



2022-1827

COMPUTER PICTURED IMAGED

RECORDED SCOTTS BLUFF COUNTY, NE

Date 4-6-22 Time 9:24am Inst. 2022 1827 Jean A. Bauer

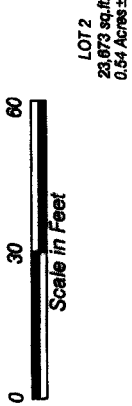
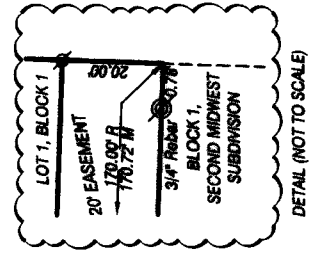
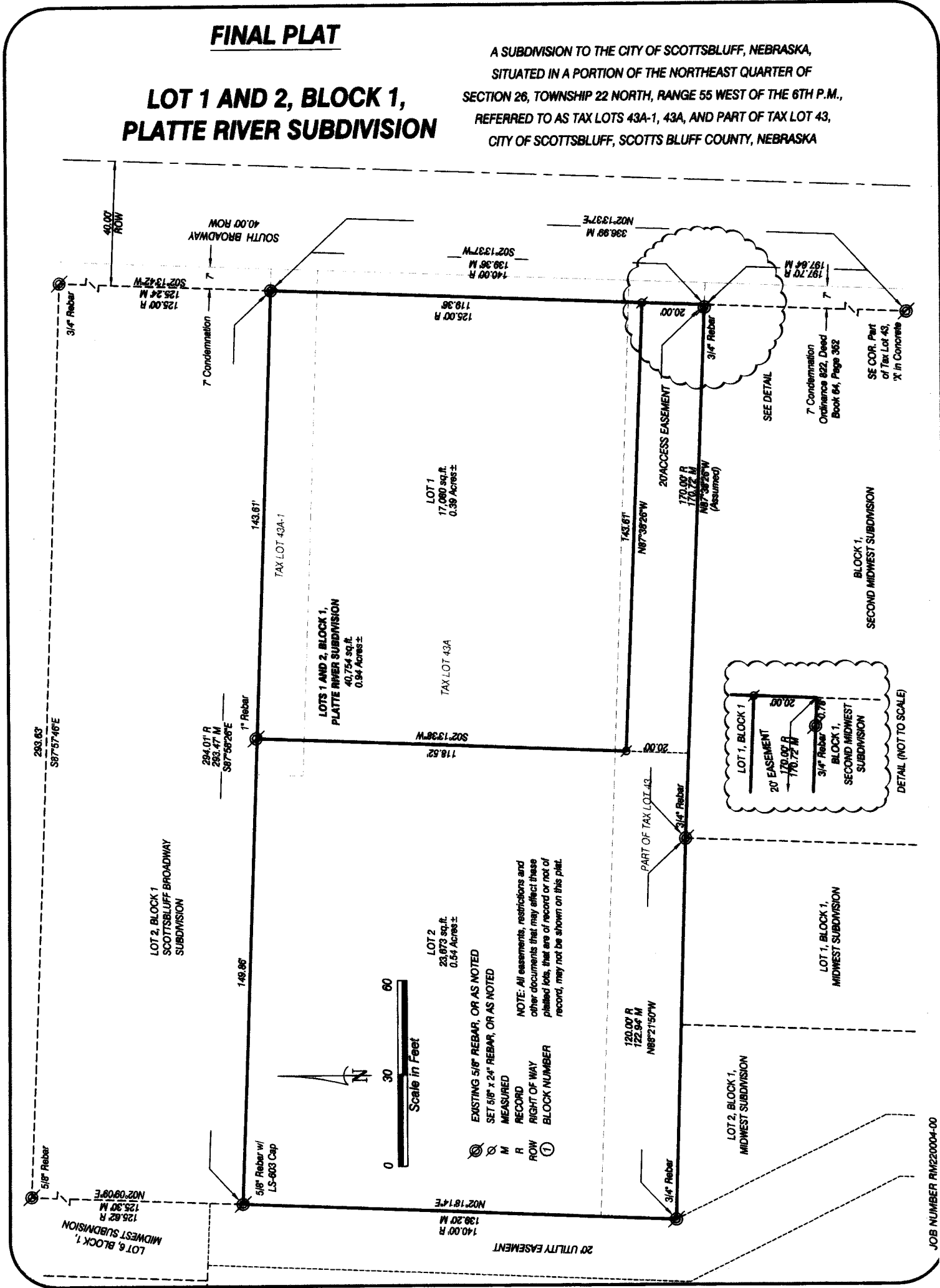
REGISTER OF DEEDS

NUM PAGES 2 DCO TAX PD CHG RET FEES 16.00 PD CHG RET TOTAL 16.00 RECD M.C. Schaff RET OFFICE USE ONLY

FINAL PLAT

LOT 1 AND 2, BLOCK 1, PLATTE RIVER SUBDIVISION

A SUBDIVISION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., REFERRED TO AS TAX LOTS 43A-1, 43A, AND PART OF TAX LOT 43, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

EXISTING 5/8" REBAR, OR AS NOTED SET 5/8" x 24" REBAR, OR AS NOTED MEASURED

RECORD

RIGHT OF WAY

BLOCK NUMBER

SURVEYOR'S CERTIFICATE

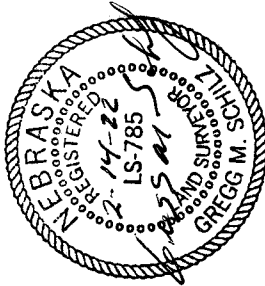
I, Gregg M. Schilz, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOT 1 & 2, BLOCK 1, PLATTE RIVER SUBDIVISION, A SUBDIVISION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., REFERRED TO AS TAX LOTS 43A-1, 43A, AND PART OF TAX LOT 43, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1, SECOND MIDWEST SUBDIVISION, AS PLATTED, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SOUTH BROADWAY, THENCE WESTERLY, ON THE NORTH LINE OF BLOCK 1, SECOND MIDWEST SUBDIVISION, ON AN ASSUMED BEARING OF N87°38'28"W, A DISTANCE OF 170.72 FEET MEASURED (170.00 FEET RECORDED), TO THE NORTHWEST CORNER OF BLOCK 1, SECOND MIDWEST SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, MIDWEST SUBDIVISION, AS PLATTED, THENCE WESTERLY ON THE EASTERN LINE OF SAID BLOCK 1, MIDWEST SUBDIVISION, BEARING N88°21'50"W, A DISTANCE OF 122.94 FEET MEASURED (120.00 FEET RECORDED), THENCE NORTHERLY ON THE EASTERN LINE OF SAID BLOCK 1, MIDWEST SUBDIVISION, BEARING N02°18'14"E, A DISTANCE OF 139.20 FEET, TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, SCOTTSBLUFF BROADWAY SUBDIVISION, AS PLATTED, THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 2, BLOCK 1, SCOTTSBLUFF BROADWAY SUBDIVISION, BEARING S87°58'26"E, A DISTANCE OF 283.47 FEET MEASURED (294.01 FEET RECORDED), TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, SCOTTSBLUFF BROADWAY SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF SOUTH BROADWAY, THENCE SOUTHERLY, ON THE WEST RIGHT OF WAY LINE OF SOUTH BROADWAY, BEARING S02°13'37"W, A DISTANCE OF 139.36 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.94 ACRES MORE OR LESS.

That the accompanying plat is a true delineation of such survey drawn to a scale of 30 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 14th DAY OF FEBRUARY 2022.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz
Gregg M. Schilz, Nebraska Registered Land Surveyor, L. S. 785



OWNERS STATEMENT

We, the undersigned, being the owners of a portion of the Northeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P.M., referred to as Tax Lots 43A-1, 43A, and part of Tax Lot 43, City of Scottsbluff, Scotts Bluff County, Nebraska as described in the foregoing Surveyor's Certificate and shown on the accompanying plat have caused such real estate to be platted as LOT 1 & 2, BLOCK 1, PLATTE RIVER SUBDIVISION, A SUBDIVISION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., REFERRED TO AS TAX LOTS 43A-1, 43A, AND PART OF TAX LOT 43, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate these easements shown for the use and benefit of the public.

Dated this 14 day of February, 2022.

Owners:
CAP HOLDINGS, LLC
a Nebraska Limited Liability Company

Chris E. Nelson
By: Chris E. Nelson, President

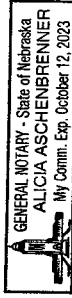
LOT 1 & 2, BLOCK 1,
PLATTE RIVER SUBDIVISION
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 2
JOB# RM220004-00

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Chris E. Nelson, President of CAP Holdings LLC, a Nebraska Limited Liability Company, to me known to be the identical person whose signature is affixed to the foregoing Owner's Statement and acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of CAP Holdings, LLC, a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 14th DAY OF February, 2022.



Alicia Aschenbrenner
Notary Public

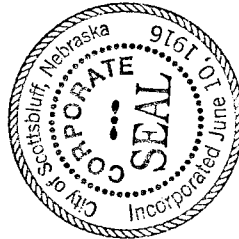
My Commission Expires Oct 12, 2023

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1 & 2, BLOCK 1, PLATTE RIVER SUBDIVISION, A SUBDIVISION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., REFERRED TO AS TAX LOTS 43A-1, 43A, AND PART OF TAX LOT 43, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed

this 5th day of April, 2022.

Jeanne McKernigan
Mayor: Jeanne McKernigan



Kimberley Wright
ATTEST: Kimberley Wright
City Clerk