

Date 3-26-24 Time 12:00PM

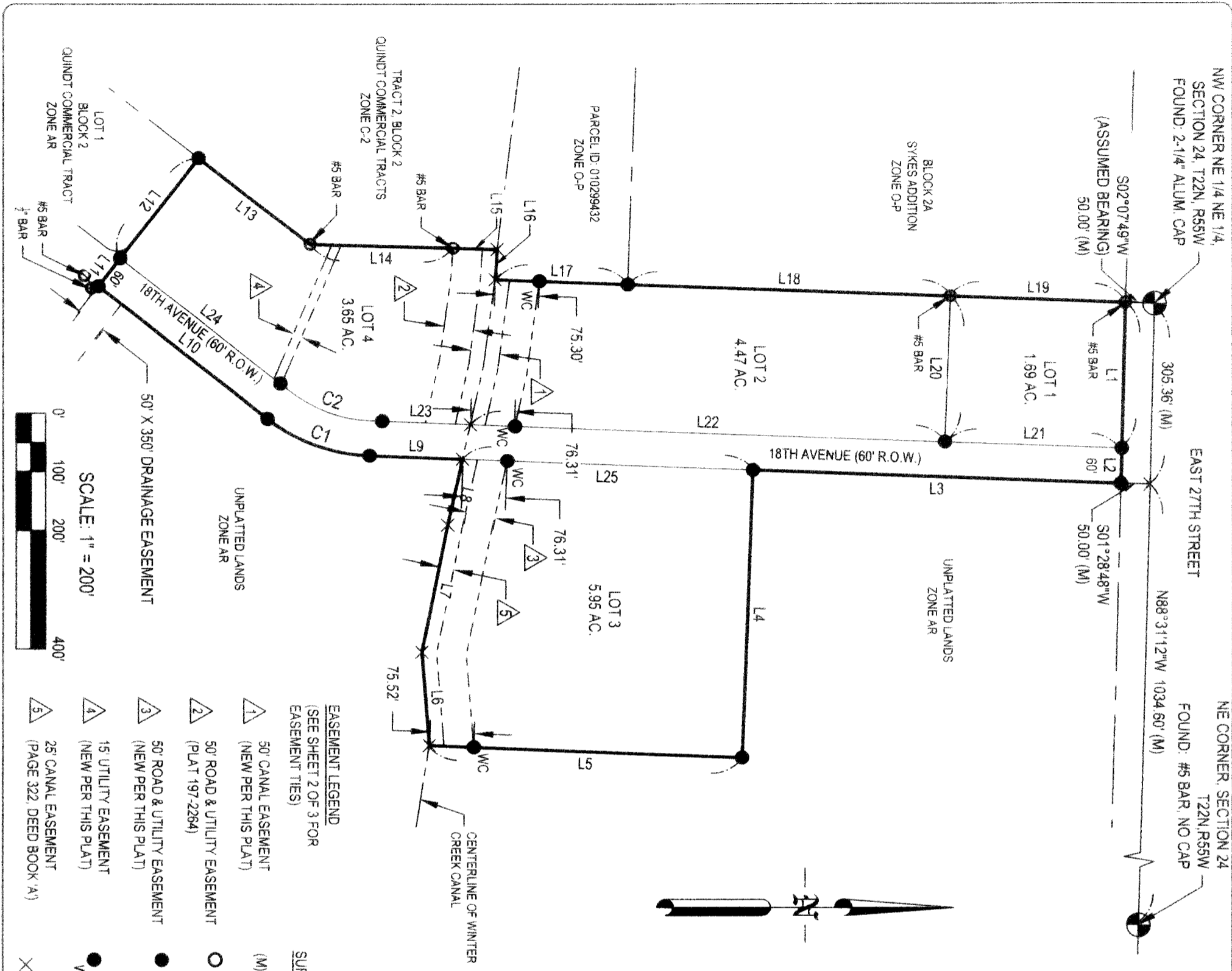
Inst. 2024 954
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 4
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 28.00 PD _____ CHG RET _____
TOTAL 28.00
REC'D City of Scottsbluff
RET For Office Use

2024-0954

COMPUTER _____
PICTURED _____
IMAGED _____



LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION
AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Line #	Length	Direction
L1	245.93	N88° 31' 12" W
L2	60.00	N88° 31' 12" W
L3	629.04	N2° 07' 44" E
L4	487.50	N87° 52' 16" W
L5	533.01	N2° 07' 44" E
L6	160.05	N85° 23' 05" E
L7	219.08	S78° 29' 55" E
L8	114.37	S77° 13' 56" E
L9	158.19	N2° 07' 44" E
L10	363.58	N37° 49' 32" E
L11	60.17	S52° 10' 28" E
L12	216.98	S52° 10' 28" E
L13	240.00	S37° 49' 32" W

Line #	Length	Direction
L14	243.04	S1° 30' 21" W
L15	75.00	S1° 30' 21" W
L16	51.13	N86° 05' 51" W
L17	225.96	S2° 07' 30" W
L18	550.50	S2° 07' 30" W
L19	299.58	S2° 08' 11" W
L20	245.95	N87° 44' 01" W
L21	302.95	N2° 07' 45" E
L22	809.16	N2° 07' 44" E
L23	169.46	N2° 07' 46" E
L24	363.58	N37° 51' 05" E
L25	495.02	S2° 07' 44" W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	186.91	300.00	36.70	N19° 58' 38" E	183.90
C2	149.52	240.00	35.70	N19° 58' 38" E	147.12

EASEMENT LEGEND
(SEE SHEET 2 OF 3 FOR EASEMENT TIES)

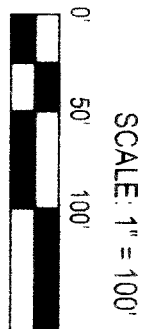
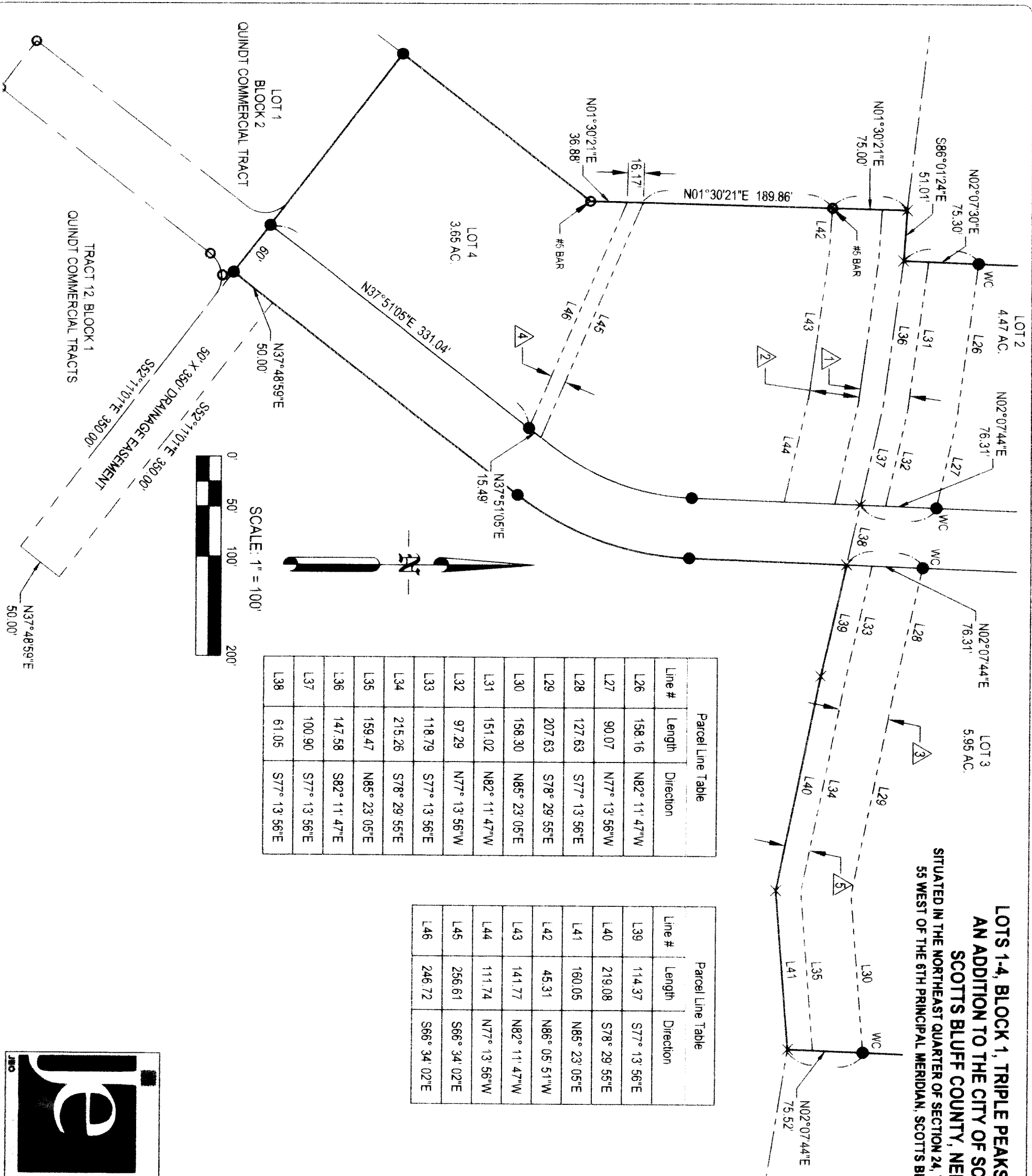
SURVEY LEGEND

- 1 50' CANAL EASEMENT (NEW PER THIS PLAT)
- 2 50' ROAD & UTILITY EASEMENT (PLAT 197-2264)
- 3 50' ROAD & UTILITY EASEMENT (NEW PER THIS PLAT)
- 4 15' UTILITY EASEMENT (NEW PER THIS PLAT)
- 5 25' CANAL EASEMENT (PAGE 322 DEED BOOK A)
- (M) = MEASURED DISTANCE
- (O) = FOUND PROPERTY CORNER (AS NOTED)
- = SET PROPERTY CORNER
- = SET WITNESS CORNER
- = 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
- = 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
- X = TEMPORARY POINT

J&C

120 EAST 16TH STREET, SUITE 1A
SCOTTSBLUFF, NEBRASKA 68361
PHONE: (308) 632-3123
DECEMBER 8, 2023

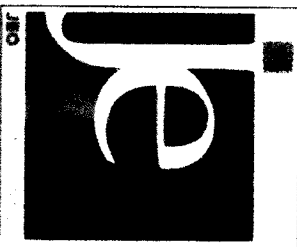
**LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION
AN ADDITION TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA**
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



Line #	Length	Direction
L26	158.16	N82° 11' 47\"W
L27	90.07	N77° 13' 56\"W
L28	127.63	S77° 13' 56\"E
L29	207.63	S78° 29' 55\"E
L30	158.30	N85° 23' 05\"E
L31	151.02	N82° 11' 47\"W
L32	97.29	N77° 13' 56\"W
L33	118.79	S77° 13' 56\"E
L34	215.26	S78° 29' 55\"E
L35	159.47	N85° 23' 05\"E
L36	147.58	S82° 11' 47\"E
L37	100.90	S77° 13' 56\"E
L38	61.05	S77° 13' 56\"E

Line #	Length	Direction
L39	114.37	S77° 13' 56\"E
L40	219.08	S78° 29' 55\"E
L41	160.05	N85° 23' 05\"E
L42	45.31	N86° 05' 51\"W
L43	141.77	N82° 11' 47\"W
L44	111.74	N77° 13' 56\"W
L45	256.61	S66° 34' 02\"E
L46	246.72	S66° 34' 02\"E

- EASEMENT LEGEND**
- 1 50' CANAL EASEMENT (NEW PER THIS PLAT)
 - 2 50' ROAD & UTILITY EASEMENT (PLAT 197-2264)
 - 3 50' ROAD & UTILITY EASEMENT (NEW PER THIS PLAT)
 - 4 15' UTILITY EASEMENT (NEW PER THIS PLAT)
 - 5 25' CANAL EASEMENT (PAGE 322, DEED BOOK A.)
 - 6 20' SANITARY SEWER EASEMENT (MISC. BOOK 89, PAGE 177)
- SURVEY LEGEND**
- (M) = MEASURED DISTANCE
 - = FOUND PROPERTY CORNER (AS NOTED)
 - = SET PROPERTY CORNER
 - = SET PROPERTY CORNER 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
 - = SET WITNESS CORNER WC 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "BORCHERS 766"
 - X = TEMPORARY POINT



120 EAST 16TH STREET, SUITE 'A'
SCOTTSBLUFF, NEBRASKA 69361
PHONE: (308) 632-3123

DECEMBER 8, 2023

LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION
AN ADDITION TO THE CITY OF SCOTTSBLUFF,
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SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTION - TRIPLE PEAKS SUBDIVISION

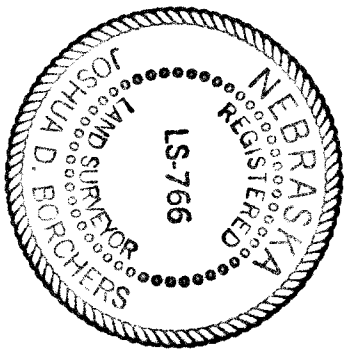
A TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24, THENCE S 02°07'49" W (ASSUMED BEARING), A DISTANCE OF 50.00 TO THE NORTHEAST CORNER OF BLOCK 2A, SYKES ADDITION, AND THE POINT OF BEGINNING; THENCE S 88°31'12" E ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET, A DISTANCE OF 305.93 FEET; THENCE S 2°07'44" W A DISTANCE OF 629.04 FEET; THENCE S 87°52'16" E A DISTANCE OF 487.50 FEET; THENCE S 2°07'44" W A DISTANCE OF 533.01 FEET TO THE CENTERLINE OF WINTER CREEK CANAL; THENCE S86°23'05" W ON SAID CENTERLINE A DISTANCE OF 160.05 FEET; THENCE N 78°29'55" W CONTINUING ON SAID CENTERLINE, A DISTANCE OF 219.08 FEET; THENCE N 77°13'56" W CONTINUING ON SAID CENTERLINE A DISTANCE OF 114.37 FEET; THENCE S 2°07'44" W, A DISTANCE OF 158.19 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 186.91 FEET; THE CHORD OF SAID CURVE BEARS S 19°58'38" W, A DISTANCE OF 183.90 FEET; THENCE S 37°49'32" W, A DISTANCE OF 383.58 FEET TO THE NORTH LINE OF QUINDT COMMERCIAL TRACTS; THENCE N 52°10'28" W ON SAID NORTH LINE, A DISTANCE OF 277.14 FEET TO A POINT ON THE EASTERLY LINE OF TRACT 2, OF SAID QUINDT COMMERCIAL TRACTS; THENCE N 37°49'32" E ON SAID EASTERLY LINE, A DISTANCE OF 240.00 FEET; THENCE N 1°30'21" E CONTINUING ON SAID EAST LINE, A DISTANCE OF 318.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2; THENCE S 86°05'51" E ON SAID CENTERLINE, A DISTANCE OF 51.13 FEET TO THE SOUTHEAST CORNER OF BLOCK 4 OF SYKES ADDITION; THENCE N 2°07'30" E ON THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 225.96 FEET TO THE SOUTHEAST CORNER OF BLOCK 2A, OF SAID SYKES ADDITION, A REPLAT OF BLOCKS 2 AND 3, SYKES ADDITION; THENCE CONTINUING N 2°07'30" E ON THE EAST LINE OF SAID BLOCKS 2 AND 3, A DISTANCE OF 550.50 FEET; THENCE N 2°08'11" E, CONTINUING ON SAID EAST LINE, A DISTANCE OF 299.58 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 793,679.99 SQUARE FEET, OR 18.22 ACRES, MORE OR LESS.

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.

Joshua D. Borchers
JOSHUA D. BORCHERS, LS 766



	120 EAST 16TH STREET, SUITE 'A' SCOTTSBLUFF, NEBRASKA 69361 PHONE: (308) 632-3123
	JANUARY 11, 2024

OWNER'S STATEMENT AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOTS 1, 2 AND 3, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: Deidra Bruner
DEIDRA BRUNER, REPRESENTATIVE

BRUNER BUNCH, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DEIDRA BRUNER, REPRESENTATIVE OF BRUNER BUNCH, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS 30th DAY OF February 2024.

BY: Denise J. Banker
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 17, 2024



OWNER'S STATEMENT AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNER OF THE PROPERTY TO BE PLATTED AS LOT 4, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THAT THE UTILITY AND ACCESS EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

BY: Wilbert L. Quindt
WILBERT L. QUINDT, TRUSTEE

WILBERT L. QUINDT LIVING TRUST

ACKNOWLEDGEMENT:

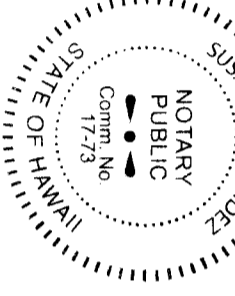
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME WILBERT L. QUINDT, A TRUSTEE OF WILBERT L. QUINDT LIVING TRUST, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS 30th DAY OF February 2024.

BY: Susan J. Fernandez
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 17, 2024



**LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION
AN ADDITION TO THE CITY OF SCOTTSBLUFF,
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BY: Vicki S. Quindt
VICKI S. QUINDT, TRUSTEE

VICKI S. QUINDT LIVING TRUST

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME VICKI S. QUINDT, TRUSTEE OF VICKI S. QUINDT LIVING TRUST, KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTARIAL SEAL THIS 30th DAY OF February 2024.

BY: Susan J. Fernandez
NOTARY PUBLIC

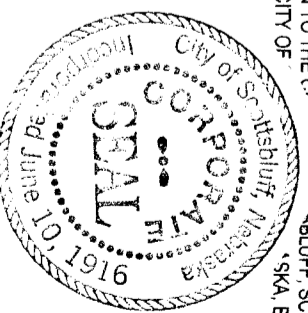
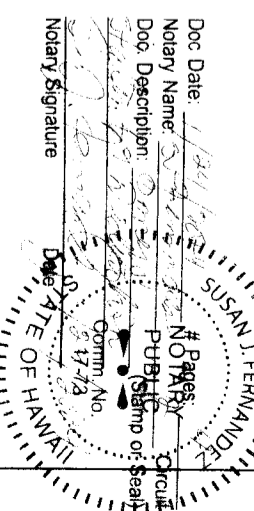
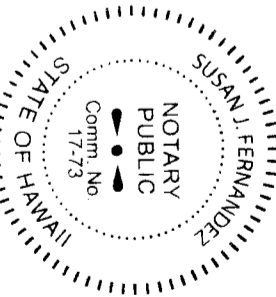
MY COMMISSION EXPIRES: April 17, 2024

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1-4, BLOCK 1, TRIPLE PEAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS 28th DAY OF February 2024.

BY: Jeanne McKerrigan
JEANNE MCKERRIGAN, MAYOR

ATTESTED: Susan J. Fernandez
CITY CLERK



120 EAST 16TH STREET, SUITE 'A'
SCOTTSBLUFF, NEBRASKA 69361
PHONE: (308) 632-3123

JANUARY 11, 2024

Doc Date: Feb 29, 2024 # Pages: 1
Notary Name: Susan J. Fernandez Circuit
Doc. Description: Plat of Lots 1-4, Block 1, Triple Peaks Subdivision to the City of Scottsbluff, Nebraska (Stamp or Seal)
Notary Signature: Susan J. Fernandez Date

