



2022-5555

COMPUTER PICTURED IMAGED

RECORDED SCOTTS BLUFF COUNTY, NE

Date 11-9-22 Time 2:01 PM

Inst. 2022 5555

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3

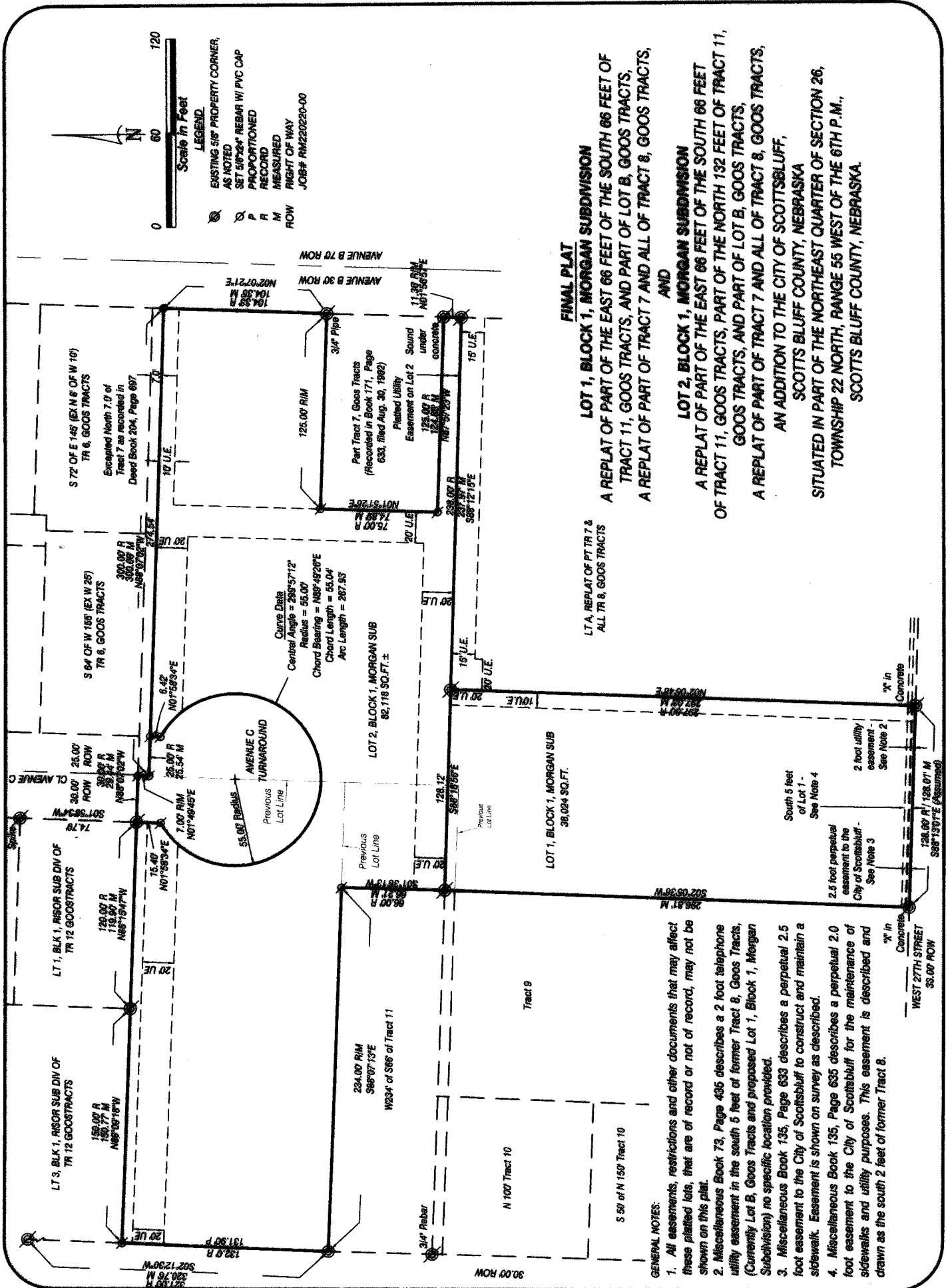
DOC TAX PD CHG RET

FEES 22.00 PD CHG RET

TOTAL 22.00

REC'D *Brian Sullivan*

RET *M.C. Schaff*



FINAL PLAT

LOT 1, BLOCK 1, MORGAN SUBDIVISION
 A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS,
 AND
 A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS,

AND
LOT 2, BLOCK 1, MORGAN SUBDIVISION
 A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS,
 AND
 A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS,
 AN ADDITION TO THE CITY OF SCOTTSBLUFF,
 SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26,
 TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
 SCOTTS BLUFF COUNTY, NEBRASKA.

LT A, REPLAT OF PT TR 7 & ALL TR 8, GOOS TRACTS

LOT 1, BLOCK 1, MORGAN SUB 39,024 SQ.FT.

LOT 2, BLOCK 1, MORGAN SUB 82,118 SQ.FT. ±

GENERAL NOTES:

1. 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.
2. Miscellaneous Book 73, Page 435 describes a 2 foot telephone utility easement in the south 5 feet of former Tract 8, Goos Tracts, (Currently Lot B, Goos Tracts and proposed Lot 1, Block 1, Morgan Subdivision) no specific location provided.
3. Miscellaneous Book 135, Page 633 describes a perpetual 2.5 foot easement to the City of Scottsbluff to construct and maintain a sidewalk. Easement is shown on survey as described.
4. Miscellaneous Book 135, Page 635 describes a perpetual 2.0 foot easement to the City of Scottsbluff for the maintenance of sidewalks and utility purposes. This easement is described and drawn as the south 2 feet of former Tract 8.

LOTS 1 & 2, BLOCK 1,
MORGAN SUBDIVISION,
SCOTTSSBLUFF, NEBRASKA
SHEET 2 OF 3
JOB# FM220220-00

OWNER'S STATEMENT

We, the undersigned, being the owners of the North 132 feet of Tract 11, Goos Tracts, the East 66 feet of the South 66 feet of Tract 11, Goos Tracts, and part of Lot B, Goos Tracts, a replat of part of Tract 7 and all of Tract 8, Goos Tracts, an addition to the City of Scottsbluff, Scotts Bluff County, Nebraska situated in part of the Northeast Quarter of Section 26, Township 22 North, Range 55 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 LOT 1, BLOCK 1, MORGAN SUBDIVISION, A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSS 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 the streets and easements shown on this survey for the use and benefit of the public.
Dated this 25 day of October, 2022.

Owners:

Vernon E. Morgan
By: Vernon E. Morgan, Husband

Judy Morgan
By: Judy Morgan, Wife

ACKNOWLEDGEMENT

STATE OF Colorado
COUNTY OF Summit

Before me, a Notary Public, qualified and acting in said County, personally came Vernon E. Morgan, Husband, 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.

WITNESS MY HAND AND SEAL THIS 25 DAY OF October, 2022.

Jurgita Quiros
Notary Public

My Commission Expires 6.8.26



ACKNOWLEDGEMENT

STATE OF Colorado
COUNTY OF Summit

Before me, a Notary Public, qualified and acting in said County, personally came Judy Morgan, Wife, 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 her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 25 DAY OF October, 2022.

Jurgita Quiros
Notary Public

My Commission Expires 6.8.26



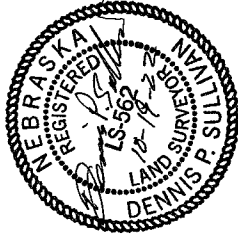
LOT 1 & 2, BLOCK 1,
MORGAN SUBDIVISION,
SCOTTSSBLUFF, NEBRASKA
SHEET 3 OF 3
JOB# RM220220-00

SURVEYOR'S CERTIFICATE (continued)

That the accompanying plat is a true delineation of such survey drawn to a scale of 60 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 19th DAY OF October, 2022.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562



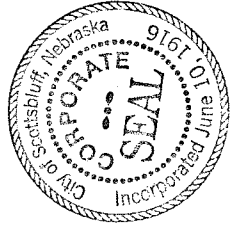
APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSS BLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by resolution duly passed

this 17th day of November, 2022.


Mayor Jeanne McKenney


ATTEST: Kimberly Bright
City Clerk



SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOT 1, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AND LOT 2, BLOCK 1, MORGAN SUBDIVISION A REPLAT OF PART OF THE EAST 66 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, PART OF THE NORTH 132 FEET OF TRACT 11, GOOS TRACTS, AND PART OF LOT B, GOOS TRACTS, A REPLAT OF PART OF TRACT 7 AND ALL OF TRACT 8, GOOS TRACTS, AN ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSS BLUFF COUNTY, NEBRASKA more particularly described as follows.

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 9, GOOS TRACTS, THENCE EASTERLY ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET, ON AN ASSUMED BEARING OF S88°13'01"E, A DISTANCE OF 128.01 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT A, GOOS TRACTS, THENCE BEARING N02°06'48"E, ON THE WEST LINE OF SAID LOT A, A DISTANCE OF 297.03 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF LOT A, GOOS TRACTS, THENCE BEARING S88°12'15"E, ON THE NORTH LINE OF SAID LOT A, A DISTANCE OF 237.97 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AVENUE B, THENCE BEARING N01°56'57"E, ON THE WEST RIGHT OF WAY LINE OF AVENUE B, A DISTANCE OF 11.36 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 171, PAGE 633, THENCE BEARING N87°57'23"W, ON THE SOUTH LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 124.88 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF SAID REFERENCED TRACT OF LAND, THENCE BEARING N01°53'26"E, ON THE WEST LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 74.89 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF SAID REFERENCED TRACT OF LAND, THENCE BEARING S88°00'11"E, ON THE NORTH LINE OF SAID REFERENCED TRACT OF LAND, A DISTANCE OF 125.00 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF AVENUE B, THENCE BEARING N02°07'21"E, ON THE WEST LINE OF AVENUE B, A DISTANCE OF 104.35 FEET, THENCE BEARING N88°07'02"W, ON A LINE BEING 7.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT 7, GOOS TRACTS, A DISTANCE OF 300.08 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 7, GOOS TRACTS, THENCE BEARING N01°49'45"E, ON THE WEST LINE OF SAID TRACT 7, GOOS TRACTS, A DISTANCE OF 7.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 7, GOOS TRACTS, THENCE BEARING N88°07'02"W, ON THE NORTH LINE OF TRACT 11, GOOS TRACTS, A DISTANCE OF 29.44 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, RESUBDIVISION OF TRACT 12, GOOS TRACTS, THENCE BEARING N88°15'47"W, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 119.90 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, RESUBDIVISION OF TRACT 12, GOOS TRACTS, THENCE BEARING N88°09'18"W, ON THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 150.77 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF AVENUE D, THENCE BEARING S02°12'30"W, ON THE EAST RIGHT OF WAY LINE OF AVENUE D, A DISTANCE OF 131.90 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHWEST CORNER OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, THENCE BEARING S88°07'13"E, ON THE NORTH LINE OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, A DISTANCE OF 234.00 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, THENCE BEARING S01°36'13"W, ON THE EAST LINE OF THE WEST 234 FEET OF THE SOUTH 66 FEET OF TRACT 11, GOOS TRACTS, A DISTANCE OF 66.21 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF TRACT 9, GOOS TRACTS, THENCE BEARING S02°05'36"W, ON THE EAST LINE OF SAID TRACT 9, GOOS TRACTS, A DISTANCE OF 296.81 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 2.98 ACRES, MORE OR LESS.