

2026-123

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-9-20 Time 10:33am

Inst. **2026 - 123**
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 City of Scottsbluff
 RET For office use

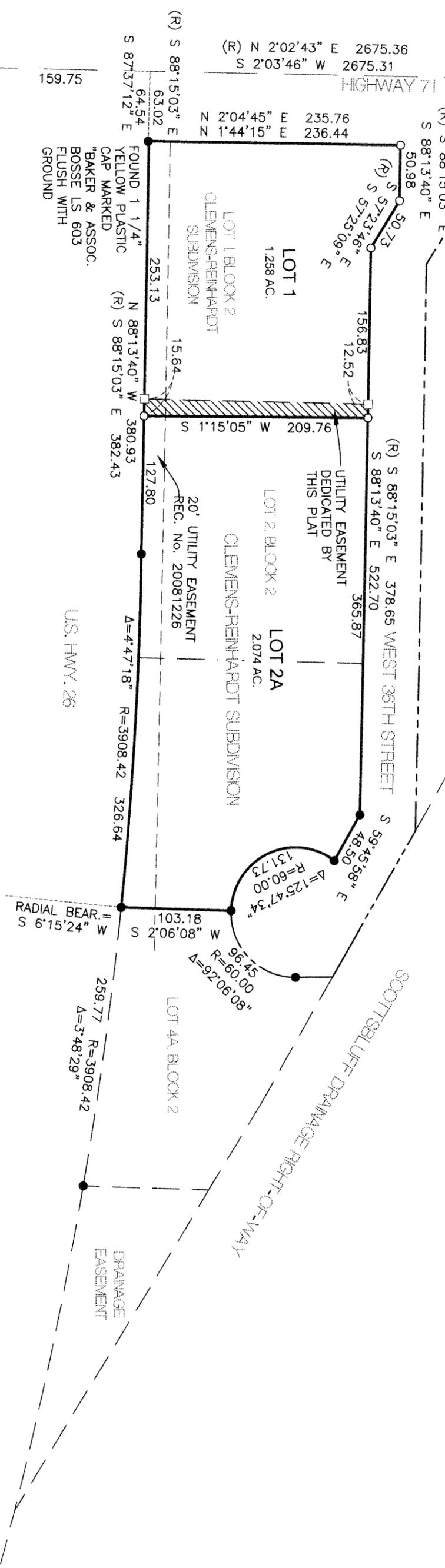
COMPUTER CO
 PICTURED _____
 IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

NW COR., SEC. 14
 FOUND 1" SURVEY MARKER SPIKE FLUSH WITH PAVEMENT
 SE TO 77.18 TO SPIKE IN POWER POLE
 SW TO 70.26 TO SPIKE IN POWER POLE
 NE TO 69.25 TO SPIKE IN POWER POLE
 NW 66.74 TO CENTER OF MANHOLE

BLOCK 1 BOONE SUBDIVISION

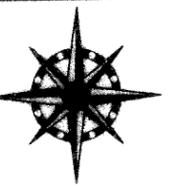
- DENOTES FOUND 1 1/4" ORANGE PLASTIC CAP MARKED "CSAM, LLC RLS 615 OR AS NOTED
- DENOTES SET 1 1/4" ORANGE PLASTIC CAP MARKED "NEBRASKA RLS 615" ON A 5/8"x18" REBAR, TOP OF CAP IS 0.1 ABOVE GROUND
- DENOTES FOUND NAIL & 1 1/2" WASHER MARKED "NEBRASKA RLS 615"



W 1/4 COR., SEC. 14
 FOUND 1 1/2" ALUM. CAP FLUSH WITH PAVEMENT
 ESE TO 58.10 TO SPIKE IN POWER POLE
 SE 56.36 TO TOP OF HYDRANT
 SSE 54.11 TO X IN SW CORNER OF LIFT STATION
 WSW 80.31 TO R.O.W. MARKER

S 88°13'40" E 2650.50
 (R) S 88°15'03" E 2650.57

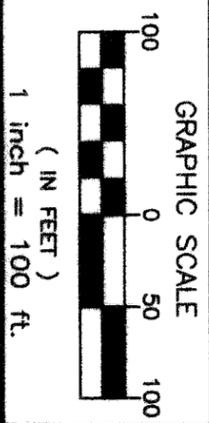
CENTER 1/4, SEC. 14
 FOUND 5/8" REBAR IN MANHOLE NNW TO 35.32 TO SPIKE IN POWER POLE
 NE TO 71.19 TO TOP OF HYDRANT
 ENE TO 1" PIPE AT BLOCK CORNER ESE 65.44 TO GATE STEM



COMPASS SURVEYING & MAPPING, LLC
 3253 WEST CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 719-354-4120
 WWW.CSAMILLC.COM

FINAL PLAT

Lots 1 and 2A, Block 2, Clemens-Reinhardt Subdivision, a replat of Lot 1, Block 2, Clemens-Reinhardt Subdivision and Lot 2A, a replat of Lot 2 and part of Lot 3, Block 2, Clemens-Reinhardt Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska.



PROJECT NO.	24246
DATE:	OCTOBER 21, 2025
DRAWN BY:	MSJ
CHECKED BY:	MSJ
SHEET NO.	1 OF 2

LEGAL DESCRIPTION:

Lots 1 and 2A, Block 2, Clemens-Reinhardt Subdivision, a replat of Lot 1, Block 2, Clemens-Reinhardt Subdivision and Lot 2A, a replat of Lot 2 and part of Lot 3, Block 2, Clemens-Reinhardt Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska.

Containing a calculated area of 145,165 square feet (3.33253 acres), more or less.

OWNERS STATEMENT:

The undersigned, owner of the real estate described hereon and shown on the accompanying plat, has caused such real estate to be platted as: Lots 1 and 2A, Block 2, Clemens-Reinhardt Subdivision, a replat of Lot 1, Block 2, Clemens-Reinhardt Subdivision and Lot 2A, a replat of Lot 2 and part of Lot 3, Block 2, Clemens-Reinhardt Subdivision.

The rights-of-way and easements shown on this plat are hereby dedicated to the use and benefit of the public.

Lot 1-

CP Land Group L.C., a Utah limited liability company

By: Muller its

BS

Lot 2A-

OTB - Scottsbluff, LLC, an Arizona limited liability company

By: J. Clint Jamerson, Manager

ACKNOWLEDGEMENT:

STATE OF Arizona }
COUNTY OF Maricopa } SS

Before me, a Notary Public, qualified and acting in said County, personally came J. Clint Jamerson, Manager of OTB - Scottsbluff, LLC, an Arizona limited liability company, known to me to be the identical person who signed the foregoing "Owners Statement and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and seal this 28th day of

December, 2025

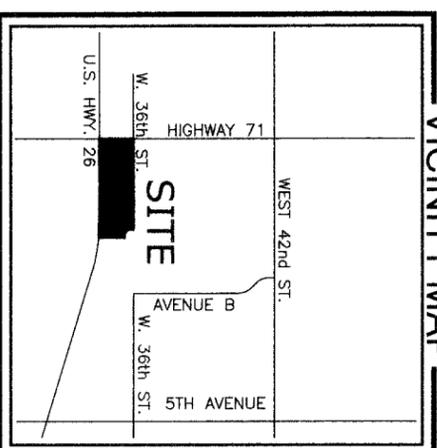
Gabriella Moreno



My Commission expires 11/27/2026 Gabriella Moreno Notary Public

COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

VICINITY MAP



ACKNOWLEDGEMENT:

STATE OF Wyoming }
COUNTY OF Davon } SS

Before me, a Notary Public, qualified and acting in said County, personally came CP Land Group L.C. of Utah limited liability company, known to me to be the identical person who signed the foregoing "Owners Statement and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and seal this 17th day of

December, 2025

Mary Ellen Nise-Powell

My Commission expires April 28, 2025
MARY ELLEN NISE-POWELL Notary Public
STATE OF WYOMING
COMMISSION ID: 112824
COMMISSION EXPIRES: FEB 11, 2025

SURVEYOR'S CERTIFICATE:

Inst. 2026 - 123

The undersigned Professional Land Surveyor licensed in the State of Nebraska, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the applicable standards of practice have been met to the best of his knowledge and belief.

This statement is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes

Date 12/6/25



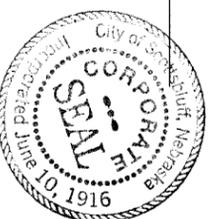
Mark S. Johannes
Nebraska Professional Land Surveyor No. 615
For and on behalf of Compass Surveying & Mapping, LLC

CITY APPROVAL AND ACCEPTANCE:

The foregoing amended plat of Lots 1 and 2A, Block 2, Clemens-Reinhardt Subdivision, a replat of Lot 1, Block 2, Clemens-Reinhardt Subdivision and Lot 2A, a replat of Lot 2 and part of Lot 3, Block 2, Clemens-Reinhardt Subdivision, City of Scottsbluff, Nebraska, Scotts Bluff County, Nebraska was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska by Resolution passed this 5th day of January, 2026.

By: Betsy Valdek, Mayor

Attested: Kimberley Wright, City Clerk



FINAL PLAT

Lots 1 and 2A, Block 2, Clemens-Reinhardt Subdivision, a replat of Lot 1, Block 2, Clemens-Reinhardt Subdivision and Lot 2A, a replat of Lot 2 and part of Lot 3, Block 2, Clemens-Reinhardt Subdivision, City of Scottsbluff, Scotts Bluff County, Nebraska.

PROJECT NO.	24246
DATE:	OCTOBER 21, 2025
DRAWN BY:	MSJ
CHECKED BY:	MSJ
SHEET NO.	2 OF 2