



2021-6339

Date 11-3-21 Time 9:19 AM

Inst. 2021 6339

Jean A. Bauer

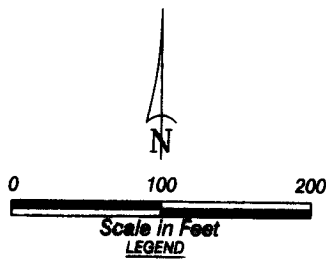
REGISTER OF DEEDS

NUMBER 2
FEE 16.00
TAX 16.00
BY M. C. Schaff Assoc.

COMPUTER
PICTURED
IMAGED

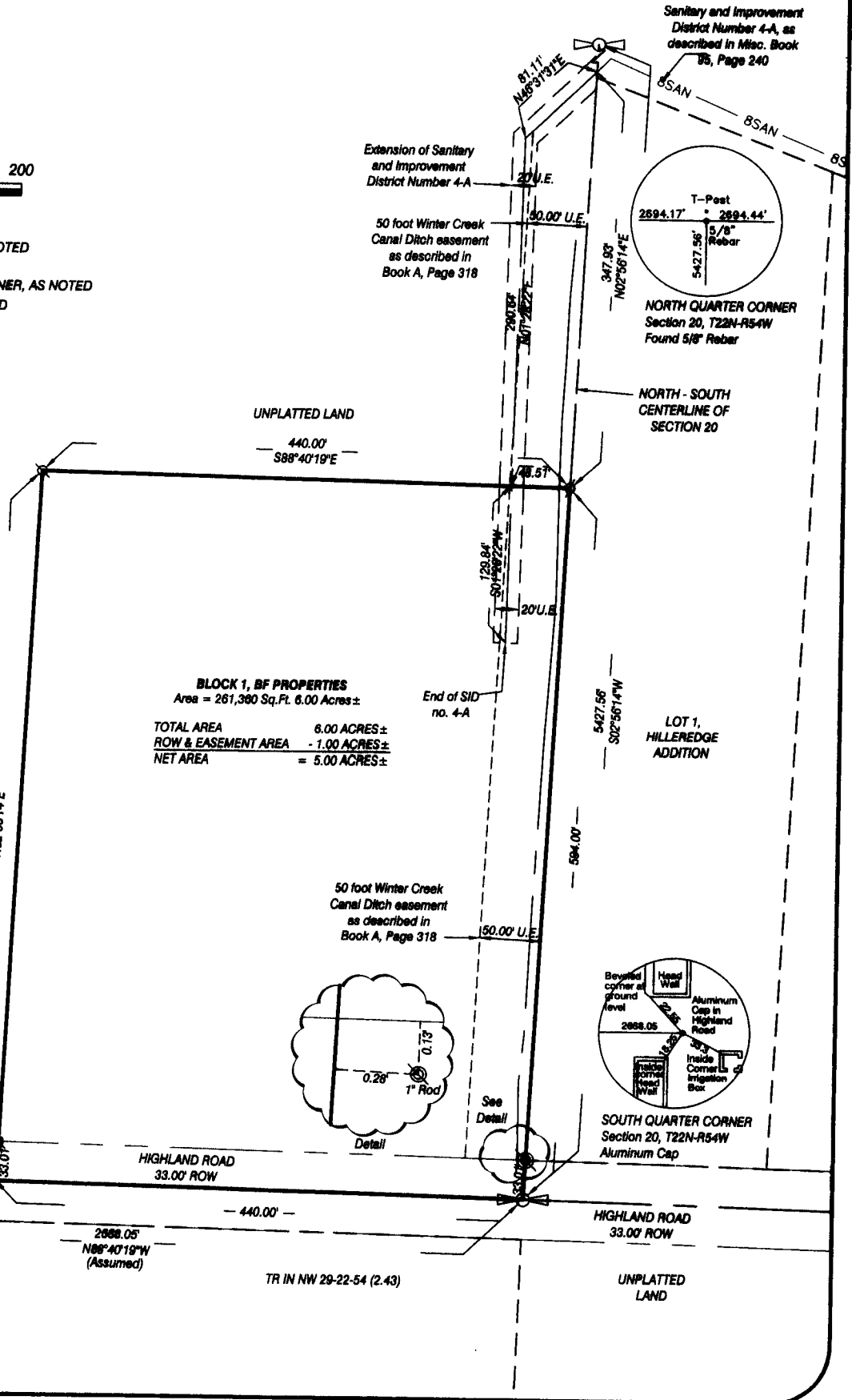
FINAL PLAT

BLOCK 1, BF PROPERTIES SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



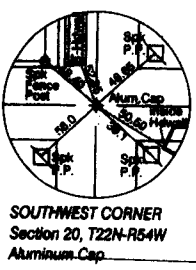
- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, OR AS NOTED
- M MEASURED
- R RECORD
- ROW RIGHT OF WAY
- Ⓛ BLOCK NUMBER

NOTE: 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.

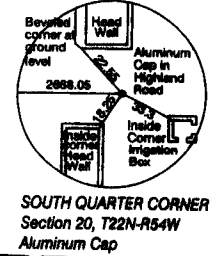
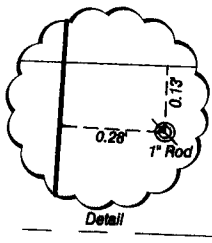


BLOCK 1, BF PROPERTIES
 Area = 261,380 Sq. Ft. 6.00 Acres±

TOTAL AREA	6.00 ACRES±
ROW & EASEMENT AREA	- 1.00 ACRES±
NET AREA	= 5.00 ACRES±



SOUTHWEST CORNER
Section 20, T22N-R54W
Aluminum Cap



SOUTH QUARTER CORNER
Section 20, T22N-R54W
Aluminum Cap

LT 9, DEERE VALLEY SUB

TR IN NW 29-22-54 (2.43)

UNPLATTED LAND

2021 6339

SURVEYOR'S CERTIFICATE

I, Gregg M. Schilz, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of BLOCK 1, BF PROPERTIES, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 20, THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, ON AN ASSUMED BEARING OF N88°40'19"W, A DISTANCE OF 440.00 FEET, THENCE BEARING N02°58'14"E, ON A LINE BEING 440.00 FEET WEST OF AND PARALLEL WITH THE NORTH - SOUTH CENTERLINE OF SECTION 20, A DISTANCE OF 594.00 FEET, THENCE BEARING S88°40'19"E, ON A LINE BEING 594.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, A DISTANCE OF 440.00 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH - SOUTH CENTERLINE OF SECTION 20, SAID LINE ALSO BEING THE WEST LINE OF LOT 1, HILLEREGE ADDITION, THENCE BEARING S02°58'14"W, ON SAID SECTION LINE AND WEST LINE OF SAID LOT 1, A DISTANCE OF 594.00 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 6.00 ACRES, MORE OR LESS.

AND SAID TRACT TO INCLUDE A DITCH EASEMENT FOR WINTERS CREEK CANAL AND SANITARY SEWER EASEMENT FOR THE EXTENSION OF SANITARY SEWER IMPROVEMENT DISTRICT NUMBER 4-A, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT.

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 16th DAY OF SEPTEMBER, 2021.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz
Gregg M. Schilz, Nebraska Registered Land Surveyor, L. S. 785



OWNER'S STATEMENT

We, the undersigned, being the owners of a Tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as BLOCK 1, BF PROPERTIES, situated in the Southeast Quarter of the Southwest Quarter of Section 20, Township 22 North, Range 54 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 16 day of Sept, 2021.

Owner:
FRANK PROPERTIES, LLC
A Nebraska Limited Liability Company

Bryan Frank
By: Bryan Frank, Member

BLOCK 1, BF PROPERTIES
IN SEQ OF SWQ,
SECTION 29, T22N-R54W
SCOTTS BLUFF COUNTY, NE
SHEET 2 OF 2
JOB# RM210066-00

ACKNOWLEDGEMENT

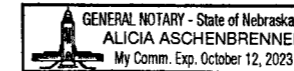
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Bryan Frank, Member of Frank Properties, LLC, a Nebraska Limited Liability Company, 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 Frank Properties, LLC, a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 16th DAY OF September, 2021.

Alicia Aschenbrenner
Notary Public

My Commission Expires Oct 12, 2023



APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1, BF PROPERTIES, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 54 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 1st day of November, 2021.

Jeanne McKerrigan
Mayor: Jeanne McKerrigan

ATTEST: Kimberley Stright
City Clerk

