



2024-1075

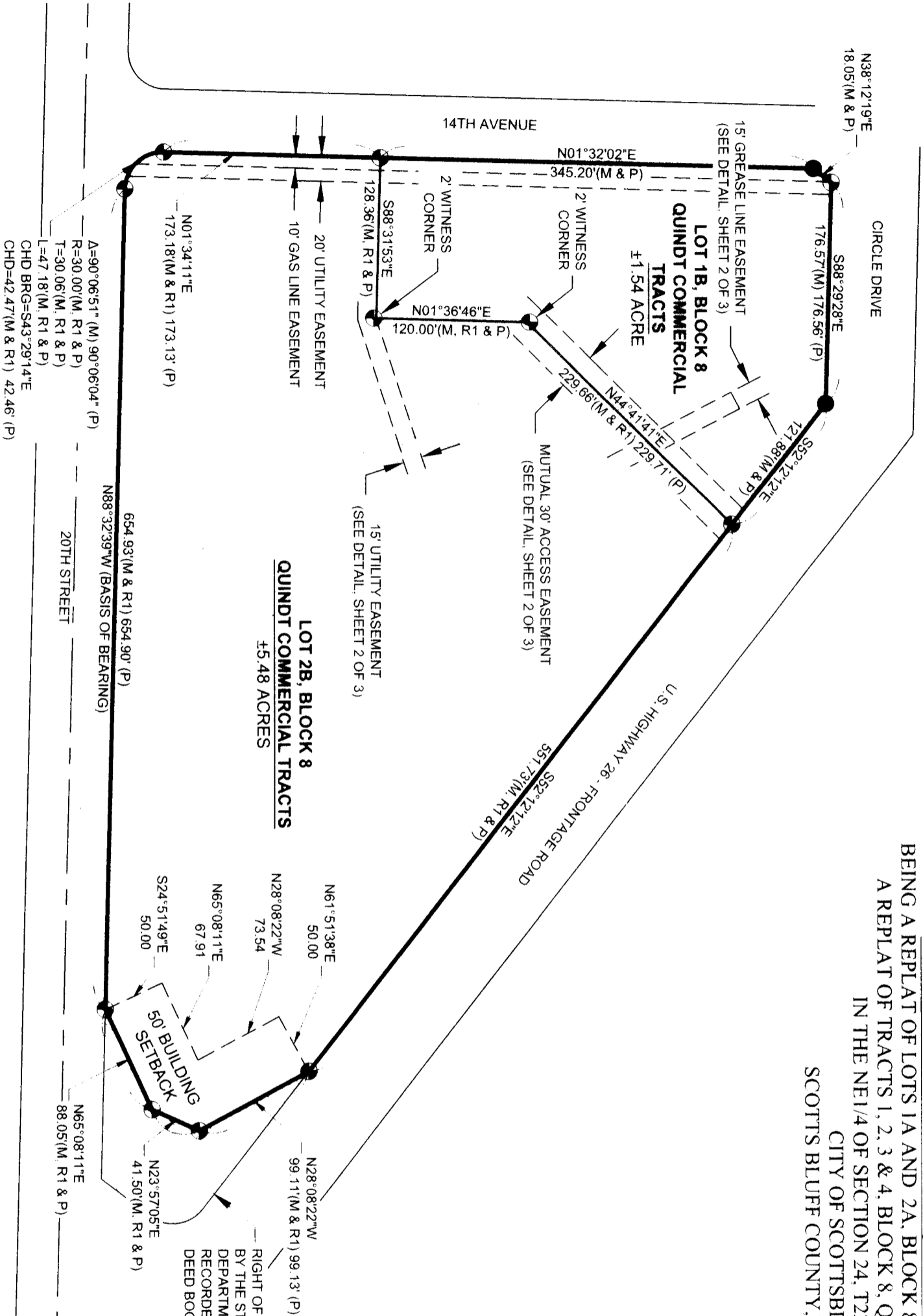
COMPUTER PICTURED IMAGED

NUM PAGES 3
 DOC TAX 22.00 PD CHG RET RET
 FEES 22.00 PD CHG RET
 TOTAL 22.00
 REC'D City of Scottsbluff
 RET For office use

RECORDED
 SCOTTS BLUFF COUNTY, NE

Date 4-2-24 Time 10:21am
 Inst. 2024 1075
Jean A. Bauer

REGISTER OF DEEDS



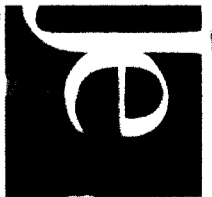
ADMINISTRATIVE REPLAT
LOTS 1B AND 2B, BLOCK 8, QUINTD COMMERCIAL TRACTS
 BEING A REPLAT OF LOTS 1A AND 2A, BLOCK 8, QUINTD COMMERCIAL TRACTS,
 A REPLAT OF TRACTS 1, 2, 3 & 4, BLOCK 8, QUINTD COMMERCIAL TRACTS
 IN THE NE 1/4 OF SECTION 24, T22N, R55W, 6TH P.M.
 CITY OF SCOTTSBLUFF,
 SCOTTS BLUFF COUNTY, NEBRASKA

LEGEND

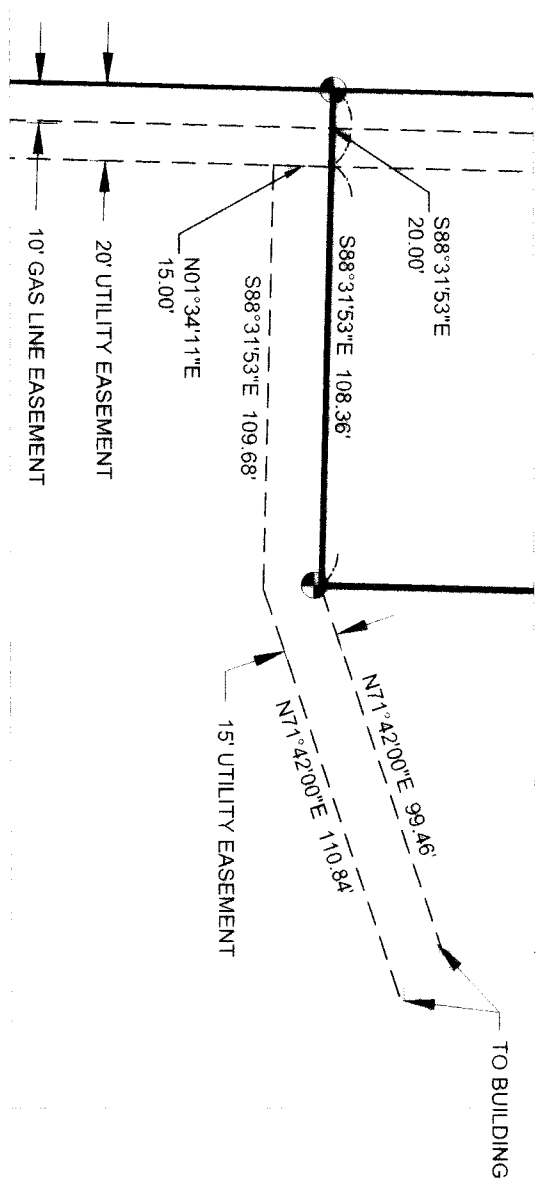
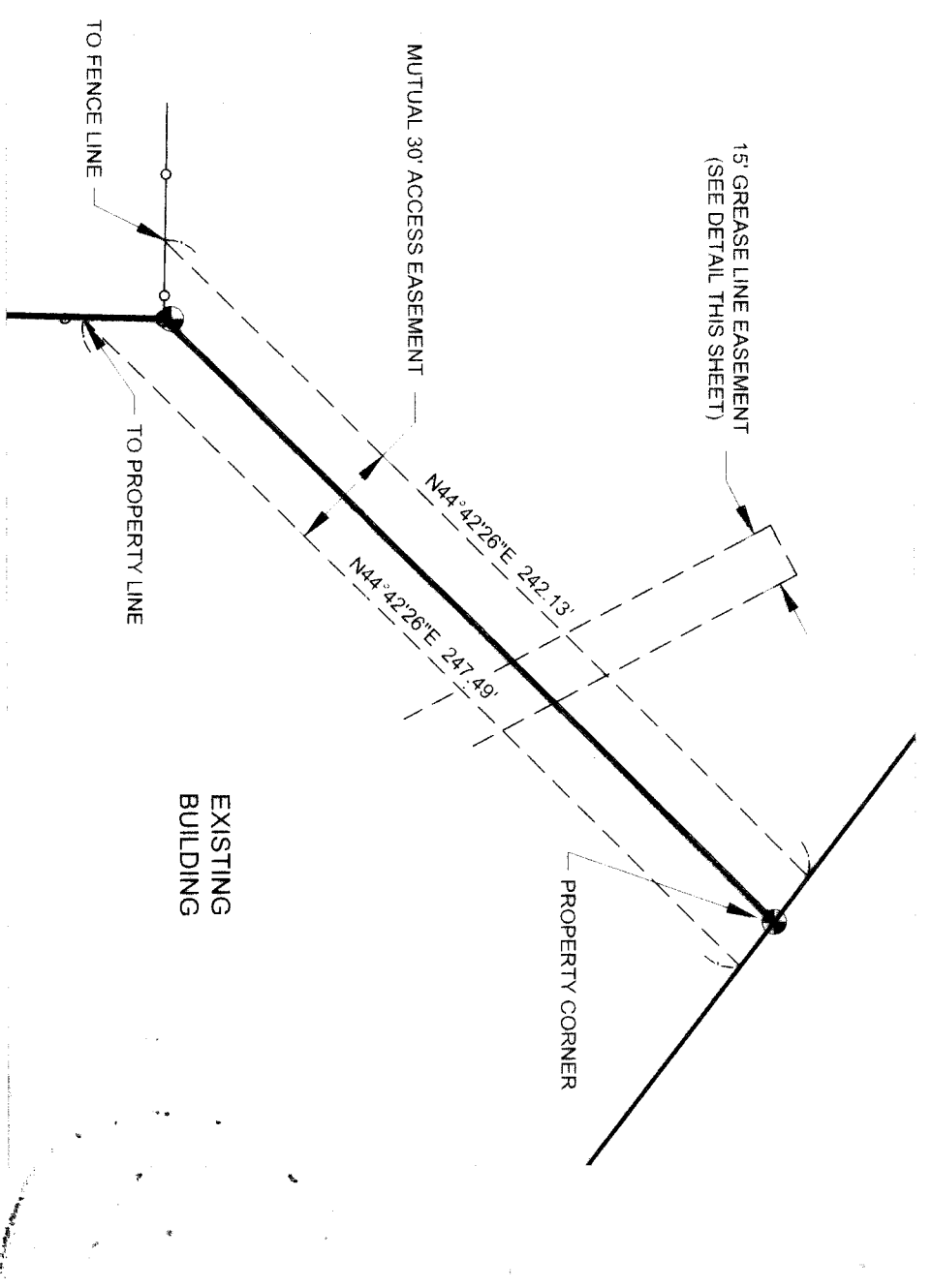
- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R1 RECORDED DISTANCE



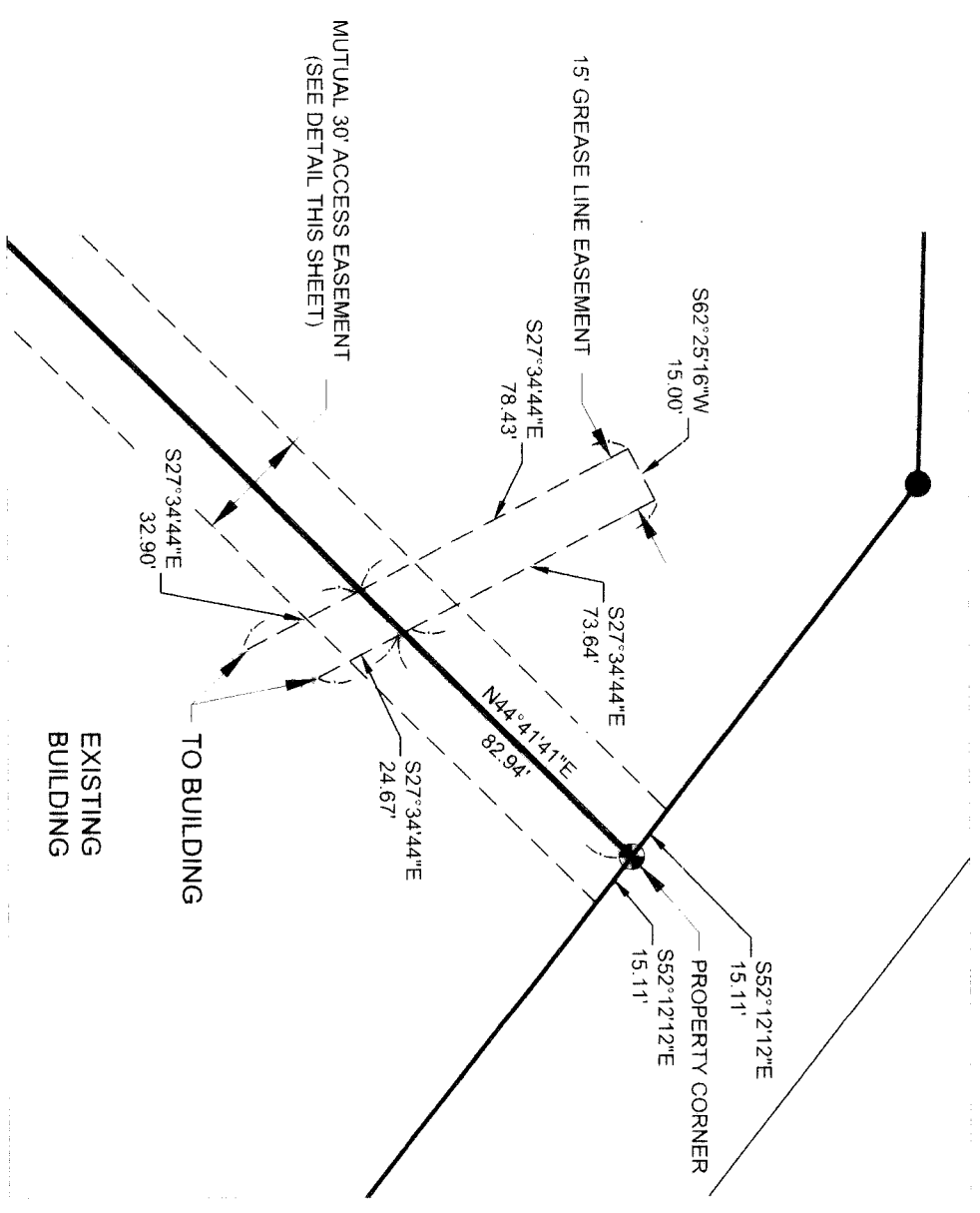
DATE	2-29-2024
SCALE	1"=100'
DRAWN	BFG
JOB NO.	R-240802
FIELD BOOK	SCOTTS BLUFF CO #1
AM.	AG
SHEET	1 OF 3
FILE NO.	2024-040



800.723.8567
 Grand Island, NE 308.381.7428
 www.jeo.com



ADMINISTRATIVE REPLAT
LOTS 1B AND 2B, BLOCK 8, QUINTD COMMERCIAL TRACTS
 BEING A REPLAT OF LOTS 1A AND 2A, BLOCK 8, QUINTD COMMERCIAL TRACTS.
 A REPLAT OF TRACTS 1, 2, 3 & 4, BLOCK 8, QUINTD COMMERCIAL TRACTS
 IN THE NE1/4 OF SECTION 24, T22N, R55W, 6TH P.M.
 CITY OF SCOTTSBLUFF,
 SCOTTS BLUFF COUNTY, NEBRASKA



NOTE:
 THE EASEMENTS SHOWN ON THIS DRAWING WERE ORIGINALLY SHOWN ON THE PLAT OF LOTS 1A AND 2A, BLOCK 8, QUINTD COMMERCIAL TRACTS, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, RECORDED JUNE 19, 2009 IN INSTRUMENT 2009, PAGE 3093 OF THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS.

DATE	2/29/2024
SCALE	1"=100'
DRAWN	BEG
JOB NO	R-240802
FIELD BOOK	SCOTTS BLUFF CO #1
FIELD WORK	AM - AG
SHEET	2 OF 3
FILE NO	2024-040

LEGAL DESCRIPTION:

LOTS 1B AND 2B, BLOCK 8, QUINT COMMERCIAL TRACTS, A REPLAT OF LOTS 1A AND 2A, BLOCK 8, QUINT COMMERCIAL TRACTS TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR'S REPORT:

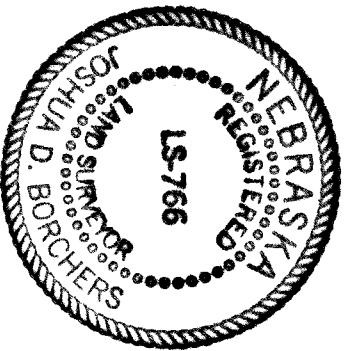
THIS SURVEY WAS PERFORMED AT THE REQUEST OF TRANSWEST FORD, LLC, PER KYLE SCHMIDT. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOTS 1A AND 2A, BLOCK 8, QUINT COMMERCIAL TRACTS, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA FOR THE PURPOSE OF REMOVING THE BUILDING SETBACK LINES. PART OF A 50' BUILDING SETBACK IN THE SOUTHEAST CORNER OF LOT 2B WILL REMAIN PER DIRECTION OF THE CITY OF SCOTTSBLUFF. EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12I GNSS ROVER RECEIVER UTILIZING THE SELER INSTRUMENTS REAL TIME NETWORK OR A TRIMBLE R8 GNSS BASE RECEIVER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

[Signature]
JOSHUA D BORCHERS, LS 766



OWNER'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENT THAT HAUSCHILD LAND COMPANY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNER OF LOT 1A, BLOCK 8, QUINT COMMERCIAL TRACTS AS SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LOTS 1B AND 2B, QUINT COMMERCIAL TRACTS", WITH THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS 21 DAY OF March, 2024.

[Signature]
REPRESENTATIVE
HAUSCHILD LAND COMPANY, LLC

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF March, 2024, BY A REPRESENTATIVE OF HAUSCHILD LAND COMPANY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES THE 17th DAY OF April, 2024



[Signature]
NOTARY

ADMINISTRATIVE REPLAT

LOTS 1B AND 2B, BLOCK 8, QUINT COMMERCIAL TRACTS
BEING A REPLAT OF LOTS 1A AND 2A, BLOCK 8, QUINT COMMERCIAL TRACTS,
A REPLAT OF TRACTS 1, 2, 3 & 4, BLOCK 8, QUINT COMMERCIAL TRACTS
IN THE NE 1/4 OF SECTION 24, T22N, R55W, 6TH P.M.
CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENT THAT TRANSWEST FORD, THE OWNER OF LOT 2A, BLOCK 8, QUINT COMMERCIAL TRACTS, SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LOTS 1B AND 2B, QUINT COMMERCIAL TRACTS", WITH THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS 29th DAY OF March, 2024.

[Signature]
TRANSWEST FORD, OWNER
BY KYLE SCHMIDT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 29th DAY OF March, 2024, BY KYLE SCHMIDT, REPRESENTATIVE OF TRANSWEST FORD, INC.

MY COMMISSION EXPIRES THE 12th DAY OF Jan, 2026

[Signature]
NOTARY

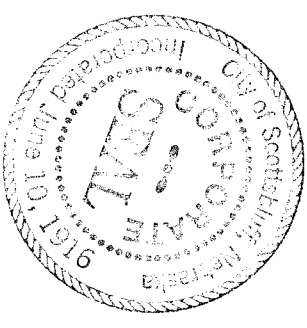
CITY APPROVAL:



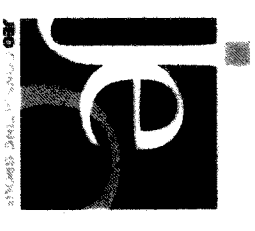
THE FOREGOING ADMINISTRATIVE PLAT OF LOTS 1B AND 2B, BLOCK 8, QUINT COMMERCIAL TRACTS, BEING A REPLAT OF LOTS 1A AND 2A, BLOCK 8, QUINT COMMERCIAL TRACTS, A REPLAT OF TRACTS 1, 2, 3 & 4, BLOCK 8, QUINT COMMERCIAL TRACTS IN THE NE 1/4 OF SECTION 24, T22N, R55W, 6TH P.M., TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA WAS APPROVED BY THE CITY PLANNING AND ZONING DIRECTOR OF THE CITY OF SCOTTSBLUFF, NEBRASKA

[Signature]
ZACH GLAUDER
CITY OF SCOTTSBLUFF, NEBRASKA

[Signature]
ATTESTED: CITY CLERK



DATE	2-29-2024
SCALE	1" = 100'
DRAWN	
BEG	
JOB NO	R-240802
FIELD BOOK	SCOTTS BLUFF CO #1
FIELD WORK	
AG	
SHEET	3 OF 3
FILE NO	2024-040



800.723.8567
Grand Island, NE 308.381.7428
www.jeo.com