

2024-0291

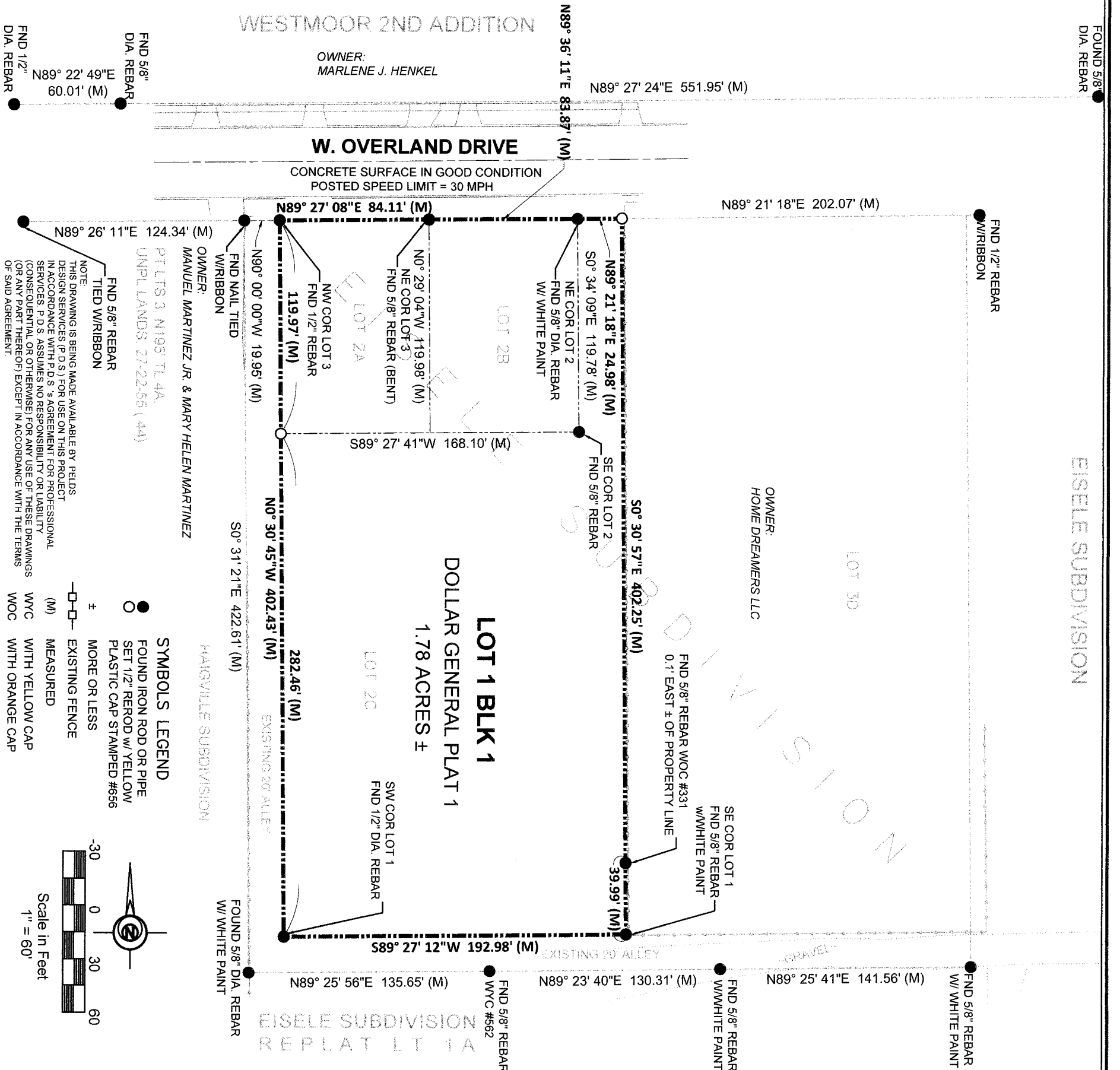
COMPUTER PICTURED IMAGED

NUM PAGES 2
DOC TAX PD CHG RET
FEES 16.00 PD CHG RET
TOTAL 16.00
REC'D City of Scottsbluff
RET For Office Use

RECORDED
SCOTTS BLUFF COUNTY, NE
Date 1-30-24 Time 9:31AM
Inst. 2024 291
Jean A. Bauer
REGISTER OF DEEDS

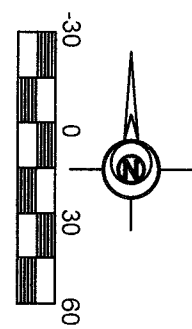
PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

FINAL PLAT DOLLAR GENERAL PLAT 1
SHEET 1 OF 2



NOTE: THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

- SYMBOLS LEGEND
FOUND IRON ROD OR PIPE
SET 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED #656
MORE OR LESS
EXISTING FENCE
MEASURED
WITH YELLOW CAP
WITH ORANGE CAP



EISELE SUBDIVISION

OWNER: HOME DREAMERS LLC

OWNER: MARLENE J. HENKEL

OWNER: MANUEL MARTINEZ JR. & MARY HELEN MARTINEZ

DOLLAR GENERAL PLAT 1
LOT 1 BLK 1
1.78 ACRES ±

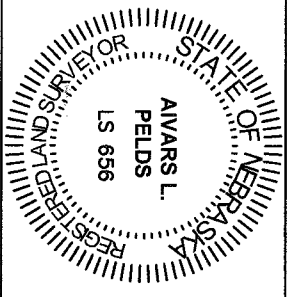
DATE OF SURVEY: 06/27/2023

RECORD INDEX:
LOCATION: S27-T22N-R95W
REQUESTOR: FIRST LINK LLC
PROPRIETOR(S) AT TIME OF SURVEY: CLIFFORD D. & LAURA C. HILBERT
PROPRIETOR ADDRESS: 1125 17TH ST GERING NE, 69341
SITE ADDRESS: N/A

SURVEYOR: AVARS PELDS
COMPANY: PELDS DESIGN SERVICES
RETURN TO: 2323 DIXON STREET DES MOINES, IA 50316

LEGAL DESCRIPTION:
LOTS 2A, 2B, AND 2C, EISELE SUBDIVISION, A REPLAT OF LOT 2, EISELE SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

NOTE:
1. THERE ARE NO AREAS DEDICATED TO PUBLIC USE WITHIN THIS PLAT.



Handwritten signature and date: 11-30-2025



Architectural, Engineering & Surveying
2323 Dixon Street, Des Moines, Iowa 50316
DOLLAR GENERAL PLAT 1
SCOTTSBLUFF NE, 69361

Table with 4 columns: Date, Scale, and other metadata.

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

# FINAL PLAT DOLLAR GENERAL PLAT 1

SHEET 2 OF 2

## SURVEYOR'S CERTIFICATE

I, AVARS L. PELDS, NEBRASKA REGISTERED LAND SURVEYOR NO. 656, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGISTRATION ACT, HEREBY CERTIFY THAT I, OR UNDER MY DIRECT SUPERVISION HAVE SURVEYED LOTS 2A, 2B, AND 2C IN EISELE SUBDIVISION A REPLAT OF LOT 2, EISELE SUBDIVISION, TO THE CITY OF SCOTTSBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 60 FEET TO THE INCH. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT, THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

WITNESS MY HAND AND SEAL THIS 30 DAY OF NOVEMBER 2023

FROM THE FIRM OF PELDS DESIGN SERVICES.

*[Signature]*  
AVARS L. PELDS, P.E. NE LIC. NO. 656



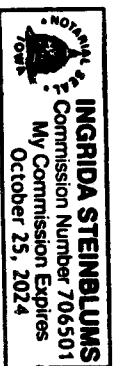
## ACKNOWLEDGEMENT

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME AVARS L. PELDS, TO ME KNOW AS THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "SURVEYOR'S CERTIFICATE" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 30 DAY OF Nov 2023

MY COMMISSION EXPIRES 10-25-2024

*[Signature]*  
NOTARY PUBLIC



## OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF LOTS 2A, 2B, & 2C IN EISELE SUBDIVISION A REPLAT OF LOT 2, EISELE SUBDIVISION TO THE CITY OF SCOTTBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA AS DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE, AND SHOWN AN THE ACCOMPANYING PLAT:

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 4th DAY OF Dec 2023

*[Signature]*  
BY: CLIFFORD D. HILBERT, HUSBAND

*[Signature]*  
BY: LAURA C. HILBERT, WIFE

## ACKNOWLEDGEMENT

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME LAURA C. HILBERT, WIFE, TO ME KNOW AS 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 4th DAY OF Dec, 2023

*[Signature]*  
MY COMMISSION EXPIRES January 24 2025

*[Signature]*  
NOTARY PUBLIC



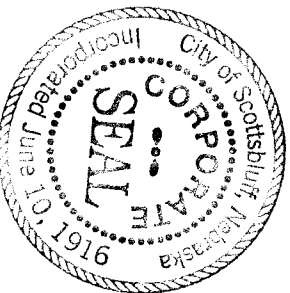
## APPROVAL & ACCEPTANCE

The foregoing plat of LOTS 2A, 2B & 2C IN EISELE SUBDIVISION, A REPLAT 2 LOT 2, EISELE SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF SCOTT'SBLUFF, SCOTT'S 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 4th day of Dec 2023

*[Signature]*  
MAYOR: JEANNE MCKERIGAN

ATTEST:  
*[Signature]*  
CITY CLERK



2323 Dixon Street, Des Moines, Iowa 50316   P.O. Box 4505, Des Moines, Iowa 50305   Ph: 515.265.8196	
FINAL PLAT	Architectural
DOLLAR GENERAL PLAT 1	Engineering
SCOTT'SBLUFF NE, 69361	Surveying
DATE: 11.29.2023	SCALE: 22-194
PROJECT: N/A	FIELD: N/A
DATE: 11.29.2023	FIELD: N/A
DATE: 11.29.2023	FIELD: N/A