RECORDED
SCOTTS BLUFF COUNTY, NE
Date 9:39:39 Time 10:20am
Inst. 2026 3874
REGISTER OF DEEDS

NUM PAGES 2
DOC TAX 16.20 PD ___ CHG ___ RET ___
FEES 16.20 PD ___ CHG ___ RET ___
TOTAL 16.20
REC'D City of Scottsbluff
RET For Office Use

COMPUTER LC
PICTURED ___
IMAGED ___

2026-3874

FINAL PLAT

LOT 3A, BLOCK 8, BUNGALOW ADDITION, TO THE CITY OF SCOTTSBLUFF,
A REPLAT OF LOTS 3, 4, 5 AND 6, BLOCK 8, BUNGALOW ADDITION,
TO THE CITY OF SCOTTSBLUFF.

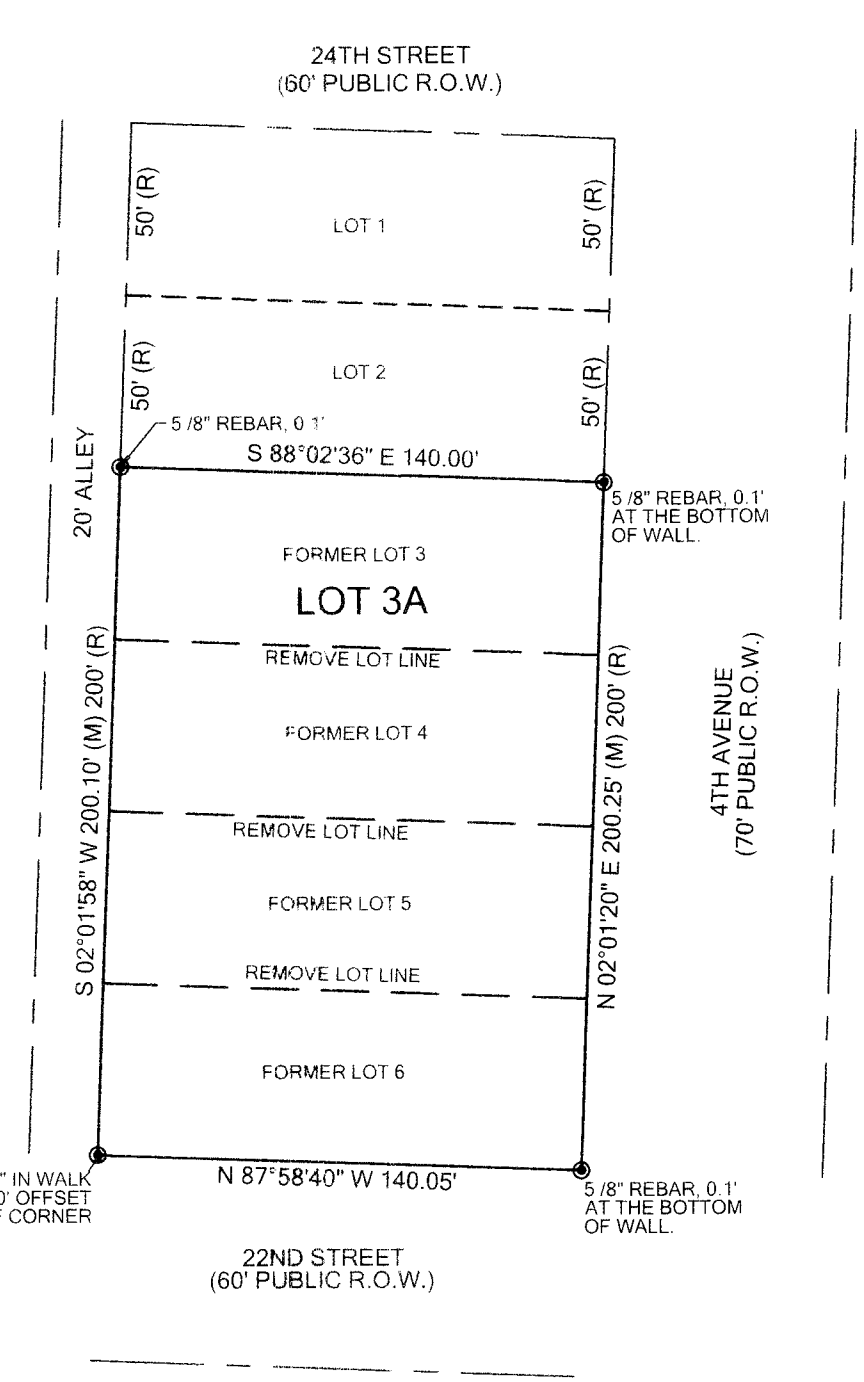
Survey History		
Date	Description	Initials
08-10-26	FIELD SURVEY	CJG
08-11-26	DRAFTING SURVEY	CJG
08-11-26	FINALIZED SURVEY	CJG

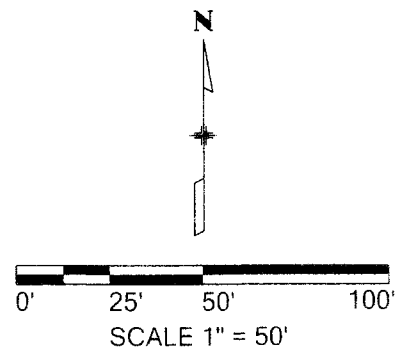
Wildcat Surveying
307 Church Street,
Harrisburg NE 69345
Phone: 308-279-2072
www.wildcatsurveying.com

Land Survey
Title Sheet

Wildcat Project Number: 760-01-2026
Project Location: Scotts Bluff County Nebraska
CLIENT: ISKE

Project Code	Last Mod. Date	Subset	Sheet No.
760	8-11-2026	1 of 2	1





NEBRASKA
PROFESSIONAL
08-11-2026
PLS-731
LAND SURVEYOR
CARL JOHN GILBERT

SURVEY LEGEND

- INDICATES FOUND SECTION CORNER AS DESCRIBED
- INDICATES FOUND 1/4 OR 1/16 CORNER AS DESCRIBED
- INDICATES SET SECTION CORNER SET 2.5" ALUMINUM CAP ON 5/8" STAMPED IN PART PLS 731.
- INDICATES SET 1/4 OR 1/16 CORNER, SET 2.5" ALUMINUM CAP ON 5/8" STAMPED IN PART PLS 731.
- INDICATES SET 1.25" ORANGE PLASTIC CAP STAMPED PLS 731 C. GILBERT, ON 5/8" REBAR.
- INDICATES FOUND PROPERTY CORNER EVIDENCE AS DESCRIBED.

(M) INDICATES MEASURED DISTANCE BY WILDCAT SURVEYING

Inst. 2026 3874

FINAL PLAT

LOT 3A, BLOCK 8, BUNGALOW ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 3, 4, 5 AND 6, BLOCK 8, BUNGALOW ADDITION, TO THE CITY OF SCOTTSBLUFF.

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760	8-11-2026	2 of 2	2

SURVEY NOTES

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY WILDCAT SURVEYING. NO ABSTRACT, CURRENT TITLE COMMITMENT NO OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO WILDCAT SURVEYING IN THE CREATION OF THIS SURVEY.
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 8, BUNGALOW ADDITION TO THE CITY OF SCOTTSBLUFF, BEING A GRID BEARING OF NORTH 02°01'20" EAST, A DISTANCE OF 200.25 FEET, AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON
6. THIS SURVEY DOES NOT REFLECT A SEARCH OR DOES IT DEPICT ANY UNDERGROUND UTILITIES OR SUBSURFACE CONFLICTS THAT MAY ARISE.

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY 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 LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

I ATTEST THE ABOVE ON THIS 11TH DAY OF AUGUST, 2026.

Carl John Gilbert

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF WILDCAT SURVEYING
307 CHURCH STREET
HARRISBURG, NE 69345
PHONE: 308-279-2072

NEBRASKA PROFESSIONAL
08-11-2026
PLS-731
LAND SURVEYOR
CARL JOHN GILBERT

OWNER STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF LOTS 3, 4, 5 AND 6, BLOCK 8, TO THE CITY OF SCOTTSBLUFF, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: LOT 3A, BLOCK 8, BUNGALOW ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 3, 4, 5 AND 6, BLOCK 8, BUNGLOW ADDITION TO THE CITY OF SCOTTSBLUFF. THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

Benjamin Iske
BENJAMIN ISKE

Hannah Iske
HANNAH ISKE

ACKNOWLEDGEMENT STATEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME BENJAMIN ISKE AND HANNAH ISKE, 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 25th DAY OF September, 2026.

Kimberley E Wright
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 24, 2029

GENERAL NOTARY - State of Nebraska
KIMBERLEY E WRIGHT
My Comm. Exp. Jan 24, 2029

APPROVAL AND ACCEPTANCE

THE ACCOMPANYING PLAT WAS APPROVED BY THE CITY OF SCOTTSBLUFF OF SCOTTS BLUFF COUNTY, NEBRASKA. THE FOREGOING ADMINISTRATIVE REPLAT OF LOT 3A, BLOCK 8, BUNGALOW ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 3, 4, 5 AND 6, BLOCK 8, BUNGALOW ADDITION, TO THE CITY OF SCOTTSBLUFF ON THE 28th DAY OF September, 2026.

ZACHARY GLAUBIUS DEVELOPMENT SERVICES DIRECTOR

ATTEST: Kimberley E Wright