



2024-1709

NUM PAGES 3  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ 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 5-17-24 Time 10:54am

Inst. 2024 1709  
Jean A. Bauer

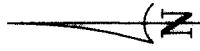
REGISTER OF DEEDS

COMPUTER ga  
 PICTURED \_\_\_\_\_  
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# FINAL PLAT

## LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION

SITUATED IN THE SOUTHWEST QUARTER OF THE  
 SOUTHEAST QUARTER OF SECTION 11,  
 TOWNSHIP 22 NORTH, RANGE 55 WEST  
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



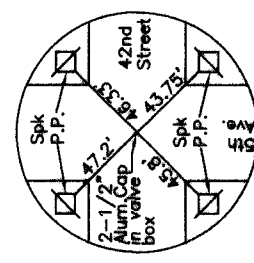
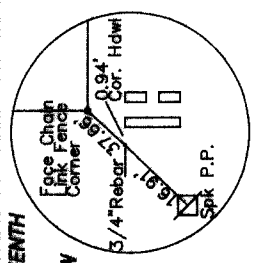
**LEGEND**

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- 
- RECORD
- MEASURED
- RIGHT OF WAY

Curve Data  
 (Record and Measured)  
 Central Angle = 34°52'46"  
 Radius = 180.00'  
 Chord Bearing = S19°44'23"W  
 Chord Length = 113.86'  
 Arc Length = 115.67'

**NOTES:**

- SPECIAL RIGHT OF WAY LINE ZONING, ARTICLE 11, SECTION 25-11 (Ord. 3638, 2000).
- THE CITY OF SCOTTSBLUFF REQUESTS 17' ADDITIONAL FEET OF 42ND STREET RIGHT-OF-WAY IN ADDITION TO THE EXISTING 33.00 FEET AS SHOWN ON PLAT. 50' FOOT TOTAL RIGHT OF WAY TO BE DEDICATED PER THIS PLAT 6,788 SF±, 0.15 ACRES±. 42ND STREET 33.00 FOOT RIGHT OF WAY AREA IS 0.30 ACRES±.
- ACCESS TO 42ND STREET FROM LOT 2 WILL BE VIA THE 40 FOOT ACCESS EASEMENT.

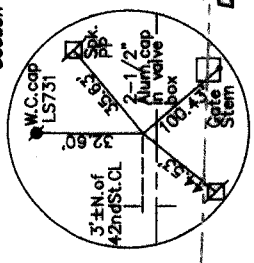
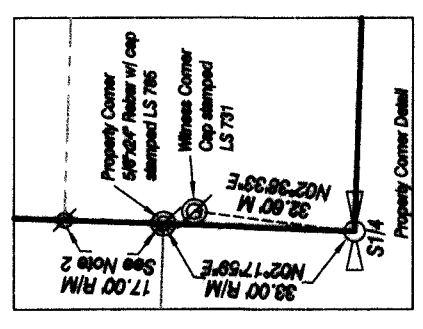
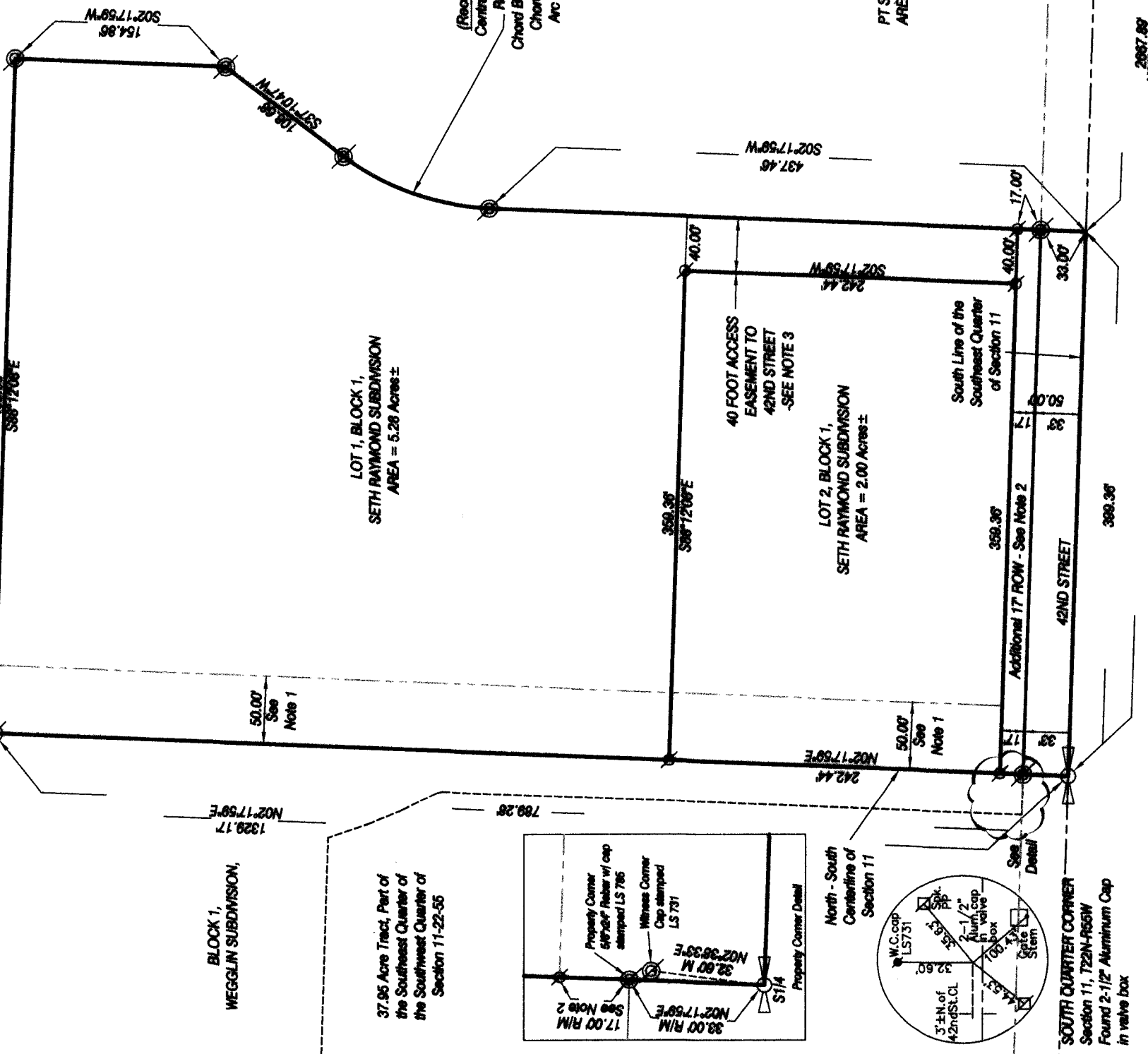


SOUTHEAST CORNER  
 Section 11, T22N-R55W  
 Found 2-1/2\"/>

CENTER SOUTH SIXTEENTH SECTION CORNER  
 Section 11, T22N-R55W  
 Found Rebar

SOUTH QUARTER CORNER  
 Section 11, T22N-R55W  
 Found 2-1/2\"/>

BLOCK 1,  
 WEGGLIN SUBDIVISION,  
 37.95 Acre Tract, Part of the Southeast Quarter of the Southwest Quarter of Section 11-22-55



422.23'  
 2857.89'  
 N68°12'06\"/>

**SURVEYOR'S CERTIFICATE**

I, GREGG M. SCHILZ, NEBRASKA REGISTERED LAND SURVEYOR NO. 785, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

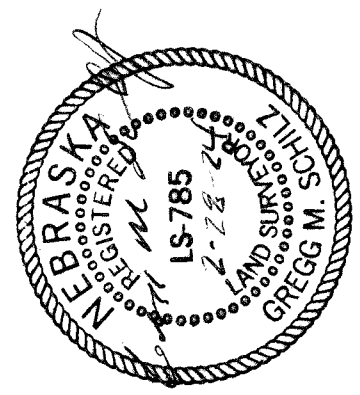
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, THENCE ON THE NORTH-SOUTH CENTERLINE OF SECTION 11, ON AN ASSUMED BEARING OF N02°17'59"E, A DISTANCE OF 789.28 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 495.65 FEET, THENCE BEARING S02°17'59"W, ON A LINE PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 154.86 FEET, THENCE BEARING S37°10'47"W, A DISTANCE OF 108.68 FEET, TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°52'48", A RADIUS OF 190.00 FEET, HAVING A CHORD BEARING OF S18°44'23"W AND A CHORD DISTANCE OF 113.89 FEET, THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 115.67 FEET, THENCE BEARING S02°17'59"W, ON A LINE BEING PARALLEL WITH THE NORTH-SOUTH CENTERLINE OF SECTION 11, A DISTANCE OF 437.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, THENCE WESTERLY ON SAID LINE, BEARING N88°12'08"W, A DISTANCE OF 399.36 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 7.73 ACRES, MORE OR LESS.

AND LOT 2, BLOCK 1, SETH RAYMOND SUBDIVISION WILL HAVE A 40 FOOT ACCESS EASEMENT TO 42ND STREET ON THE EAST EDGE OF SAID LOT 2, AS PLATTED, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY NEBRASKA, THENCE EASTERLY ON THE SOUTH LINE OF SAID SECTION 11, ON AN ASSUMED BEARING OF S88°12'08"E, A DISTANCE OF 399.36 FEET, THENCE BEARING N02°17'59"E, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SETH RAYMOND SUBDIVISION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ON THE EAST LINE OF SAID LOT 1, BEARING N02°17'59"E, A DISTANCE OF 242.44 FEET, THENCE BEARING N88°12'08"W, A DISTANCE OF 40 FEET, THENCE BEARING S02°17'59"W, A DISTANCE OF 242.44 FEET, THENCE BEARING S88°12'08"E, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING AN AREA OF 0.22 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 SAID SURVEY, 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

WITNESS MY HAND AND SEAL THIS 28<sup>th</sup> DAY OF FEBRUARY, 2024.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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

**OWNER'S STATEMENT**

I, THE UNDERSIGNED, BEING THE OWNER OF A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA AS DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA,

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, I HEREBY DEDICATE THE STREETS, EASEMENTS AND RIGHT OF WAYS AS SHOWN ON THE PLAT FOR THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS 28 DAY OF February, 2024.

OWNER:  
*Daniel E. Raymond*  
BY: DANIEL E. RAYMOND

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DANIEL E. RAYMOND, OWNER, 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.

WITNESS MY HAND AND SEAL THIS 28<sup>th</sup> DAY OF February, 2024.



*Daniel E. Raymond*  
NOTARY PUBLIC

MY COMMISSION EXPIRES November 9, 2026

LOTS 1 AND 2, BLOCK 1,  
SETH RAYMOND SUBDIVISION,  
SCOTTSBUFF, NEBRASKA  
SHEET 3 OF 3  
JOB# RM230312-00

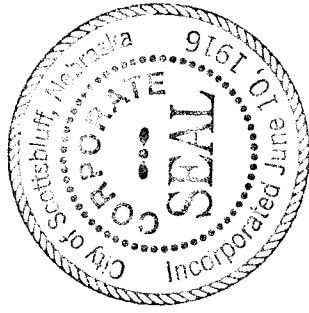
ANNEXATION APPROVAL AND ACCEPTANCE

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBUFF, NEBRASKA THE REAL ESTATE WHICH IS PLATTED AS LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSBUFF COUNTY, NEBRASKA, PURSUANT TO SECTION 19-916 OF THE NEBRASKA REVISED STATUTES SHALL BE INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSBUFF, SCOTTSBUFF COUNTY, NEBRASKA SHALL BE AND BECOME PART OF SAID CITY FOR ALL PURPOSES WHATSOEVER, THAT THE INHABITANTS OF SAID ADDITION SHALL BE ENTITLED TO ALL THE RIGHTS AND PRIVILEGES, SHALL BE SUBJECT TO ALL THE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF SCOTTSBUFF, NEBRASKA.

BE IT FURTHER RESOLVED THAT THE INCLUSION AS LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSBUFF COUNTY, NEBRASKA, WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSBUFF, NEBRASKA IS SUBJECT TO THE FINAL PLAT BEING FILED WITH THE SCOTTSBUFF COUNTY REGISTER OF DEEDS

PASSED AND APPROVED THIS 16th DAY OF May 2024.

Jeanne McKerrigan  
Mayor: Jeanne McKerrigan



ATTEST: Kimberley Flight  
City Clerk

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK 1, SETH RAYMOND SUBDIVISION, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTSBUFF 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 1st day of April 2024.

Jeanne McKerrigan  
Mayor: Jeanne McKerrigan

ATTEST: Kimberley Flight  
City Clerk