



2024-2591

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 7.17.24 Time 3:04 pm

Inst. 2024 2591  
*Jean A. Bauer*

REGISTER OF DEEDS

COMPUTER C  
PICTURED el  
IMAGED C

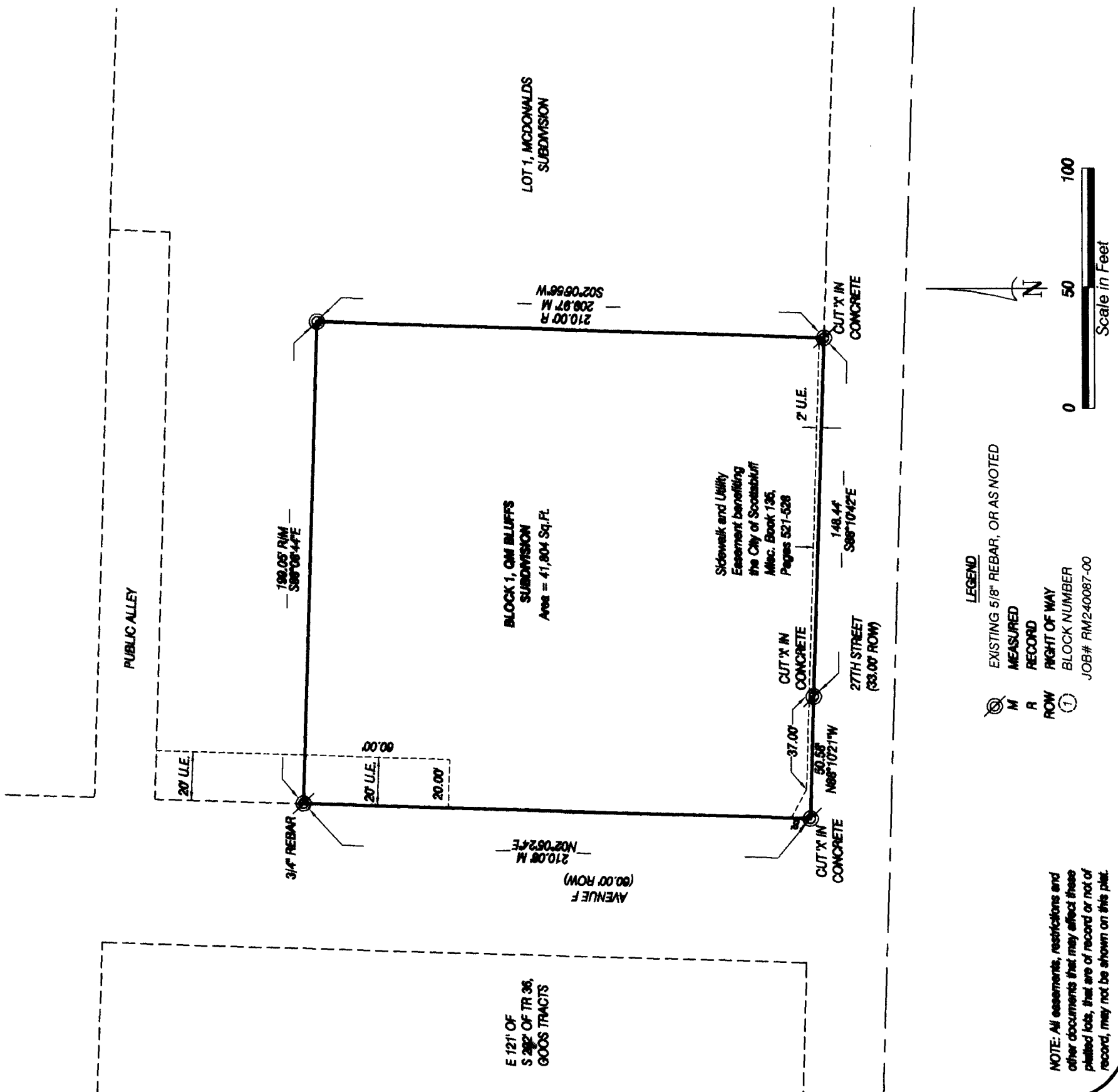
NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 22.00 PD \_\_\_\_\_ CHG  RET \_\_\_\_\_  
TOTAL 22.00  
REC'D City of Scottsbluff  
RET For Office Use

# FINAL PLAT

## BLOCK 1, QM BLUFFS SUBDIVISION

an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska

SITUATED IN THE SOUTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 22 NORTH, RANGE 55 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



BLOCK 1,  
QM BLUFFS SUBDIVISION,  
SCOTTSBUFF, NEBRASKA  
SHEET 2 OF 3  
JOB# RM240087-00

OWNER'S STATEMENT

I, THE UNDERSIGNED, BEING THE OWNER OF UNPLATTED LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., 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 BLOCK 1, QM BLUFFS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, 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 EASEMENTS AND RIGHT OF WAYS AS SHOWN ON THE PLAT FOR THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS 13 DAY OF May, 2024.

OWNER: QM SCOTTSBLUFF LLC.

*Matthew Ailey*  
BY: MATTHEW AILEY, CEO/OWNER

ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MATTHEW AILEY, CEO/OWNER, QM SCOTTSBLUFF 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 QM SCOTTSBLUFF LLC

WITNESS MY HAND AND SEAL THIS 13<sup>th</sup> DAY OF May, 2024.



Gabrielle Queen

Gabrielle Queen  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/3/2028

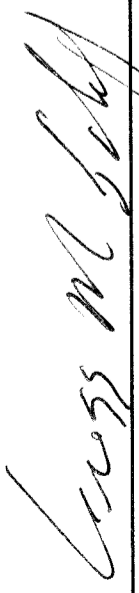
**SURVEYOR'S CERTIFICATE**

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 **BLOCK 1, QM BLUFFS SUBDIVISION** AN ADDITION TO THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, MCDONALD'S SUBDIVISION, AS PLATTED IN DEED BOOK 219, PAGE 93, IN THE SCOTT'S BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET, THENCE WESTERLY, ON SAID NORTH RIGHT OF WAY LINE OF 27TH STREET, ON AN ASSUMED BEARING OF N88°10'37"W, A DISTANCE OF 199.03 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF AVENUE F, THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE, BEARING N02°05'24"E, A DISTANCE OF 210.08 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 1, MCDONALD'S SUBDIVISION, THENCE EASTERLY ON SAID SOUTH LINE OF SAID LOT 1, MCDONALD'S SUBDIVISION, BEARING S88°08'44"E, A DISTANCE OF 199.05 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1, MCDONALD'S SUBDIVISION, THENCE SOUTHERLY ON SAID WEST LINE OF LOT 1, MCDONALD'S SUBDIVISION, BEARING S02°05'56"W, A DISTANCE OF 208.97 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 0.96 ACRES (41,803.73 SQUARE FEET) MORE OR LESS

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 50 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 25<sup>th</sup> DAY OF APRIL 2024.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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

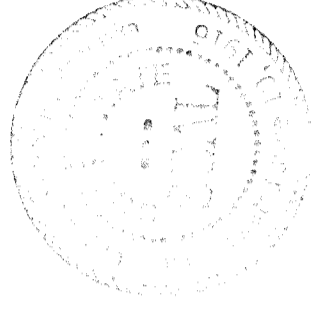


**APPROVAL AND ACCEPTANCE**

The foregoing plat of **BLOCK 1, QM BLUFFS SUBDIVISION**, AN ADDITION TO THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, 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 15<sup>th</sup> day of July 2024.

  
Mayor: Jeanne McKerrigan



ATTEST:   
City Clerk

**BLOCK 1, QM BLUFFS SUBDIVISION**  
**SCOTT'SBLUFF, NEBRASKA**  
**SHEET 3 OF 3**  
**JOB# RM2-40087-00**