

RECORDED SCOTTS BLUFF COUNTY, NE

Date 8.7.25 Time 8.24am

Inst. 2025

n a. Bauer

REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

Charles and the second

A MAKE IN MONTE POCESIA.

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

SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA E COOPERATIVE SUBDIVISION

3/4" REBAR

478.42'(M) 478.43'(D6) N89°42'41"E Traveng Merge, 1949 P. Javy He Patr (1949)eth 289970 St. Parmoniae Gurgandra Sub Papisheb S. H. Erinametor Survey File No. LOTS 1 AND 2, BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION # B C S X 7 7 X 6 ○ ● ● A SUBDIVISION OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION RECORDED DISTANCE (JOSHUA BORCHERS 8/19/2022) RECORDED DISTANCE (DUSTIN BEAUDETTE 4/8/2020) RECORDED DISTANCE (M.C. SCHAFF 4/18/1974)
RECORDED DISTANCE (CARL GILBERT 8/15/2015) RECORD DISTANCE PLATTED DISTANCE PLATTED DISTANCE GOVERNMENT DISTANCE CALCULATED POINT MONUMENT SET MONUMENT FOUND 250973 29/2025 AG **₹** SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA 800.723.8567 | jeu.com 308.632.3123 Organization Centificate of Authorization Number: CA-0089 Wahoo, NE 69066 1937 N Chestrui S JEC Consulting, inc Scottstaturit, NE 5936 20 East 16th Street MO COMBULTING SHOUP TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA LOT 2, BLOCK 1
PANHANDLE COOPERATIVE
SUBDIVISION 1.23 ACRES 20.00"(M&P) -NOTE: THE PLATTED 35' BUILDING SETBACK
LINES FOR BLOCK 1, PANHANDLE
COOPERATIVE SUBDIVISION HAVE BEEN
REMOVED WITH THIS PLAT DETAIL A SCALE: 1" = 30" (5 5/8" REBAR WITH PLASTIC CAP STAMPED "K BEATTY LS 476" 20.00'(M&P) - Δ=89°48'30" R=20.00'(M&P) CHD=28.24'(M) CHD BRG=N45°20'21"W L=31.35'(M) T=19.93'(M) 85.33'(M)— 85.3'(P) BUILDING INSIDE EXISTING CORNER FALL • (0) 294 10'(M) 294 6'(MS) SOUTH BEIT I'ME HIGHWAY N00*26'06"W 215.40'(M&MS) FOUND 3/4" REBAR UNDER CONCRETE SET MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" ABOVE IN CONCRETE STAMPED PLASTIC CAP 5/8" REBAR WITH LOT 1, BLOCK 1

PANHANDLE COOPERATIVE
SUBDIVISION
8,08 ACRES "BORCHERS LS 786" EXISTING 20 OUTFALL SANITARY SEWER EASEMENT D-A N89°33'54"E 685.37'(M) 685.3'(P) 715.61(M) 716.63(p) 440.04'(M) 580.04'(M) 580.0'(P) 139.65'17"W TSC. BLOCK 1
ASI ADDITION EASEMENT 37.5 ACCESS EASEMENT S00°14'37"E BLOCK 1
ASI ADDITION 335.00'(M) R=30.00'(M&P) T=44.34'(M) L=58.55'(M) CHD BRG=N55°26'17"E LOT 2. BLOCK 1
PANHANDLE COOPERATIVE
SUBDIVISION 5/8" REBAR WITH PLASTIC CAP STAMPED "K BEATTY LS 476" 194, 83(M) 194, 96(JB) 40.00(M) 489°33'54"E .23 ACRES CHD=49.69'(M) 60.00′(₩) C ∆=111°49'49" "10.00" (M&P) 315.00'(M) 388.561(M) 118.09'(M) -- Δ=89°48'30" R=20.00'(M&P) T=19.93'(M) L=31.35'(M) CHD BRG=N45°20'21"W (o)703.56'(M) 705.7'(MS) (\mathbf{z}) CHD=28.24 (M) IN CONCRETE CHISELED "X" 44 07"(M&P) A-C 767.63'(M) 769.77'(MS) on appearance and one of the present above over the contract above over the contract of the co A-B N00"14'37"W 885 72'(M) 885.58'(MS)

A SUBDIVISION OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION

S

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

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE OWNERS OF BLOCK 1, PANHANDLE COOPERATIVE SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, 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, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, 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 DAY OF LALL 2025

CHARLIE WRIGHT
PRESIDENT ICEO
PANHANDLE COOPERATIVE ASSOCIA

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

LTHIS 1/th DAY OF July



SURVEYOR'S REPORT

raject No

250973 7/9/2025 AG

N US SURVEY FEET (aft)

S A

THO COMBULTING GROUP

4.4

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 L.S. 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER 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 LIFE DAY OF TOUT ST 2025

selection of an

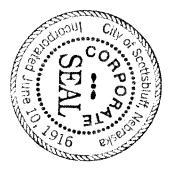
CITY CLERK, CITY OF SOUTTSBLUFF.

KIMBERLEY WRIGH

NEBRASKA

MAYOR

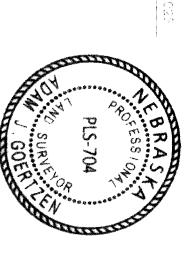
CITY OF SCOTTSBLUFF, NEBRASKA



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



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2025-065

20 East 16th Street
Scottsbluff, NE 59361
306.532.3123
306.532.3123
JEO Consulting, Inc.
1937 N Chestrut St.
Walnoo NE 68096
8061.723.8567 | Jen Schn
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