



2022-4437

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 8-25-22 Time 1:50 PM

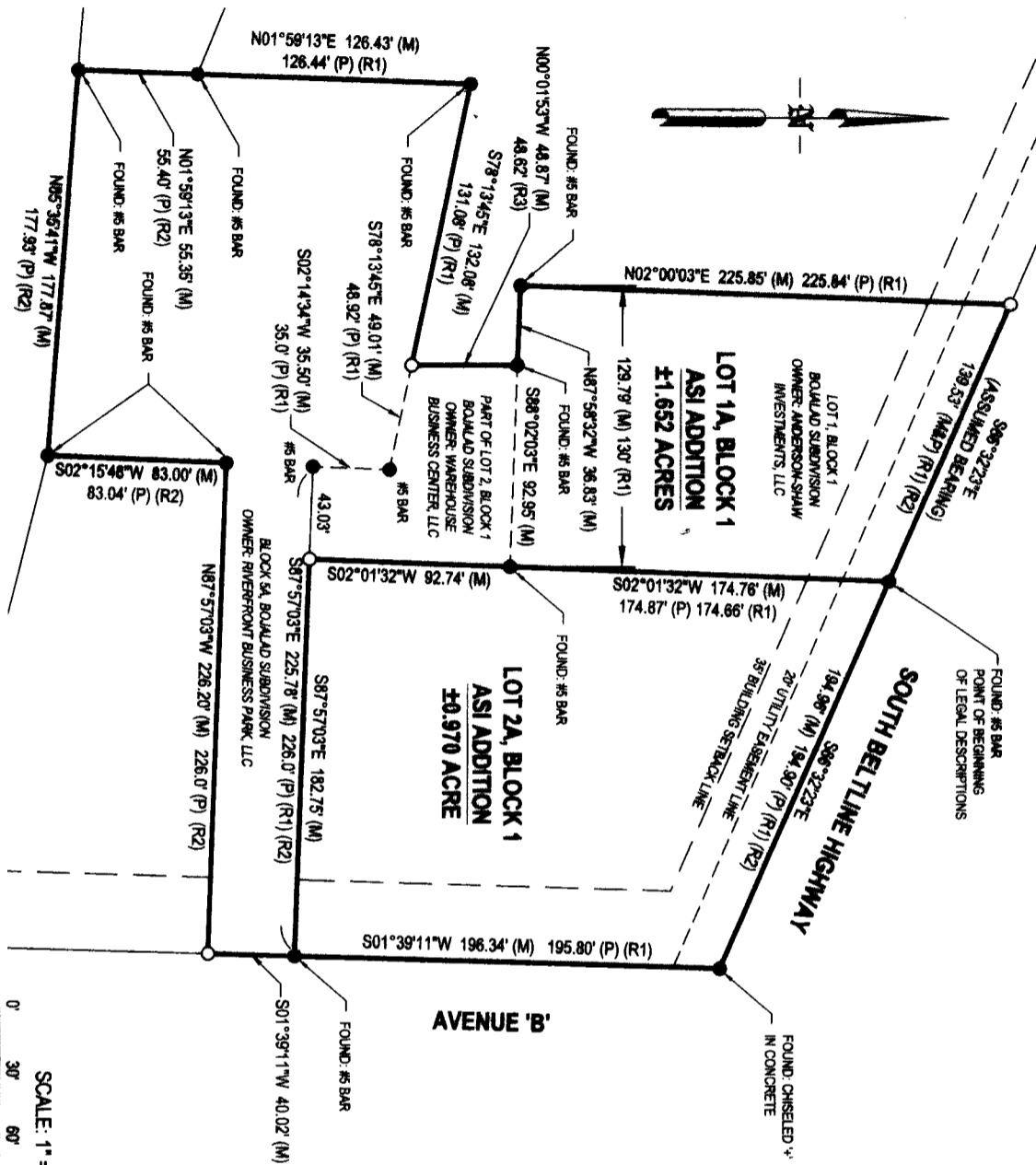
Inst. 2022 4437  
Jean A. Bauer

COMPUTER CS  
PICTURED \_\_\_\_\_  
IMAGED \_\_\_\_\_

NUM PAGES 2  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 16.00 PD ✓ CHG \_\_\_\_\_ RET \_\_\_\_\_  
TOTAL 16.00 CHG \_\_\_\_\_ RET \_\_\_\_\_  
REC'D Brad Baker & Associates  
RET For Office Use

REGISTER OF DEEDS

ADMINISTRATIVE PLAT OF LOT 1A AND 2A, BLOCK 1, ASI ADDITION  
A REPLAT OF LOT 1 AND LOT 2, BLOCK 1, REPLAT OF BLOCKS 1 AND 2, BOJALAD SUBDIVISION  
AND A REPLAT OF BLOCK 5A, A REPLAT OF BLOCK 5, BOJALAD SUBDIVISION TO THE CITY OF  
SCOTTS BLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.



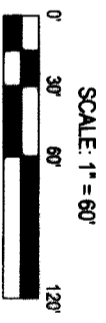
Joshua D. Borchers  
8/19/2022

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.


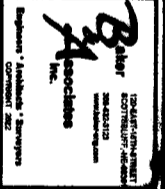
JOSHUA D. BORCHERS, LS 786



- SURVEYOR'S CERTIFICATE**
- SURVEY LEGEND**
- (M) = MEASURED DISTANCE
  - (P) = PLATTED DISTANCE
  - = FOUND PROPERTY CORNER
  - = SET PROPERTY CORNER
  - = SET PROPERTY CORNER 8" X 24" REBAR WITH PLASTIC CAP STAMPED BORCHERS LS 786
  - (R1) = RECORDED IN DEED BOOK 178-94 (STOTT)
  - (R2) = RECORDED IN INSTRUMENT 2003-07634 (BEATTY)
  - (R3) = RECORD OF SURVEY - BOSSER (12/15/1997)



ADMINISTRATIVE PLAT OF LOT 1A AND 2A, BLOCK 1, ASI ADDITION  
A REPLAT OF LOT 1 AND LOT 2, BLOCK 1, REPLAT OF BLOCKS 1 AND 2, BOJALAD SUBDIVISION  
AND A REPLAT OF BLOCK 5A, A REPLAT OF BLOCK 5, BOJALAD SUBDIVISION TO THE CITY OF  
SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA.

			
Administrative Plat Plan Sheet			
Blaser Project Number:	837-006-22	Sheet No.	
Project Location:	Scottsbluff, Scotts Bluff County Nebraska	Sheet No.	
Owner:	Anderson-Shaw Investments, LLC	Sheet No.	
Project Control:	all local, legal	Sheet No.	
Project No.:	15-2022	Sheet No.	

SURVEY NOTES


1. ALL DIMENSIONS SHOWN HEREON ARE PLATTED DISTANCES.
2. 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.
3. THIS SURVEY IS TO CONSOLIDATE LOT 1 AND PART OF LOT 2, BLOCK 1, BOJALAD SUBDIVISION AND BLOCK 5A, BOJALAD SUBDIVISION INTO ONE LOT TO FACILITATE THE EXPANSION OF AN EXISTING BUSINESS.

PERMETER DESCRIPTION

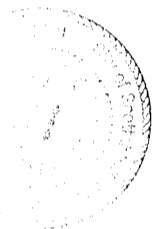
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, BOJALAD SUBDIVISION TO THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, THENCE S86°32'23"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 1, DISTANCE OF 139.53 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1 OF SAID BOJALAD SUBDIVISION, THENCE CONTINUING S86°32'23"E ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 194.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE S01°39'11"W ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 196.34 FEET TO THE NORTHEAST CORNER OF LOT 5A, BOJALAD SUBDIVISION, THENCE CONTINUING S01°39'11"W ON THE EAST LINE OF SAID LOT 5A, A DISTANCE OF 40.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5A, THENCE N87°03'17"W ON THE SOUTHERLY LINE OF SAID LOT 5A, A DISTANCE OF 228.20 FEET, THENCE S02°15'48"W CONTINUING ON SAID SOUTHERLY LINE, A DISTANCE OF 177.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5A, THENCE N01°58'13"E ON THE WEST LINE OF SAID LOT 5A, A DISTANCE OF 181.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 5A, THENCE S78°13'49"E ON THE NORTH LINE OF SAID LOT 5A, A DISTANCE OF 132.08 FEET TO A POINT ON THE WEST LINE OF LOT 2, BLOCK 1, OF SAID BOJALAD SUBDIVISION, THENCE N89°01'53"W ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 48.87 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, THENCE N87°58'32"W ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 38.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE N02°00'00"E ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 228.85 FEET TO THE POINT OF BEGINNING, CONTAINING 2.62 ACRES, MORE OR LESS.

OWNERS STATEMENT

WE, THE UNDERSIGNED, BEING THE AUTHORIZED REPRESENTATIVES OF THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN LOTS 1 AND 2, BLOCK 1, BOJALAD SUBDIVISION AND BLOCK 5A, BOJALAD SUBDIVISION TO THE CITY OF SCOTTSBUFF, HEREBY REPLAT SAID LOTS INTO LOTS 1A AND 2A, BLOCK 1, ASI ADDITION, A REPLAT OF LOT 1 AND LOT 2, BLOCK 1, REPLAT OF BLOCKS 1 AND 2, BOJALAD SUBDIVISION, AND A REPLAT OF BLOCK 5A, A REPLAT OF BLOCK 5, BOJALAD SUBDIVISION TO THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA.

BY:   
 AUTHORIZED REPRESENTATIVE, ANDERSON-SHAW INVESTMENTS, LLC.

BY:   
 AUTHORIZED REPRESENTATIVE, WAREHOUSE BUSINESS CENTER, LLC.



ACKNOWLEDGMENT:  
 STATE OF NEBRASKA )  
 COUNTY OF SCOTT'S BLUFF )

BEFORE ME A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME Carl Anderson, AUTHORIZED REPRESENTATIVE FOR ANDERSON-SHAW INVESTMENTS, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING OWNERS STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 24th DAY OF August, 2022.

Ruth Johnson  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: May 26, 2023



ACKNOWLEDGMENT:  
 STATE OF NEBRASKA )  
 COUNTY OF SCOTT'S BLUFF )

BEFORE ME A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME Mary Calasone, AUTHORIZED REPRESENTATIVE OF WAREHOUSE BUSINESS CENTER, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING OWNERS STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 24th DAY OF August, 2022.

Mary Calasone  
 NOTARY PUBLIC



MY COMMISSION EXPIRES: May 26, 2023

CITY OF SCOTTSBUFF APPROVAL

THE FOREGOING ADMINISTRATIVE REPLAT OF LOTS 1A AND 2A, BLOCK 1, ASI ADDITION, A REPLAT OF LOT 1 AND LOT 2, BLOCK 1, REPLAT OF BLOCKS 1 AND 2, BOJALAD SUBDIVISION, AND A REPLAT OF BLOCK 5A, A REPLAT OF BLOCK 5, BOJALAD SUBDIVISION TO THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA WAS APPROVED BY THE PLANNING ADMINISTRATOR OF THE CITY OF SCOTTSBUFF, NEBRASKA.

Zachary Quibus  
 PLANNING ADMINISTRATOR,  
 CITY OF SCOTTSBUFF, NEBRASKA

Kristine Stoght  
 ATTESTED CITY CLERK