision; that the areas are as shown; that the bearings are assumed; that the distances are given in feet and decimals of a foot; and that all monuments were found or set as indicated on the accompanying plat.

WITNESS MY HAND AND SEAL  
this 17<sup>th</sup> day of May, 1997.

*Donald A. Brush*  
Donald A. Brush  
Nebraska Land Surveyor No. 511

OWNER'S STATEMENT:

We, being the Owners of the tract of land described in the foregoing Surveyor's Certificate and shown on the accompanying plat, have caused such real estate to be platted as shown on the accompanying plat.

The street & easements shown on and referred to in the plat are hereby dedicated to the use and benefit of the Public.

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned Owners.

Mr. Scobie I. Arnott

Dated this 22 day of MAY, 1997.

*Scobie I. Arnott*  
Scobie I. Arnott

Platte Valley National Bank

Dated this 19<sup>th</sup> day of May, 1997.

*H. H. Kosman*  
H. H. Kosman - President

*Don Roth*  
Don Roth - Secretary

3904

Dated this 14<sup>th</sup> day of May, 1997.

Jane O. Kosman  
Jane O. Kosman - President

H. H. Kosman  
H. H. Kosman - Secretary

City of Scottsbluff, Scotts Bluff County, Nebraska

Dated this 19<sup>th</sup> day of May, 1997.

Mark Harris  
Mark Harris - Mayor

P. Lynn Gibb  
P. Lynn Gibb - City Clerk

Mr. Scobie I. Arnott

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary public, qualified and acting in said County, personally came Scobie I. Arnott, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL this 22 day of MAY, 1997.



My Commission Expires:  
Ronald Asmus

Platte Valley National Bank

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary public, qualified and acting in said County, personally came H. H. Kosman and Don Roth, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL this 19<sup>th</sup> day of May, 1997.

Kathy Flower  
My Commission Expires:



Kosman Inc.

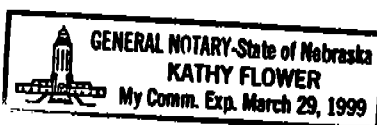
**ACKNOWLEDGEMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary public, qualified and acting in said County, personally came Jane O. Kosman and H. H. Kosman, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL this 19<sup>th</sup> day of May, 1997.

Kathy Flower  
My Commission Expires:



3904

City of Scottsbluff, Scotts Bluff County, Nebraska

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary public, qualified and acting in said County, personally came Mayor Mark Harris & Lynn Gibb - City Clerk, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL this 23rd day of May, 1997.

[Signature]

My Commission Expires:



**APPROVAL**

The foregoing plat of Lots 1, 2, 3, 4 & 5, 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 19th day of May, 1997.

By: [Signature]  
Mark Harris, Mayor

Seal



Attested: [Signature]  
P. Lynn Gibb, City Clerk

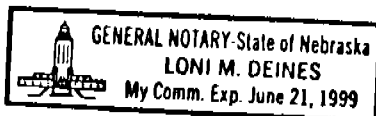
**ACKNOWLEDGMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary public, qualified and acting in said County, personally came Mark Harris, Mayor of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of May, 1997.

[Signature]  
My Commission Expires:



NUM B  
GEN ch  
PCT \_\_\_\_\_  
COMPARED \_\_\_\_\_

(Baker & Assoc.)

State of Nebraska, Scotts Bluff County ss.  
Entered in Numerical Index and filed for record the 11 day of June, 1997 at 1:51 o'clock P.M., and recorded in Book 213 of Deeds on page 167  
Mary Jo Ellis  
Register of Deeds  
By Pauline C. Hayes Deputy