



2025-3115

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8-7-25 Time 8:24am

Inst. 2025 3115
Jean A. Bauer

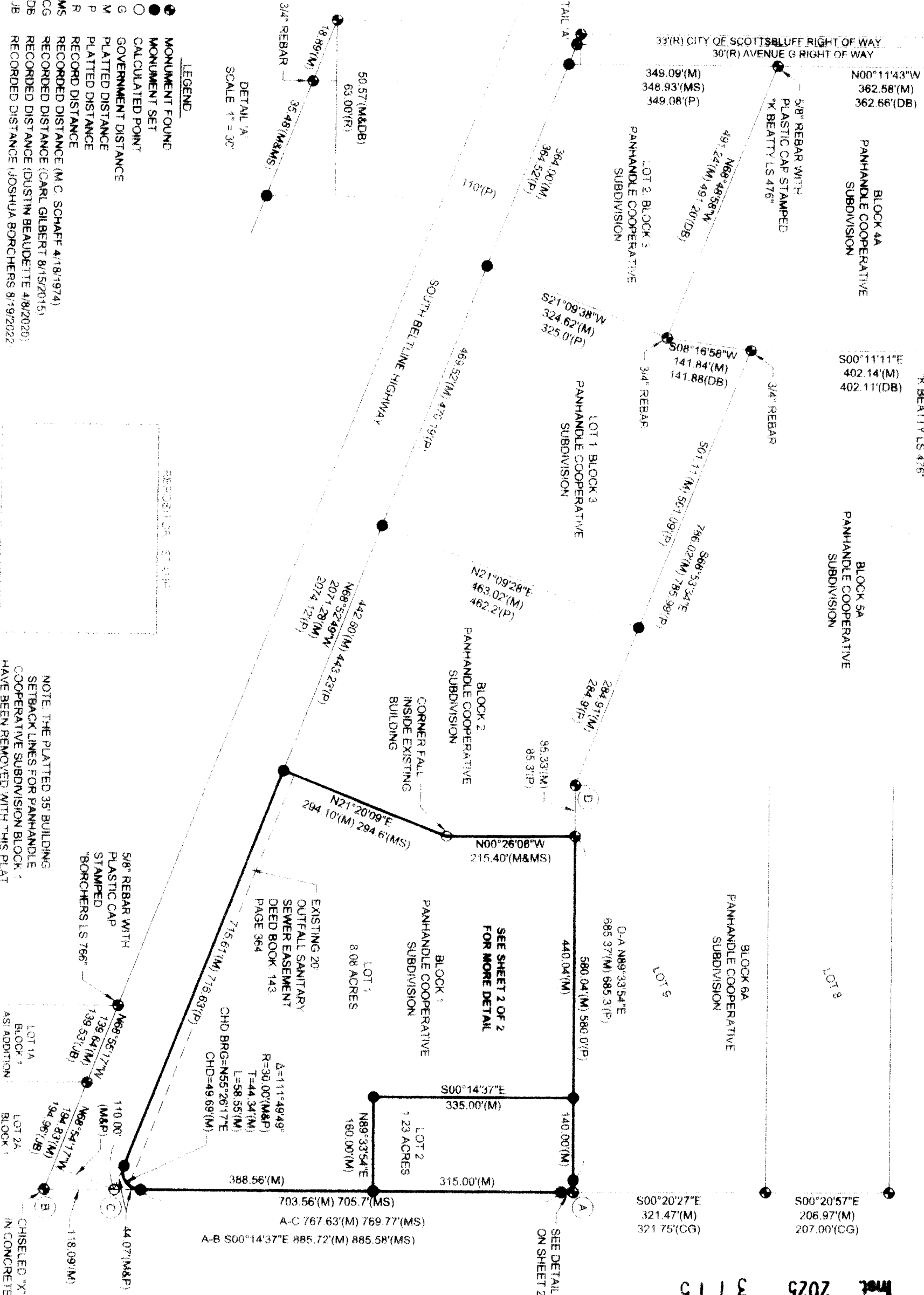
REGISTER OF DEEDS

NUM PAGES 4
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 28.00 PD _____ CHG ☒ RET _____
TOTAL 28.00
REC'D City of Scottsbluff
RET For Office Use

COMPUTER COL
PICTURED C
IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

A SUBDIVISION OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 W
OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

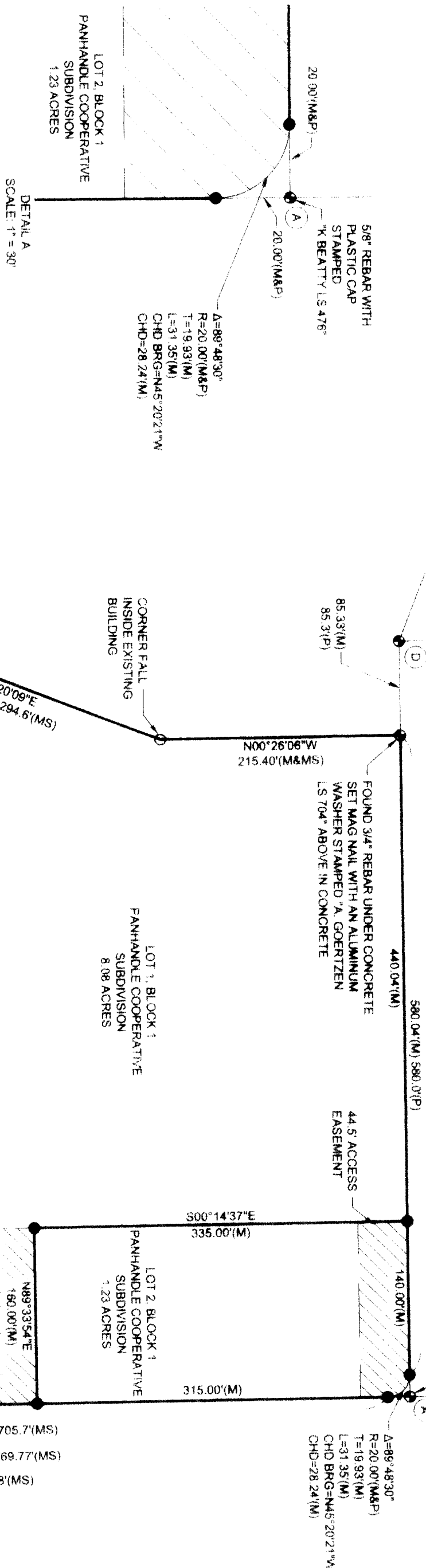


2017年12月27日

LOTS 1 AND 2, BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION
A SUBDIVISION OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

Inst. 2025 3 1 1 5



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- G GOVERNMENT DISTANCE
- M PLATTED DISTANCE
- P PLATTED DISTANCE
- R RECORD DISTANCE
- MS RECORDED DISTANCE (M. C. SCHAEF 4/18/1974)
- CG RECORDED DISTANCE (CARL GILBERT 8/15/2015)
- DB RECORDED DISTANCE (DUSTIN BEAUDETTE 4/8/2020)
- JB RECORDED DISTANCE (JOSHUA BORCHERS 8/19/2022)



Project No: 250673
Date: 7/9/2025
QA/QC: AG
Scale: 1" = 7'
Field Book: SCOTTS BLUFF COUNTY #2
Field Crew: AM
Drawn By: MLD

JBC CONSULTING GROUP

120 East 16th Street
Scottsbluff, NE 68961
308.632.3123

JBC Consulting, Inc.
1937 N. Chestnut St.
Weirton, NE 68906
800.723.8567 | jbc@jbcn.com

Survey File No: 2025-065
Organization: Certificate of
Authorization Number: CA0069



SCALE: 1" = 100'

NOTE: THE PLATTED 36' BUILDING SETBACK
LINES FOR BLOCK 1, PANHANDLE
COOPERATIVE SUBDIVISION HAVE BEEN
REMOVED WITH THIS PLAT

LOTS 1 AND 2, BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION
A SUBDIVISION OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

Inst. 2025 3 1 15

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE OWNERS OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF COUNTY, NEBRASKA, AS DESCRIBED IN FOREGOING "SURVEYORS REPORT" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOT 1 AND LOT 2, BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION, A SUBDIVISION OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION, TO THE CITY OF SCOTTSBLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THAT THE FORGOING PLAT AND PLANS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS

SIGNED THIS 11th DAY OF July 2025

Charlie Wright
CHARLIE WRIGHT
PRESIDENT / CEO
PANHANDLE COOPERATIVE ASSOCIATION

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME CHARLIE WRIGHT, PRESIDENT/CEO, PANHANDLE COOPERATIVE ASSOCIATION, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FORGOING "OWNER'S CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF July 2025



Denise J. Barker
NOTARY PUBLIC

Project No.: 250973
Date: 7/9/2025
QA/QC: AG
Scale: 1" = 40'
Field Book: SCOTTS BLUFF COUNTY #2
Field Crew: AM
Drawn By: MLD
JEO CONSULTING GROUP
20 East 16th Street
Scottsbluff, NE 68361
308.632.3123



Sheet 3 of 3
Survey File No.: 2025-065
Organization Certificate of
Authorization Number: CA-0069

SURVEYOR'S REPORT.

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE PANHANDLE COOP ASSOCIATION. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL FOUND MONUMENTS ARE A 5/8" REBAR OR AS NOTED ON PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN U.S. 704"

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12I GNSS ROVER RECEIVER UTILIZING THE SELLER INSTRUMENTS REAL TIME NETWORK OR A R10 GNSS BASE RECEIVER

LEGAL DESCRIPTION:

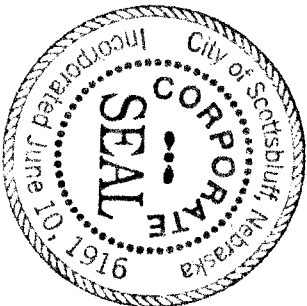
LOT 1 AND LOT 2, BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION, A SUBDIVISION OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

APPROVAL AND ACCEPTANCE:

LOT 1 AND LOT 2, BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION, A SUBDIVISION OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSBLUFF MAYOR AND CITY COUNCIL.

DATED THIS 14th DAY OF August 2025

Kimberley Wright
KIMBERLEY WRIGHT
CITY CLERK, CITY OF SCOTTSBLUFF, NEBRASKA



Besty Vidlak
BESTY VIDLAK
MAYOR
CITY OF SCOTTSBLUFF, NEBRASKA

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

ADAM J. GOERTZEN, PLS 704

