



2023-453

Date 2-6-23 Time 9:40AM

Inst. 2023 453
Jean A. Bauer

COMPUTER 18 J
PICTURED 13 J
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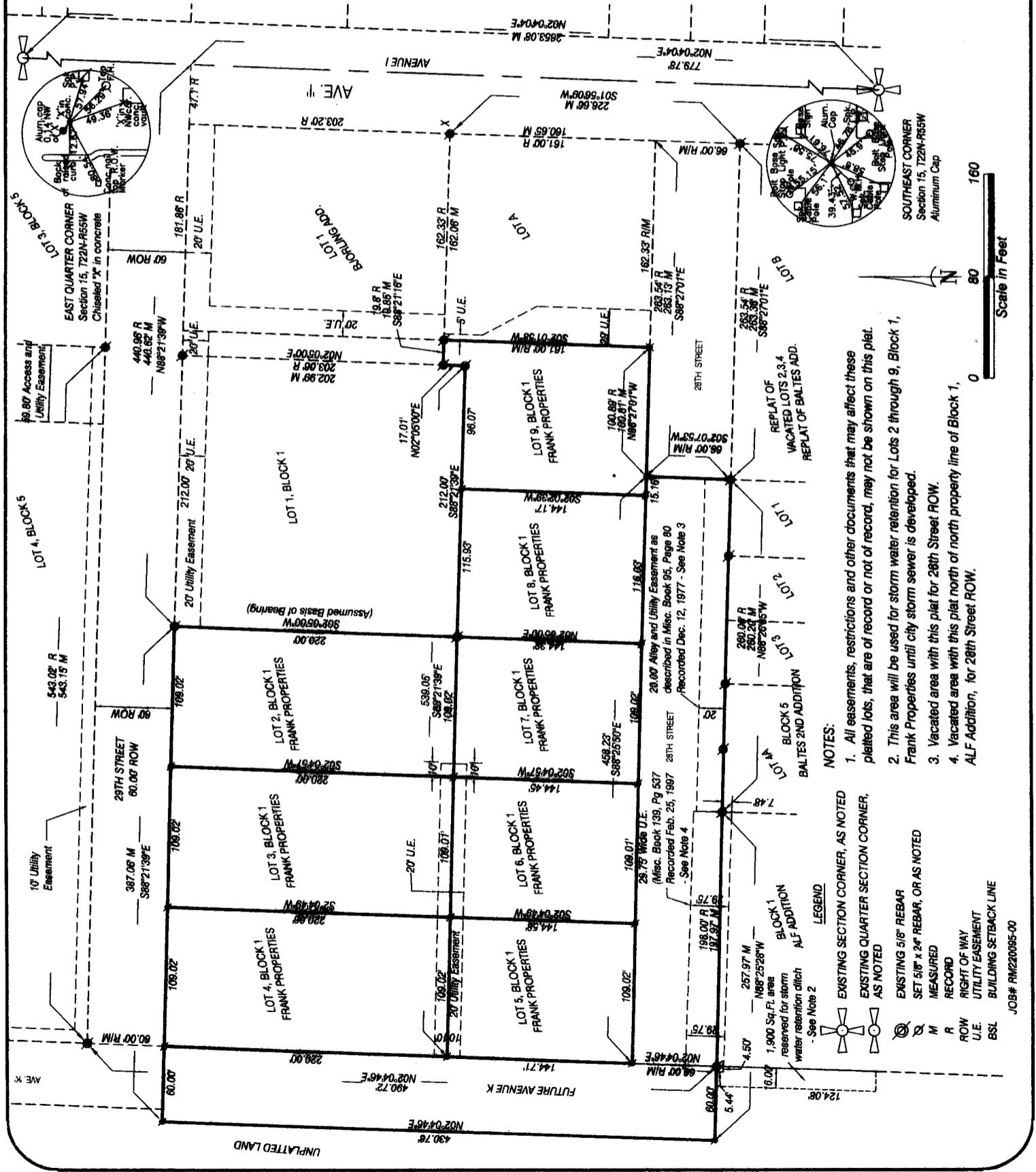
NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG RET _____
TOTAL 16.00
REC'D McSchaff & Assoc.
RET For Office Use

REGISTER OF DEEDS

FINAL PLAT

LOTS 2 THROUGH 9, BLOCK 1, FRANK PROPERTIES, AN ADDITION TO THE CITY OF SCOTTSBLUFF,

SITUATED IN THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



- 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. This area will be used for storm water retention for Lots 2 through 9, Block 1, Frank Properties until city storm sewer is developed.
 3. Vacated area with this plat for 28th Street ROW.
 4. Vacated area with this plat north of north property line of Block 1, ALF Addition, for 28th Street ROW.

- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING 5/8" REBAR
 - SET 5/8" x 24" REBAR, OR AS NOTED
 - MEASURED
 - RECORD
 - RIGHT OF WAY
 - UTILITY EASEMENT
 - BUILDING SETBACK LINE

JOB# AM220095-00

OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in the Southeast Quarter of the Southwest Quarter of Section 15, 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 LOTS 2 THROUGH 9, BLOCK 1, FRANK PROPERTIES, an Addition to the City of Scottsbluff, situated in the Southeast Quarter of the Southeast Quarter of Section 15, Township 22 North, Range 55 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 streets and easements shown for the use and benefit of the public.
Dated this 19th day of July, 2022.

Owner: Frank Properties 2, LLC

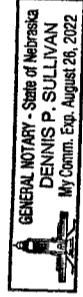
[Signature]
By: Brynfi Frank, Member

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Brynfi Frank, Member of Frank Properties 2, LLC, 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 2, LLC.

WITNESS MY HAND AND SEAL THIS 19th DAY OF July, 2022.



[Signature]
Notary Public

My Commission Expires Aug. 26, 2022

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 2 THROUGH 9, BLOCK 1, FRANK PROPERTIES, an Addition to the City of Scottsbluff, situated in the Southeast Quarter of the Southeast Quarter of Section 15, Township 22 North, Range 55 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 19th day of December, 2022.

[Signature]
Mayor: Jeanne McVarrigan

ATTEST: [Signature]
City Clerk



LOTS 2-9, BLOCK 1,
FRANK PROPERTIES
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 2
JOB# RM220095-00

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 LOTS 2 THROUGH 9, BLOCK 1, FRANK PROPERTIES, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, FRANK PROPERTIES TO THE CITY OF SCOTTSBLUFF, AS RECORDED IN INSTRUMENT 2021-343, SCOTTS BLUFF COUNTY, NEBRASKA, THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 1, BLOCK 1, FRANK PROPERTIES, ON AN ASSUMED BEARING OF S02°05'00"W, A DISTANCE OF 220.00 FEET, THENCE BEARING S88°21'39"E, ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, FRANK PROPERTIES, A DISTANCE OF 212.00 FEET, THENCE BEARING N02°05'00"E, ON THE EAST LINE OF SAID LOT 1, BLOCK 1, FRANK PROPERTIES, A DISTANCE OF 17.01 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, FRANK PROPERTIES, AS RECORDED IN DEED BOOK 207, PAGE 383, SCOTTS BLUFF COUNTY, NEBRASKA, THENCE BEARING S88°21'16"E, ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, FRANK PROPERTIES, A DISTANCE OF 19.85 FEET TO THE NORTHWEST CORNER OF LOT A, A REPLAT OF VACATED LOTS 2, 3, AND 4, REPLAT OF BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, AS RECORDED IN DEED BOOK 189, PAGE 312, SCOTTS BLUFF COUNTY, NEBRASKA, THENCE BEARING S02°01'58"W, ON THE WEST LINE OF SAID LOT A, A DISTANCE OF 161.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT A, THENCE BEARING N88°27'01"W, ON THE NORTH RIGHT OF WAY LINE OF 28TH STREET, AS PLATTED IN DEED BOOK 189, PAGE 312, SCOTTS BLUFF COUNTY, NEBRASKA, A DISTANCE OF 100.81 FEET, THENCE BEARING S02°07'53"W, ON THE WESTERN TERMINATION LINE OF 28TH STREET, AS PLATTED IN DEED BOOK 189, PAGE 312, SCOTTS BLUFF COUNTY, NEBRASKA, A DISTANCE OF 66.00 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 5, BALTES SECOND ADDITION TO THE CITY OF SCOTTSBLUFF, AS RECORDED IN DEED BOOK 102, PAGE 169, SCOTTS BLUFF COUNTY, NEBRASKA, THENCE BEARING N88°26'05"W, ON THE NORTH LINE OF SAID BLOCK 5 BALTES SECOND ADDITION, A DISTANCE OF 260.20 FEET TO THE NORTHEAST CORNER OF BLOCK 1, ALF ADDITION TO THE CITY OF SCOTTSBLUFF, AS RECORDED IN INSTRUMENT 2602-4942, SCOTTS BLUFF COUNTY, NEBRASKA, THENCE BEARING N88°25'28"W, ON THE NORTH LINE OF SAID BLOCK 1, ALF ADDITION, A DISTANCE OF 197.97 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1, ALF ADDITION, THENCE CONTINUING ON THE WESTERN EXTENSION OF THE NORTH LINE OF SAID BLOCK 1, ALF ADDITION, A DISTANCE OF 60.00 FEET, THENCE BEARING N82°04'46"E, A DISTANCE OF 430.78 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 29TH STREET, AS PLATTED IN INSTRUMENT 2004-490, SCOTTS BLUFF COUNTY, NEBRASKA, THENCE BEARING S88°21'39"E, ON THE SOUTH RIGHT OF WAY LINE OF SAID 29TH STREET, A DISTANCE OF 387.06 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.80 ACRES, MORE OR LESS

That the accompanying plat is a true delineation of such survey drawn to a scale of 80 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 5th DAY OF July, 2022.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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

