



2024-3960

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10-17-24 Time 11:11am

Inst. **2024** **3960**
Jean A. Bauer

NUM PAGES 7
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 46.00 PD _____ CHG RET _____
TOTAL 46.00
REC'D City of Scottsbluff
RET For office use

COMPUTER *[Signature]*
PICTURED *[Signature]*
IMAGED *[Signature]*

REGISTER OF DEEDS

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT

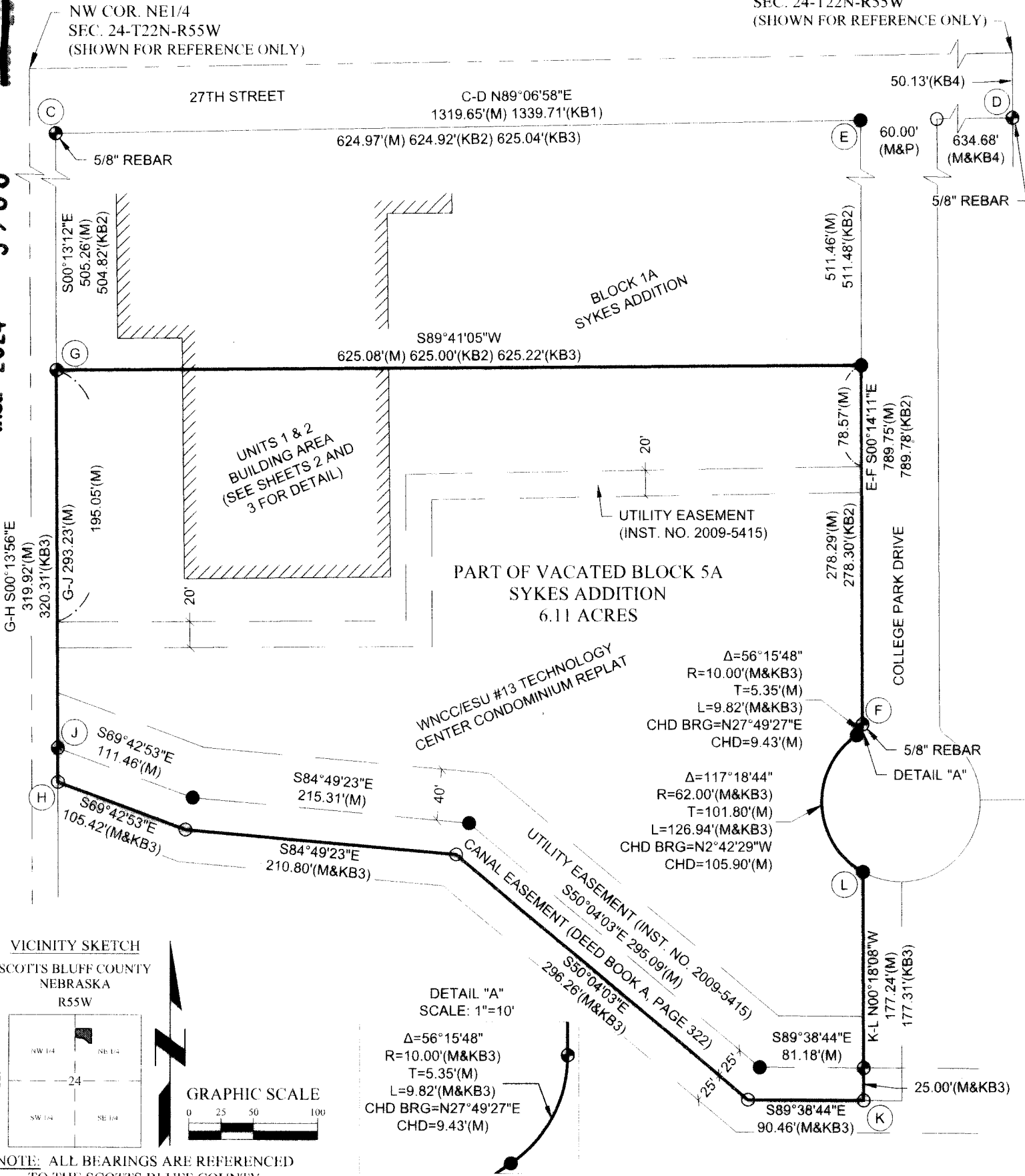
REPLAT AND AMENDED PLAN OF UNITS 1 AND 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,

A PLAT OF VACTED BLOCK 5A, SYKES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, LOCATED IN NORTHWEST QUARTER OF THE THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

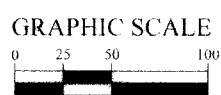
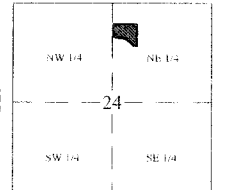
NE COR. NW1/4 NE1/4
SEC. 24-T22N-R55W
(SHOWN FOR REFERENCE ONLY)

NW COR. NE1/4
SEC. 24-T22N-R55W
(SHOWN FOR REFERENCE ONLY)

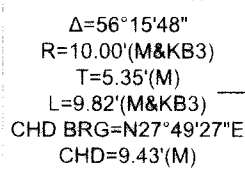
Inst. 2024 3960



VICINITY SKETCH
SCOTTS BLUFF COUNTY
NEBRASKA
R55W



DETAIL "A"
SCALE: 1"=10'



NOTE: ALL BEARINGS ARE REFERENCED TO THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION (LDP)

DATE	9/13/2024
SCALE	-
DRAWN	AG/MD
JOB NO.	R241874
FIELD BOOK	SCOTTSBLUFF #1
FIELD WORK	AM
SHEET	1 OF 6
FILE NO.	2024-195

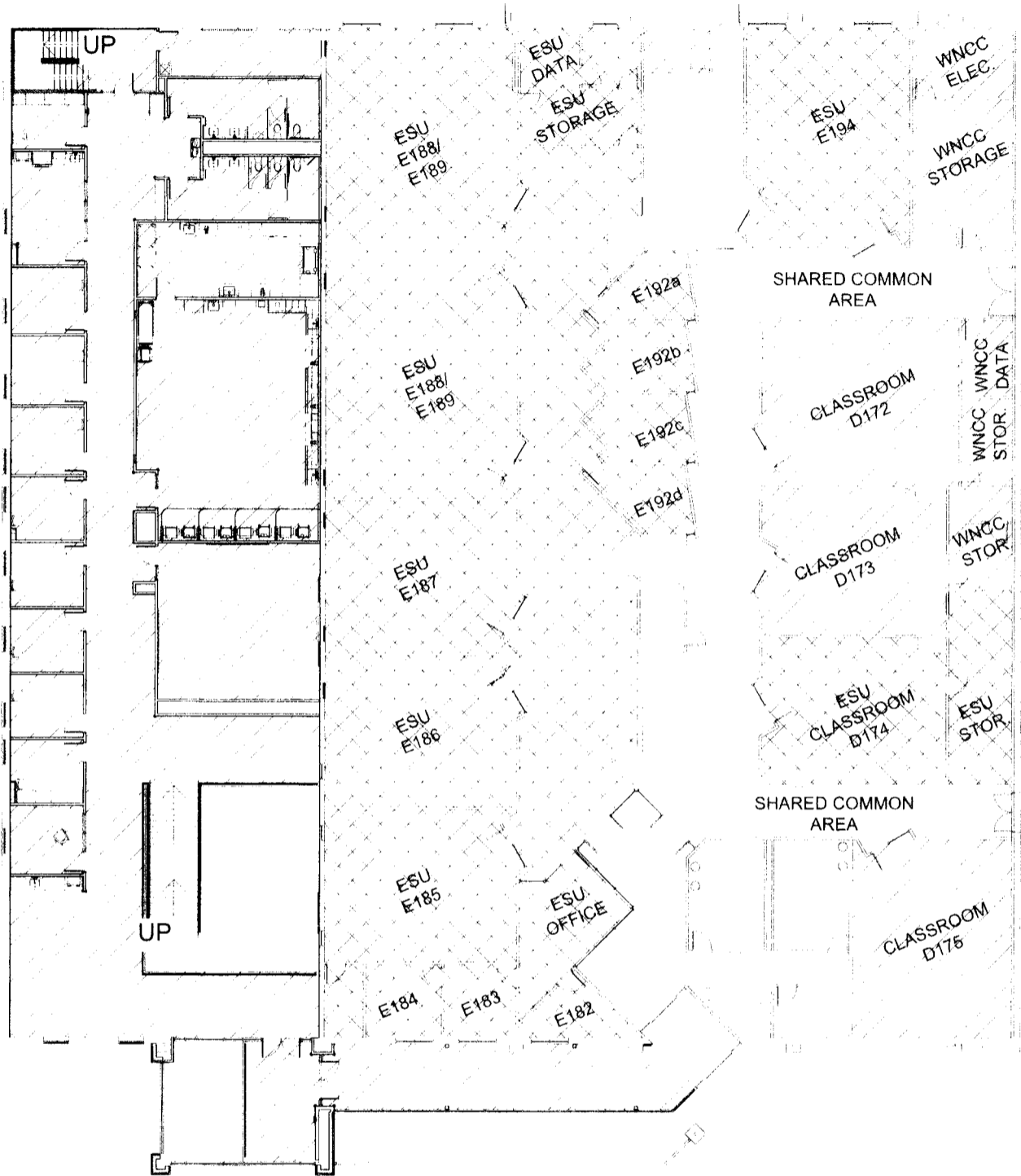
- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - KB1 RECORDED DISTANCE (KELLY BEATTY 4/21/1999)
 - KB2 RECORDED DISTANCE (KELLY BEATTY 6/21/2006)
 - KB3 RECORDED DISTANCE (KELLY BEATTY 6/29/2009)
 - KB4 RECORDED DISTANCE (KELLY BEATTY 9/26/2012)

REPOSITORY STAMP

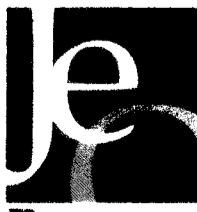
MAIN LEVEL PLAN

~~Inst. 2024 382~~

Inst. 2024 3960


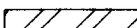
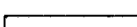


DATE	9/13/2024
SCALE	-
DRAWN	AG/MD
JOB NO	R241874
FIELD BOOK	SCOTTSBLUFF #1
FIELD WORK	AM
SHEET	2 OF 6
FILE NO.	2024-195



800.723.8567
Grand Island, NE 308.381.7428
www.jeo.com

LEGEND

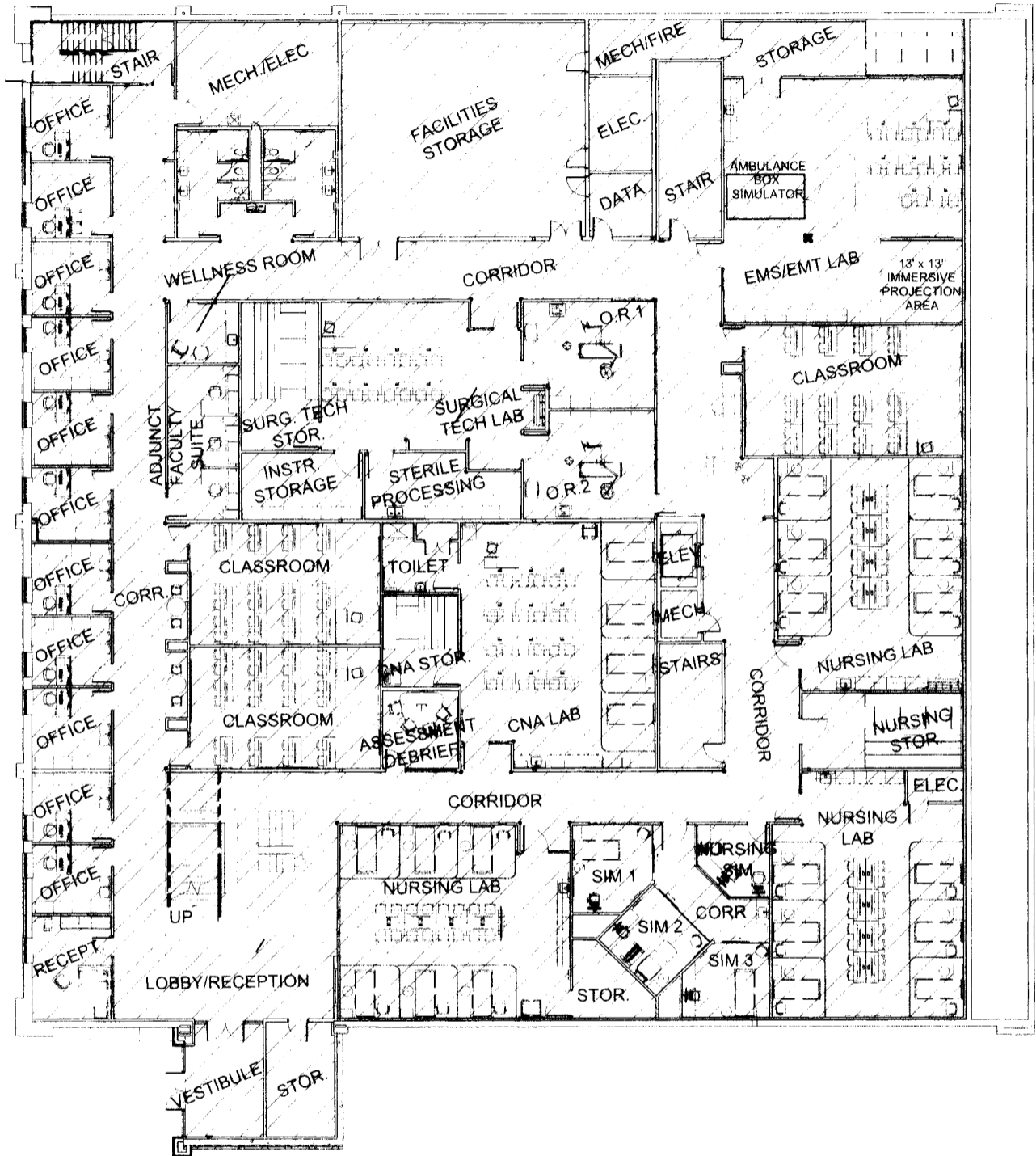
-  ESU/UNIT 2 9,711 SQ FT
-  WNCC/UNIT 1 10,091 SQ FT
-  SHARED/Common AREA 380 SQ FT



LOWER LEVEL PLAN

Inst. 2024 3960

~~Inst. 2024 3824~~

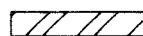


DATE	9/13/2024
SCALE	
DRAWN	AG/MD
JOB NO	R241874
FIELD BOOK	SCOTTSBLUFF #1
FIELD WORK	AM
SHEET	3 OF 6
FILE NO.	2024-195

800.723.8567
Grand Island, NE 308.381.7428
www.jeo.com



LEGEND

 WNCC/UNIT 1 20,359 SQ FT

~~Inst. 2024 3824~~

Inst. 2024 3960

GENERAL NOTES:

1. SEE FINAL PLAT SHEETS 2 AND 3 FOR AREAS WITHIN THE BUILDING SPACE DEFINED FOR UNIT 1, UNIT 2 AND COMMON AREA WITHIN THE BUILDING.
2. ALL LAND SHOWN OUTSIDE OF THE BUILDING AREA SHALL BE OWNED BY UNIT 1 (WESTERN COMMUNITY COLLEGE AREA, A POLITICAL SUBDIVISION OF THE STATE OF NEBRASKA).
3. ALL AREAS OF UNIT FOR THE MAIN FLOOR BUILDING, LOWER LEVEL BUILDING AND SHARED/Common AREA WERE PROVIDED BY WESTERN NEBRASKA COMMUNITY COLLEGE. THE AREA OF THE OUTSIDE LAND WAS PROVIDED BY JEO CONSULTING GROUP.

4. AREAS OF UNITS:

- A. UNIT 1 - MAIN FLOOR BUILDING: 10,091 SQFT
LOWER LEVEL BUILDING: 20,359 SQFT
OUTSIDE LAND: 266,152 SQFT (6.11 ACRES)
296,602 SQFT TOTAL
- B. UNIT 2 - MAIN FLOOR BUILDING: 9,711 SQFT
9,711 SQFT TOTAL
- C. SHARED/Common AREA - MAIN FLOOR BUILDING: 380 SQFT
380 SQFT

DATE	9/13/2024
SCALE	-
DRAWN	AG/MD
JOB NO	R241874
FIELD BOOK	SCOTT'S BLUFF #1
FIELD WORK	AM
SHEET	4 OF 6
FILE NO.	2024-195



800.723.8567
Grand Island, NE 308.381.7428
www.jeo.com

~~Inst. 2024 3024~~

Inst. 2024 3960

LEGAL DESCRIPTIONS:

INSTRUMENT NO. 2006-6343

BLOCK 5A, SYKES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF BLOCKS 1 AND 5, SYKES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS APPARENT OR OF RECORD.

INSTRUMENT NO. 2013-2598

CONDOMINIUM UNIT 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, A PLAT OF VACATED BLOCK 5A, SYKES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6' H P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF WESTERN NEBRASKA COLLEGE AREA. THE PURPOSE OF THIS SURVEY WAS TO PREPARE A PLAT AND PLAN OF UNITS 1 AND 2, WNCC/ESU #13 TECHNOLOGY CENTER, LOCATED IN BLOCK 5A, SYKES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED "K. BEATTY NE LS 476" OR AS DESCRIBED ON THE PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A R10 GNSS BASE RECEIVER.

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE OWNERS OF CONDOMINIUM UNIT 1 AND CONDOMINIUM UNIT 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM, IN THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN FOREGOING "SURVEYORS REPORT" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE OF "PLAT AND PLAN OF UNITS 1 AND 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM" TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, TO BE RE-SURVEYED AND TO REPLAT CONDOMINIUM UNIT 1 AND CONDOMINIUM UNIT 2, AS SHOWN ON THE SURVEY RECORD AND MAIN LEVEL AND LOWER LEVEL PLANS.

THAT THE FORGOING PLAT AND PLANS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED THIS 18th DAY OF September, 2024.

OWNER: WESTERN COMMUNITY COLLEGE AREA,
A POLITICAL SUBDIVISION OF THE STATE OF NEBRASKA

Karen S. Anderson
KAREN S. ANDERSON, CHAIR PERSON, BOARD OF GOVERNORS

OWNER: EDUCATIONAL SERVICE UNIT NO. 13
A POLITICAL SUBDIVISION OF THE STATE OF NEBRASKA

Mark Sinner
MARK SINNER, PRESIDENT, BOARD OF EDUCATIONAL SERVICE UNIT NO. 13

DATE	9/13/2024
SCALE	-
DRAWN	AG/MD
JOB NO	R241874
FIELD BOOK	SCOTTSBLUFF #1
FIELD WORK	AM
SHEET	5 OF 6
FILE NO.	2024-195



800.723.8567
Grand Island, NE 308.381.7428
www.jeo.com

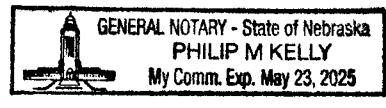
ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
 COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME KAREN S. ANDERSON, CHAIR PERSON, BOARD OF GOVERNORS, WESTERN COMMUNITY COLLEGE AREA, A POLITICAL SUBDIVISION OF THE STATE OF NEBRASKA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FORGOING "OWNER'S CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED FOR WESTERN COMMUNITY COLLEGE AREA, A POLITICAL SUBDIVISION OF THE STATE OF NEBRASKA.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF September, 2024

(SEAL) Philip M. Kelly
 NOTARY PUBLIC



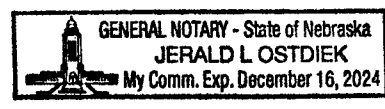
ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
 COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MARK SINNER, PRESIDENT, BOARD OF EDUCATIONAL SERVICE UNIT NO. 13, A POLITICAL SUBDIVISION OF THE STATE OF NEBRASKA, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FORGOING "OWNER'S CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED FOR EDUCATIONAL SERVICE UNIT NO. 13, A POLITICAL SUBDIVISION OF THE STATE OF NEBRASKA.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF September, 2024

(SEAL) [Signature]
 NOTARY PUBLIC



CITY OF SCOTTSBLUFF APPROVAL:

THE FOREGOING REPLAT AND AMENDED PLAN OF UNITS 1 AND 2, WNCC/ESU #13 TECHNOLOGY CENTER CONDOMINIUM, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING SURVEY PLAT AND DESCRIBED IN THE SURVEYOR'S REPORT, IS HEREBY APPROVED BY THE SCOTTSBLUFF CITY DEVELOPMENT SERVICES DIRECTOR.

DATED THIS 1st DAY OF October, 2024.

Kimberley Wright
 KIMBERLEY WRIGHT
 CITY CLERK, CITY OF SCOTTSBLUFF, NEBRASKA

Zachary Claubius
 ZACHARY CLAUBIUS
 DEVELOPMENT SERVICES DIRECTOR,
 CITY OF SCOTTSBLUFF, NEBRASKA



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.

Adam J. Goertzen 9/25/2024
 ADAM J. GOERTZEN, LS 704



DATE	9/13/2024
SCALE	
DRAWN	AG/MD
JOB NO	R241874
FIELD BOOK	SCOTTSBLUFF #1
FIELD WORK	AM
SHEET	6 OF 6
FILE NO	2024-195



REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA)
) SS
 COUNTY OF SCOTTS BLUFF)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF SCOTTS BLUFF COUNTY, NEBRASKA.

DATE: _____ TIME: _____

INSTRUMENT NO.: _____