



2021-5718

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 10-6-21 Time 12:50 PM

Inst. 2021 5718

Jean A. Bauer

REGISTER OF DEEDS

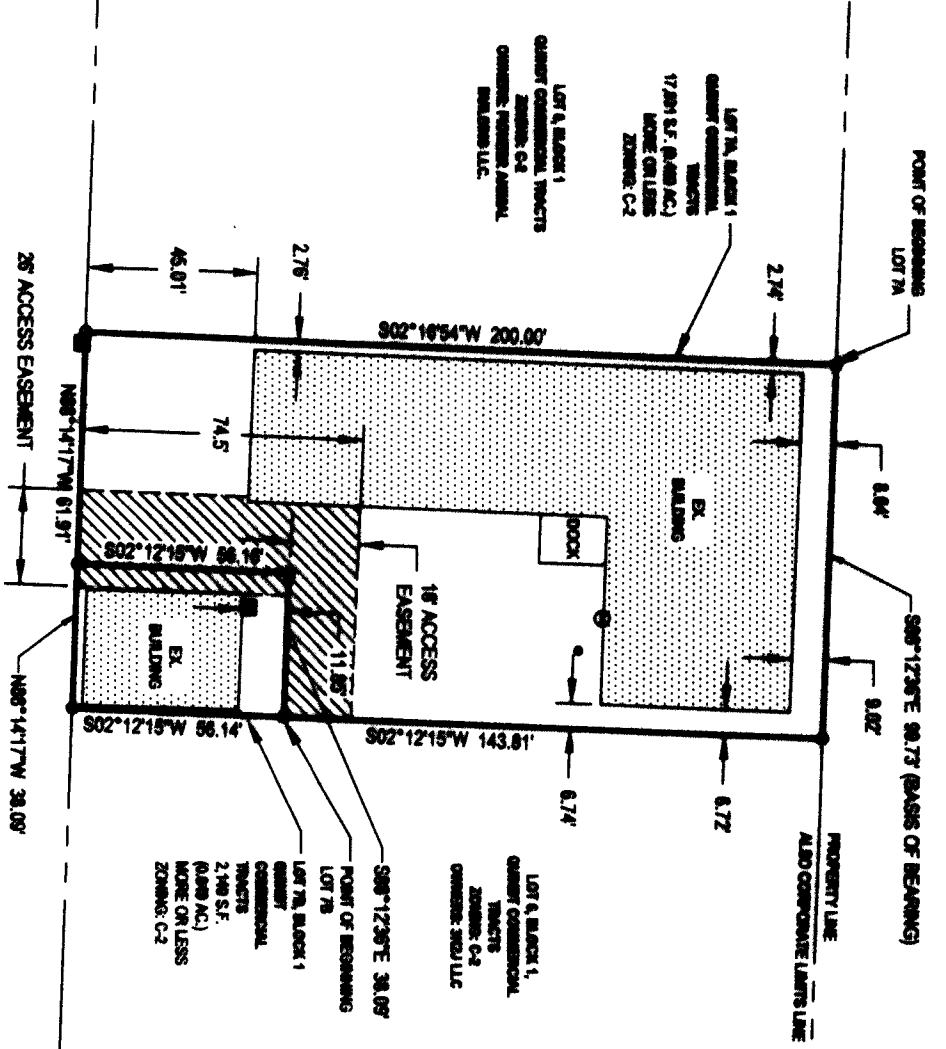
COMPUTER  
PICTURED  
IMAGED

*C*

2  
16.00 -  
16.00 ck  
BARNER Assoc  
Office Use Only

A SUBDIVISION OF LOT 7A, BLOCK 1, QUADRT COMMERCIAL TRACTS TO THE CITY OF SCOTTS BLUFF, NEBRASKA, BEING THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 10 WEST OF THE FIRST P.M.M. MERIDIAN, BEING S16W28N10W, NEBRASKA

POINT OF BEGINNING  
LOT 7A  
2.74'  
302°16'54"W 200.00'



20TH STREET



SCALE: 1" = 40'

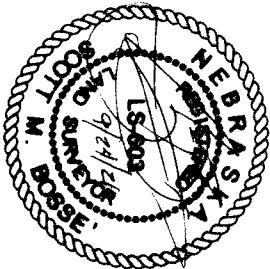


- - CORNER FOUND AS NOTED
- - CORNER SET
- - 5/8" DIA. NEBARK WITH PINK PVC CAP STAMPED "ACQUISTAR BOSSE" LS 603
- - WITNESS CORNER SET
- - 5/8" x 2 1/2" NEBARK WITH PINK PVC CAP STAMPED "ACQUISTAR BOSSE" LS 603
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE

**SURVEYOR'S CERTIFICATE:**

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 693, DO HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 7A AND 7B, BLOCK 1, QUADRT COMMERCIAL TRACTS TO THE CITY OF SCOTTS BLUFF, NEBRASKA, ACCORDING TO THE DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 1" = 40 FEET TO THE PLOT THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARING DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEMONSTRATED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 21<sup>st</sup> day of SEPTEMBER, 2021.



**A SUBDIVISION OF LOT 7, BLOCK 1, QUAD 1, QUAD COMMERCIAL TRACTS TO THE CITY OF SCOTTSBUFF, SCOTT COUNTY, IOWA**

BEING IN THE SOUTHWEST CORNER OF THE QUAD COMMERCIAL TRACTS OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 2 WEST OF THE 6TH MERIDIAN, SCOTT COUNTY, IOWA.

**SUBJECT MATTER**

1. QUAD AND ASSOCIATED, INC. PERFORMED ALL NECESSARY RESEARCH TO DETERMINE QUAD COMMERCIAL TRACTS OF THE CITY OF SCOTTSBUFF, IOWA, BEING IN THE SOUTHWEST CORNER OF THE QUAD COMMERCIAL TRACTS OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 2 WEST OF THE 6TH MERIDIAN, SCOTT COUNTY, IOWA, WILL REMAIN OWNED BY QUAD AND ASSOCIATED, INC.
2. THE SUBDIVISION RECOMMENDED AND APPROVED BY A COMMISSION OF QUAD COMMERCIAL TRACTS OF THE CITY OF SCOTTSBUFF, IOWA, BEING IN THE SOUTHWEST CORNER OF THE QUAD COMMERCIAL TRACTS OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 2 WEST OF THE 6TH MERIDIAN, SCOTT COUNTY, IOWA, WILL REMAIN OWNED BY QUAD AND ASSOCIATED, INC.
3. QUAD AND ASSOCIATED, INC. HAS OBTAINED ALL NECESSARY PERMITS FROM THE CITY OF SCOTTSBUFF, IOWA, TO SUBDIVIDE THE QUAD COMMERCIAL TRACTS OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 2 WEST OF THE 6TH MERIDIAN, SCOTT COUNTY, IOWA, INTO LOTS 7, BLOCK 1, QUAD COMMERCIAL TRACTS TO THE CITY OF SCOTTSBUFF, IOWA, BEING IN THE SOUTHWEST CORNER OF THE QUAD COMMERCIAL TRACTS OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 2 WEST OF THE 6TH MERIDIAN, SCOTT COUNTY, IOWA.
4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
5. NOTICE YOU MUST COME AND SEE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**LEGAL DESCRIPTION**

BEING AT A POINT ON THE NORTHWEST CORNER OF LOT 7, BLOCK 1, QUAD COMMERCIAL TRACTS TO THE CITY OF SCOTTSBUFF, SCOTT COUNTY, IOWA, A MONUMENT FOUND IN PLACE, THENCE ALONG THE NORTH LINE OF SAID LOT 7 SIXTYFOUR (64) FEET TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 7 AND BEING THE SOUTHWEST CORNER OF THIS SUBDIVISION, THENCE SIXTYFOUR (64) FEET WEST TO A POINT ON THE SOUTH LINE OF SAID LOT 7, THENCE ALONG SAID SOUTH LINE SIXTYFOUR (64) FEET TO THE POINT OF BEGINNING, CONTAINING 6.88 ACRES, MORE OR LESS.

**LOT 7a**

COMMENCING AT A POINT ON THE NORTHWEST CORNER OF LOT 7, BLOCK 1, QUAD COMMERCIAL TRACTS TO THE CITY OF SCOTTSBUFF, SCOTT COUNTY, IOWA, A MONUMENT FOUND IN PLACE, THENCE ALONG THE NORTH LINE OF SAID LOT 7 SIXTYFOUR (64) FEET TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 7, SAID MONUMENT BEING THE SOUTHWEST CORNER OF THIS SUBDIVISION, THENCE SIXTYFOUR (64) FEET WEST TO A POINT ON THE SOUTH LINE OF SAID LOT 7, THENCE ALONG SAID SOUTH LINE SIXTYFOUR (64) FEET TO THE POINT OF BEGINNING OF THIS SUBDIVISION.

THENCE SIXTYFOUR (64) FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID LOT 7, A MONUMENT FOUND IN PLACE, THENCE ALONG THE SOUTH LINE OF SAID LOT 7 SIXTYFOUR (64) FEET TO A POINT ON THE WEST LINE OF SAID LOT 7, THENCE ALONG SAID WEST LINE SIXTYFOUR (64) FEET TO THE POINT OF BEGINNING OF THIS SUBDIVISION, CONTAINING 6.88 ACRES, MORE OR LESS.

**OWNER AND RECORDING STATEMENT**

THE UNDERSIGNED HAVE BEEN THE OWNER OF LOTS 7a AND 7b, BLOCK 1, QUAD COMMERCIAL TRACTS TO THE CITY OF SCOTTSBUFF, IOWA, BEING IN THE SOUTHWEST CORNER OF THE QUAD COMMERCIAL TRACTS OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 2 WEST OF THE 6TH MERIDIAN, SCOTT COUNTY, IOWA, AND WE HEREBY DECLARE ALL STREETS, ALLEYS, EASEMENTS, AND RIGHTS OF WAY TO BE ABANDONED AND USE OF THE PUBLIC.

*[Signature]* DATE *9/12/24*  
*[Signature]* DATE *9/12/24*

**ACKNOWLEDGMENT**

STATE OF IOWA )  
 COUNTY OF SCOTT )  
 BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MARK A. WATSON, TO BE SEEN TO BE THE LEGAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING CERTIFICATE STATEMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS *24th* DAY OF *September* 2024.

*[Signature]*  
 NOTARY PUBLIC



**ACCORD AND AGREEMENT**

STATE OF IOWA )  
 COUNTY OF SCOTT )  
 BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME Mark A. Watson, TO BE SEEN TO BE THE LEGAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING CERTIFICATE STATEMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS *24th* DAY OF *September* 2024.

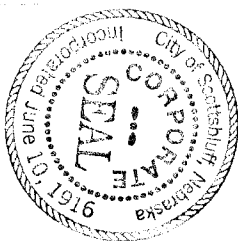
*[Signature]*  
 NOTARY PUBLIC



**PROJECT VICINITY MAP**



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**CONSENT AND ACCEPTANCE**

THE FOREGOING PLAN OF LOTS 7a AND 7b, BLOCK 1, QUAD COMMERCIAL TRACTS TO THE CITY OF SCOTTSBUFF, SCOTT COUNTY, IOWA, WAS APPROVED BY THE MAYOR OF THE CITY OF SCOTTSBUFF, IOWA.

WE HEREBY ACCEPT ALL STREETS, ALLEYS, EASEMENTS AND RIGHTS OF WAY TO THE EXTENT AND USE OF THE PUBLIC.

BY: *[Signature]*  
 MAYOR

ATTESTED: CITY CLERK *[Signature]*

MY COMMISSION EXPIRES: *April 17, 2024*