



2023-4703

COMPUTER PICTURED IMAGED

RECORDED SCOTTS BLUFF COUNTY, NE

Date 12-6-23 Time 8:45am

Inst. 2023 4703

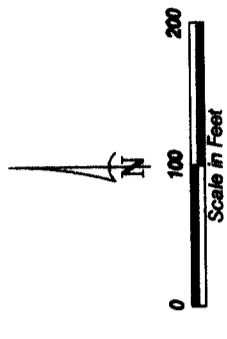
Jean A. Bauer

REGISTER OF DEEDS

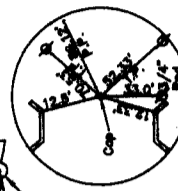
NUM PAGES 3  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 22.00 PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 TOTAL 22.00  
 REC'D City of S.B.  
 RET Office Use

**FINAL PLAT**  
**BLOCKS 8 AND 9A,**  
**REGANIS SUBDIVISION,**  
**A REPLAT OF BLOCK 9,**  
**REGANIS SUBDIVISION,**  
**AND PART OF**  
**VACATED 30 FOOT ALLEY,**  
**AND UNPLATTED LANDS**

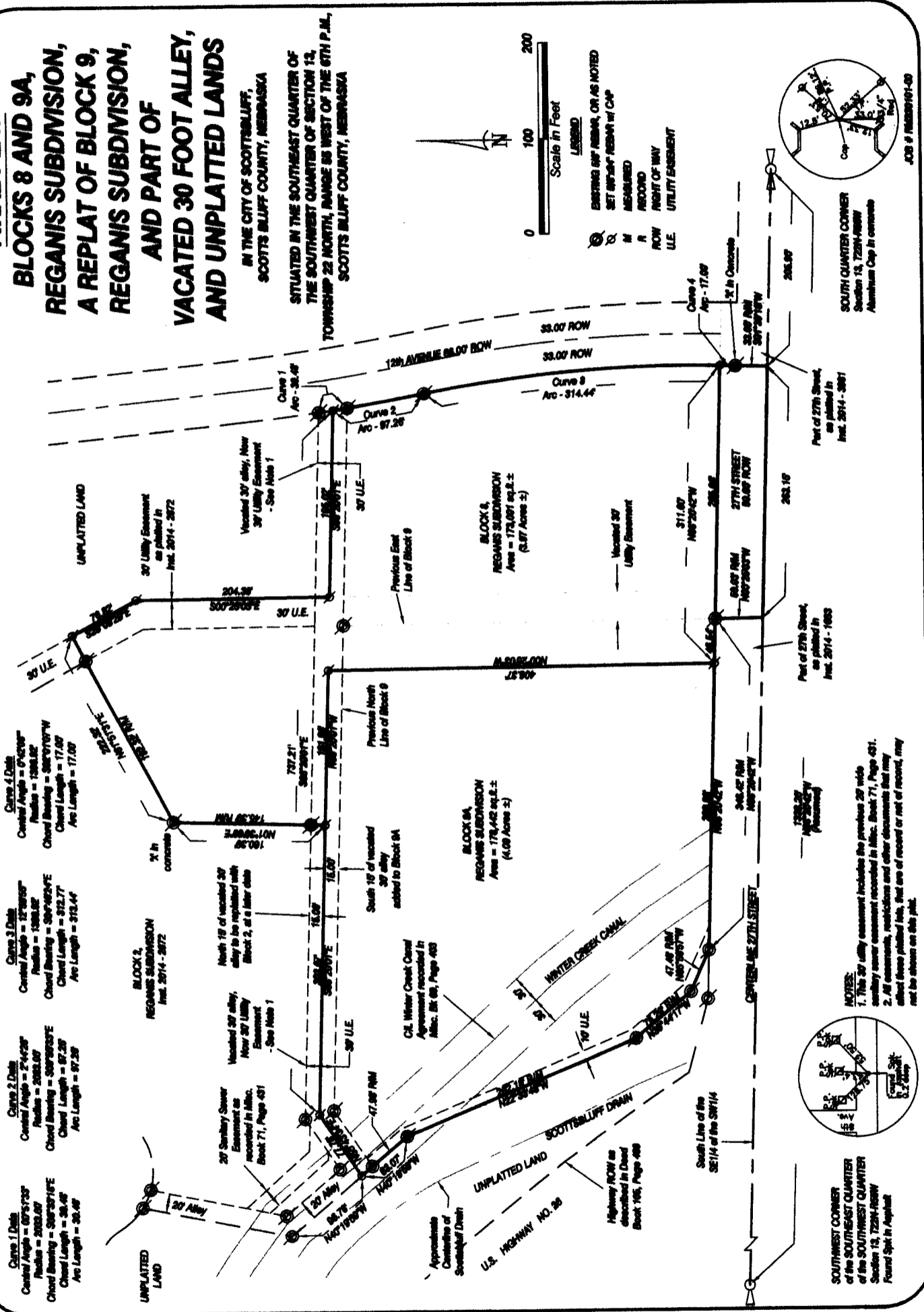
IN THE CITY OF SCOTTSBLUFF,  
 SCOTTS BLUFF COUNTY, NEBRASKA  
 SITUATED IN THE SOUTHEAST QUARTER OF  
 THE SOUTHWEST QUARTER OF SECTION 12,  
 TOWNSHIP 22 NORTH, RANGE 86 WEST OF THE 6TH P.M.,  
 SCOTTS BLUFF COUNTY, NEBRASKA



**LEGEND**  
 EXISTING SWP ALLEYS, OR AS NOTED  
 SET SWP'S OF REBAR AT CAP  
 MEASURED  
 RECORDED  
 RIGHT OF WAY  
 U.L.E. UTILITY EASEMENT



JOB # 18288991-00



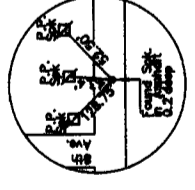
**Curve 1 Data**  
 Central Angle = 67°5'33"  
 Radius = 2003.00'  
 Chord Bearing = S89°29'11"E  
 Chord Length = 36.46'  
 Arc Length = 36.46'

**Curve 2 Data**  
 Central Angle = 2°44'28"  
 Radius = 2003.00'  
 Chord Bearing = S89°29'11"E  
 Chord Length = 97.29'  
 Arc Length = 97.29'

**Curve 3 Data**  
 Central Angle = 12°19'07"  
 Radius = 1500.00'  
 Chord Bearing = S89°07'07"W  
 Chord Length = 312.77'  
 Arc Length = 312.44'

**Curve 4 Data**  
 Central Angle = 0°42'08"  
 Radius = 1500.00'  
 Chord Bearing = S89°07'07"W  
 Chord Length = 17.00'  
 Arc Length = 17.00'

**NOTES:**  
 1. This 30' utility easement includes the previous 20' wide utility sewer easement recorded in Misc. Book 71, Page 431.  
 2. 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.



**SOUTHWEST CORNER**  
 of the SOUTHWEST QUARTER  
 of the SOUTHWEST QUARTER  
 Section 12, T22N-R86W  
 Found Spk in Asphalt  
 Found Spk in Asphalt

**SURVEYOR'S CERTIFICATE**

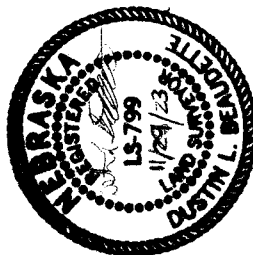
I, Dustin L. Beauclaire, a Nebraska Registered Land Surveyor No. 760, duly registered under the Land Surveyor's Regulation Act, hereby certify I, or under my direct supervision, have surveyed and prepared a plat of BLOCKS 8 AND 9A, REGANIS SUBDIVISION, A REPLAT OF BLOCK 8, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY AND UNPLATTED LANDS IN THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13, THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, ON AN ASSUMED BEARING OF N86°20'42"W, A DISTANCE OF 205.80 FEET, TO THE SOUTHWEST CORNER OF 27TH STREET, AS PLATTED IN INSTRUMENT 2014-3081, IN THE SCOTT'S BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING WESTERLY ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, BEARING N86°20'42"W, A DISTANCE OF 283.15 FEET, TO THE SOUTHEAST CORNER OF 27TH STREET, AS PLATTED IN INSTRUMENT 2014-1883, THENCE BEARING N86°20'42"W, A DISTANCE OF 60.83 FEET, TO THE NORTHEAST CORNER OF 27TH STREET, AS PLATTED, THENCE BEARING N86°20'42"W, ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET, AS PLATTED, A DISTANCE OF 346.42 FEET, THENCE BEARING N86°59'57"W, A DISTANCE OF 47.48 FEET, THENCE BEARING N30°44'17"W, A DISTANCE OF 75.28 FEET, THENCE BEARING N22°30'49"W, A DISTANCE OF 282.18 FEET, THENCE BEARING N40°10'59"W, A DISTANCE OF 63.07 FEET, THENCE BEARING N55°43'24"E, A DISTANCE OF 77.78 FEET, THENCE BEARING S80°20'01"E, A DISTANCE OF 308.87 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF BLOCK 2, REGANIS SUBDIVISION, AS PLATTED IN INSTRUMENT 2014-2872, THENCE BEARING N01°39'59"E, ON SAID EXTENSION LINE AND EASTERLY LINE THEREOF, A DISTANCE OF 180.38 FEET, THENCE BEARING N61°5'19"E, ON SAID EASTERLY LINE OF BLOCK 2 AND NORTHERLY EXTENSION THEREOF, A DISTANCE OF 222.32 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A 30-FOOT UTILITY EASEMENT, AS PLATTED IN INSTRUMENT 2014-2872, THENCE BEARING S80°20'01"E, ON THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 78.82 FEET, THENCE BEARING S80°20'01"E, A DISTANCE OF 186.02 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, AS PLATTED IN INSTRUMENT 2014-3081, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°44'28", A RADIUS OF 2092.00 FEET, A CHORD BEARING OF S09°53'33"E, AND A CHORD LENGTH OF 97.25 FEET, THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, AND ON THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, A DISTANCE OF 97.28 FEET, TO THE POINT OF A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°30'05", A RADIUS OF 1386.82 FEET, A CHORD BEARING OF S04°27'20"E, AND A CHORD LENGTH OF 328.86 FEET, THENCE SOUTHERLY ON THE ARC OF SAID CURVE, AND ON THE WEST RIGHT OF WAY LINE OF 12TH AVENUE, A DISTANCE OF 388.44 FEET, TO A POINT BEING 33.80 FEET NORTH OF THE SOUTH LINE OF SECTION 13, AS MEASURED PERPENDICULAR TO SAID SOUTH LINE OF SECTION 13, THENCE BEARING S01°39'18"W, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 9.37 ACRES, MORE OR LESS.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That all monuments found or set are marked as shown. That all dimensions are in feet and decimals of a foot. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That said survey, to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

WITNESS MY HAND AND SEAL THIS 21<sup>st</sup> DAY OF November, 2023.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

*Dustin L. Beauclaire*  
Dustin L. Beauclaire, Nebraska Registered Land Surveyor, L. S. 760



**OWNER'S STATEMENT**

We, the undersigned, being the owners of BLOCK 8, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY, AND UNPLATTED LANDS IN THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S 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 BLOCKS 8 AND 9A, REGANIS SUBDIVISION, A REPLAT OF BLOCK 8, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY, AND UNPLATTED LANDS IN THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S 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 the street and easements as shown on accompanying survey for the use and benefit of the public.

Dated this 29<sup>th</sup> day of November, 2023.

Reganis, LLC

By: *Timothy G. Reganis*  
Timothy G. Reganis, Owner

BLOCKS 8 AND 9A  
REGANIS SUBDIVISION  
SCOTT'S BLUFF, NEBRASKA  
SHEET 2 OF 3  
JOB# RM220701-00

BLOCKS 8 AND 9A  
REGANIS SUBDIVISION  
SCOTTSBUFF, NEBRASKA  
SHEET 3 OF 3  
JOB# RM230101-00

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTT'S BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Timothy G. Reganis, owner of Reganis LLC, 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 Reganis LLC.  
WITNESS MY HAND AND SEAL THIS 29th DAY OF November, 2023.

*David P. Bluth*  
Notary Public



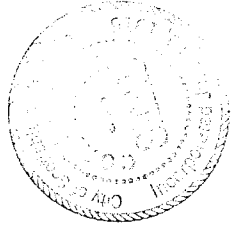
My Commission Expires Nov. 8, 2026

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCKS 8 AND 9A, REGANIS SUBDIVISION, A REPLAT OF BLOCK 9, REGANIS SUBDIVISION, AND PART OF VACATED 30 FOOT ALLEY, AND UNPLATTED LANDS IN THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA SITUATED IN THE SOUTH-EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S 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 24th day of December, 2023.

*Jeanne McFarrigan*  
Mayor Jeanne McFarrigan



ATTEST: *Kambelley Wright*  
City Clerk