

2025-784

COMPUTER PICTURED IMAGED

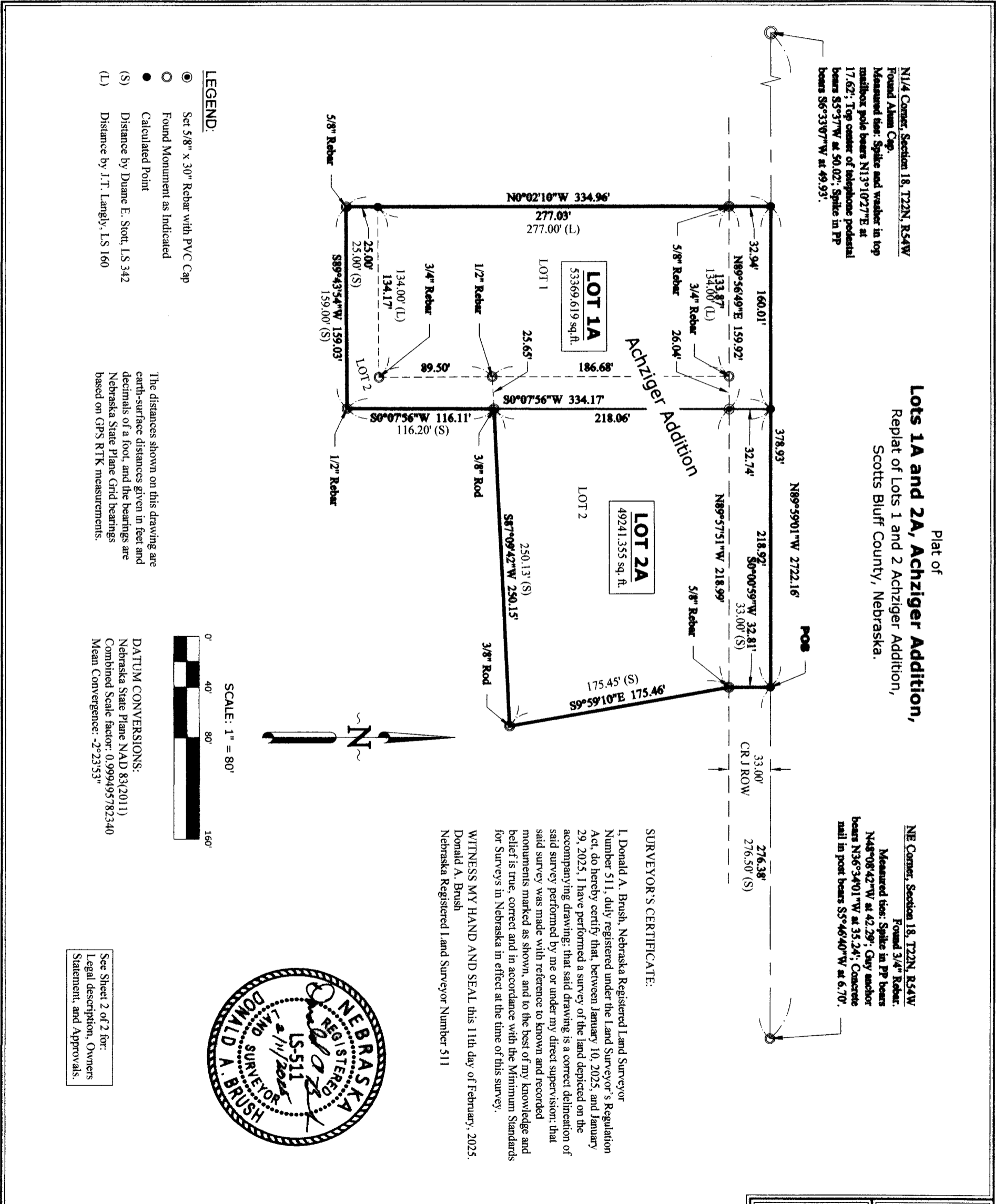
RECORDED SCOTTS BLUFF COUNTY, NE

Date 2-26-25 Time 12:35 PM

Inst. 2025 784 Jean A. Bauer

REGISTER OF DEEDS

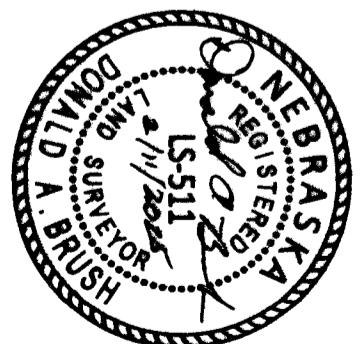
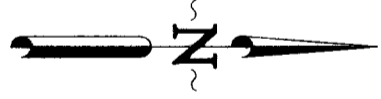
NUM PAGES 2 DOC TAX PD CHG RET FEES 16.00 PD CHG - RET TOTAL 16.00 REC'D City of Scottsbluff RET



- LEGEND: Set 5/8" x 30" Rebar with PVC Cap Found Monument as Indicated Calculated Point Distance by Duane E. Stott, LS 342 Distance by J.T. Langly, LS 160

The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

SCALE: 1" = 80' DATUM CONVERSIONS: Nebraska State Plane NAD 83(2011) Combined Scale factor: 0.999495782340 Mean Convergence: -2°23'53"



WITNESS MY HAND AND SEAL this 11th day of February, 2025. Donald A. Brush Nebraska Registered Land Surveyor Number 511 SURVEYOR'S CERTIFICATE: I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, between January 10, 2025, and January 29, 2025, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

N1/4 Corner, Section 18, T22N, R54W Found Alumn Cap. Measured tie: Spike and washer in top mailbox pole bears N13°10'27.7"E at 17.62'; Top center of telephone pedestal bears S5°37'W at 50.02'; Spike in PP bears S6°33'07"W at 49.93'

Plat of Lots 1A and 2A, Achziger Addition, Replat of Lots 1 and 2 Achziger Addition, Scotts Bluff County, Nebraska.

NE Corner, Section 18, T22N, R54W Found 3/4" Rebar. Measured tie: Spike in PP bears N48°08'42"W at 42.29'; Guy anchor bears N36°34'01"W at 35.24'; Concrete nail in post bears S5°46'40"W at 6.70'.

Job No.: 2025-01 Drawn by: CEB / Checked by: DAB Client Name: Flavio Ozuna

Date: JAN 2025 Sheet No.: 1 of 2

Panhandle Land Surveying Donald A. Brush, Professional Land Surveyor 870 SB Road, Morrill, Nebraska, 69358 Phone: (306) 247-2602

Plat of Lots 1A & 2A, Achziger Addition, Replat of Lots 1 & 2, Achziger Addition, Scotts Bluff County, Nebraska.

Copyright 2025

**LEGAL DESCRIPTION:**

Achziger Addition, part of the Northeast Quarter (NE1/4) of Section 18, Township 22 North, Range 54 West, 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:  
With reference to the northeast corner of said NE1/4, thence on the north line of said NE1/4 N89°59'01"W (basis of bearing) a distance of 276.38 feet to the POINT OF BEGINNING of this description, said point being the northeast corner of said Achziger Addition; thence perpendicular to said north line, on the east line of said Addition, S0°00'59"W a distance of 32.81 feet to the south Right-of-Way ROW line of County Road "J"; thence continuing on said east line of said Addition S9°59'10"E a distance of 175.46 feet, to the southeast corner of said Addition; thence on the south line of said Addition S87°09'42"W a distance of 250.15 feet; thence continuing on said south line S0°07'56"W a distance of 116.11 feet; thence continuing on said south line S89°43'54"W a distance of 159.03 feet, to the southwest corner of said Addition; thence on the west line of said Addition N0°02'10"W a distance of 334.96 feet to a point on said north line, said point being the northwest corner of said Addition; thence on said north line S89°59'01"E a distance of 378.93 feet to the point of beginning, containing 2.36 acres, more or less.

**OWNER'S STATEMENT:**

We, the under signed, being the owners of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:  
**LOTS 1A & 2A, ACHZIGER ADDITION, REPLAT OF LOTS 1 AND 2, ACHZIGER ADDITION, SCOTTS BLUFF COUNTY, NEBRASKA.**  
The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.  
Dated this 19 day of February, 2025.

*Flavio C. Ozuna*  
Flavio C. Ozuna, Husband - Brother

*Iris Ozuna*  
Iris Ozuna, Wife - Sister

*Craig Brannon*  
Craig Brannon

**Acknowledgement:**

State of Nebraska )  
County of Scotts Bluff )



Before me, a Notary Public, qualified and acting in said County, personally came Flavio C. Ozuna and Iris Ozuna, husband and wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

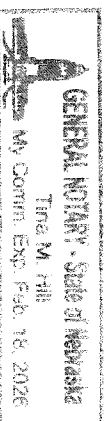
Witness my hand and seal this 19th day of Feb., 2025.

*Tina M. Hill*  
Notary Public

My Commission Expires: Feb. 18, 2026

**Acknowledgement:**

State of Nebraska )  
County of Scotts Bluff )



Before me, a Notary Public, qualified and acting in said County, personally came Craig Brannon, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 19th day of Feb., 2025.

*Tina M. Hill*  
Notary Public

My Commission Expires: Feb. 18, 2026

**APPROVAL AND ACCEPTANCE:**

The foregoing plat of  
**LOTS 1A & 2A, ACHZIGER ADDITION, REPLAT OF LOTS 1 AND 2, ACHZIGER ADDITION, SCOTTS BLUFF COUNTY, NEBRASKA.**  
was approved by the Director of Development Services of the City of Scottsbluff, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71 approved on March 5, 1983, and to Article 1 of Chapter 20 or Ordinance No. 2600 of the City of Scottsbluff, Nebraska, as amended by Ordinance No. 2812 of the City of Scottsbluff, Nebraska.

Dated this 24th day of February, 2025.

*Zachary Giambusi*  
Zachary Giambusi, Director of Development Services  
City of Scottsbluff, Nebraska

**Acknowledgement:**

State of Nebraska )  
County of Scotts Bluff )

Before me, a Notary Public, qualified and acting in said County, personally came Zachary Giambusi, Director of Development Services of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the City of Scottsbluff, Scotts Bluff County, Nebraska.

WITNESS my hand and Notarial Seal this 30th day of February, 2025.

*Kimberley E Wright*  
Notary Public

My Commission Expires: Jan. 24, 2029



See Sheet 1 of 2 for  
Surveyors Certificate  
and plat layout.