



2025-2959

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 7-29-25 Time 3:41pm

Inst. 2025 2959.

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 Scotts Bluff County Bldg & Zoning

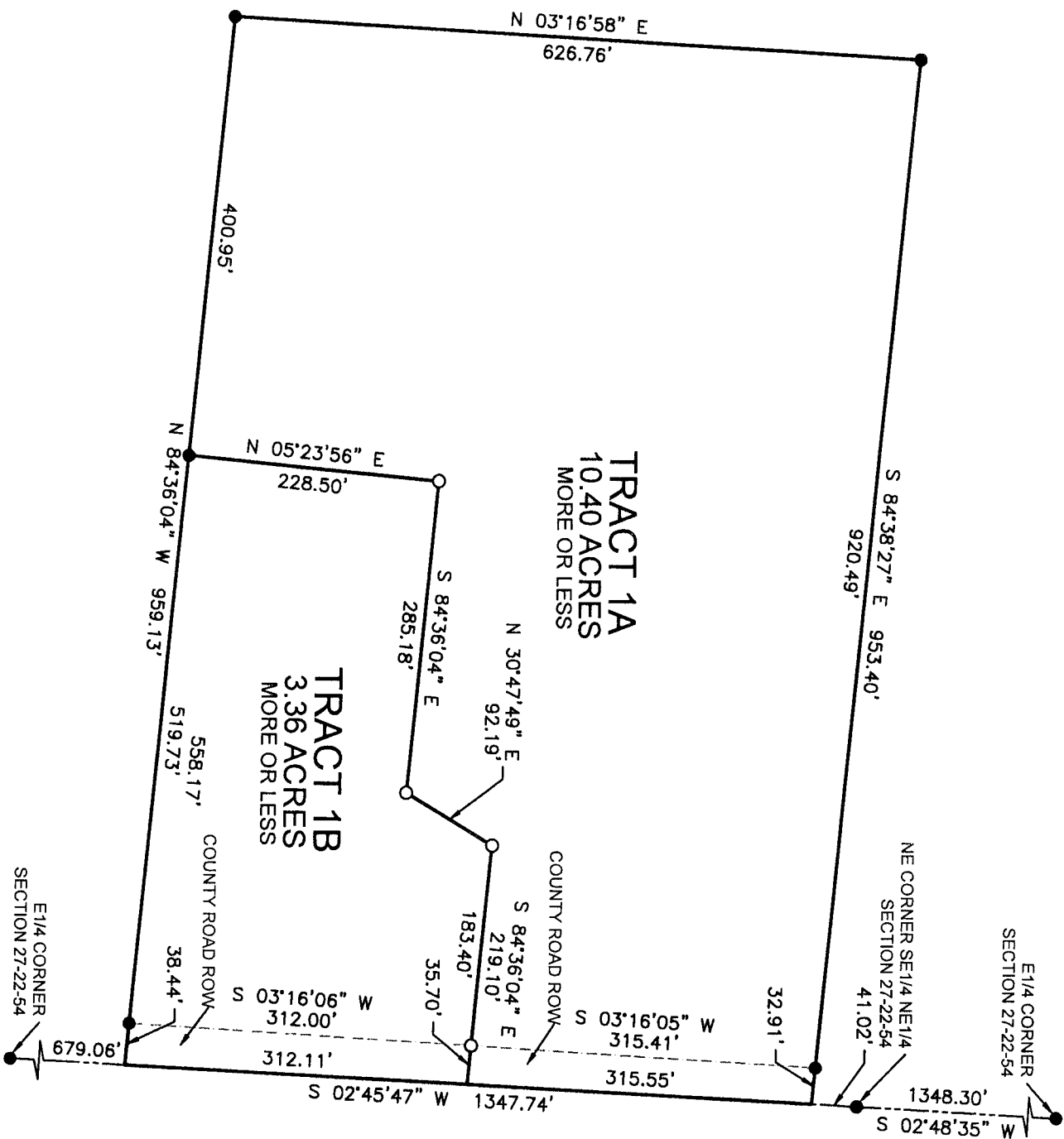
RET For office use

COMPUTER 0 C

PICTURED 1

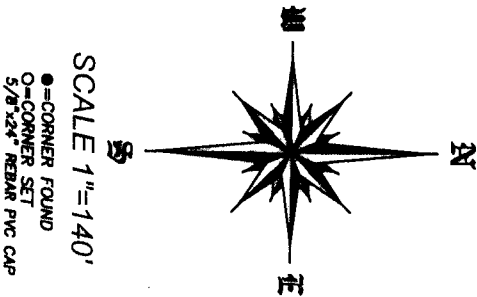
IMAGED _____

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FINAL PLAT
TRACTS 1A AND 1B, GREEN ACRES
SUBDIVISION

A REPLAT OF TRACT 1, GREEN ACRES SUBDIVISION, IN THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 27, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH
PRINCIPAL MERIDIAN,
SCOTTS BLUFF COUNTY, NEBRASKA.



CORNER TIES:
NE CORNER 27-22-54
FOUND ALUMINUM CAP
NE 29.61' TO STEEL POST
SE 27.62' TO STEEL POST
WSW 74.29' TO POWER POLE
NW 56.14' TO TELEPHONE RISER
E4 CORNER 27-22-54
FOUND PIPE
ENE 58.98' TO STEEL POST
SSE 46.49' TO MAILBOX POST
SSW 61.14' TO CONCRETE HEADWALL
SW 36.67' TO CONCRETE HEADWALL

SURVEYOR NOTES:
1) THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS
OF RECORD OR APPARENT.
2) ONLY THE RECORDED DOCUMENTS NOTED HEREON WERE PROVIDED
TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE
COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS
PROVIDED FOR THIS SURVEY.

OWNER'S CERTIFICATE:

I BEING THE UNDERSIGNED, BEING THE OWNER OF TRACT 1, GREEN ACRES SUBDIVISION, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: TRACTS 1A AND 1B, GREEN ACRES SUBDIVISION, A REPLAT OF TRACT 1, GREEN ACRES SUBDIVISION, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, TRACTS 1A AND 1B, GREEN ACRES SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

Robert Hall, II
JUDSON ROBERT HALL, II

Jenna L. Hall
JENNA L. HALL

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JUDSON ROBERT HALL, II AND JENNA L. HALL, HUSBAND AND WIFE, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 30th DAY OF May, 2025

Bobbie Dendy
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-20-27



ADMINISTRATIVE SUBDIVISION APPROVAL:

THE FOREGOING PLAT OF TRACTS 1A AND 1B, GREEN ACRES SUBDIVISION, A REPLAT OF TRACT 1, GREEN ACRES SUBDIVISION, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY WILLIAM C. MABIN, ZONING ADMINISTRATOR FOR SCOTTS BLUFF COUNTY, NEBRASKA.

WITNESS MY HAND AND SEAL THIS 21 DAY OF July, 2025

William C. Mabin
WILLIAM C. MABIN, ZONING ADMINISTRATOR

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME WILLIAM C. MABIN, SCOTTS BLUFF COUNTY, NEBRASKA, ZONING DIRECTOR, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "ADMINISTRATIVE SUBDIVISION APPROVAL" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 21st DAY OF July, 2025

Cheri L. DeLong
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-19-2027



FINAL PLAT
TRACTS 1A AND 1B, GREEN ACRES
SUBDIVISION

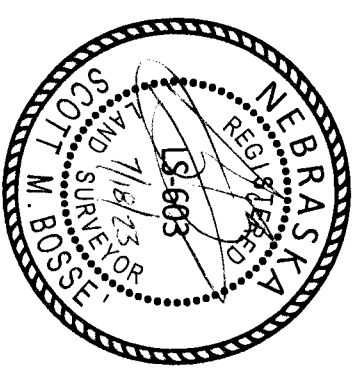
A REPLAT OF TRACT 1, GREEN ACRES SUBDIVISION, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND PREPARED THE PLAT FOR TRACTS 1A AND 1B, GREEN ACRES SUBDIVISION, A REPLAT OF TRACT 1, GREEN ACRES SUBDIVISION, IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 140 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 18th day of July, 2023.

Scott M. Bosse
SCOTT M. BOSSE, REGISTERED LAND SURVEYOR NUMBER 603



Scale: 1"=140'
Date: JULY 17, 2023
Drawn By: SMM
REVIEWED:

ACCUSTAR SURVEYING
30601 COUNTY ROAD 17
PHONE: (308) 623-0197
MITCHELL, NE 69357
CELL: (308) 631-0737

PROJECT:
GREEN ACRES REPLAT 27-22-54
JUDSON HALL
SCOTTSBLUFF, NEBRASKA