

2025-263

COMPUTER
PICTURED
IMAGED

[Handwritten initials]

RECORDED
SCOTT'S BLUFF COUNTY, NE

Date 1-17-25 Time 3:15pm

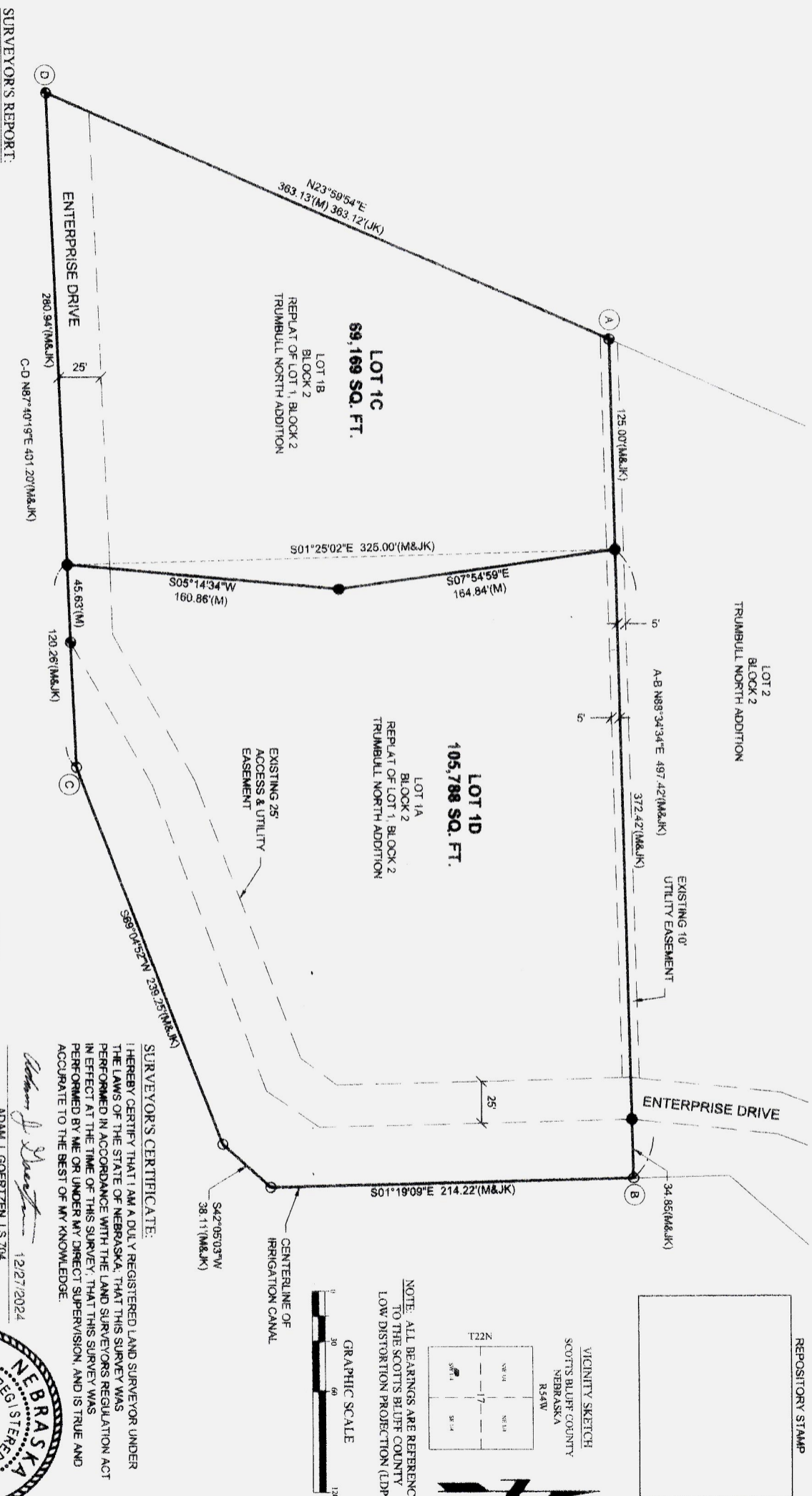
Inst. 2025 263

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 22.00 PD _____ CHG - RET _____
TOTAL 22.00
REC'D _____
RET City of Scotts bluff

FINAL PLAT
 LOTS 1C AND 1D, BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOTS 1A AND 1B, BLOCK 2,
 TRUMBULL NORTH ADDITION, A REPLAT OF LOT 1, BLOCK 2, TRUMBULL NORTH ADDITION,
 CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF NATHAN LUERS. THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOTS 1A AND 1B, BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOT 1, BLOCK 2, TRUMBULL NORTH ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED 3/4" REBARS. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704".

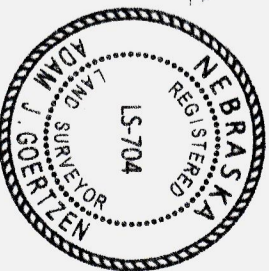
ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12I GNSS ROVER RECEIVER UTILIZING THE SELLER INSTRUMENTS REAL TIME NETWORK OR A R12 GNSS BASE RECEIVER.

LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- JK RECORDED DISTANCE (JOHN KRESCHIEL, 1/2/2006)

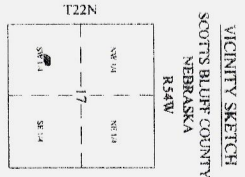
Adam J. Goertzen
 ADAM J. GOERTZEN, LS 704
 12/27/2024

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.



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

GRAPHIC SCALE



REPOSITORY STAMP

PART OF THE WEST HALF SECTION 17 TOWNSHIP 22 NORTH, RANGE 54 WEST SCOTTS BLUFF COUNTY, NEBRASKA

FINAL PLAT LOTS 1C AND 1D, BLOCK 2 TRUMBULL NORTH ADDITION CITY OF SCOTTSBLUFF, NE



PROJECT NO. 242383
 DATE 12/27/2024
 DRAWN BY MLD
 FILE NAME 242383 final.dwg
 FIELD BOOK SCOTTSBLUFF #1
 FIELD CREW AMMLD
 SURVEY FILE NO. 2024-295

FINAL PLAT
LOTS 1C AND 1D, BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOTS 1A AND 1B, BLOCK 2,
TRUMBULL NORTH ADDITION, A REPLAT OF LOT 1, BLOCK 2, TRUMBULL NORTH ADDITION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

LEGAL DESCRIPTIONS:

INSTRUMENT NO. 2012-4292
LOT 1A, BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOT 1, BLOCK 2, TRUMBULL NORTH
ADDITION, SCOTTS BLUFF COUNTY, NEBRASKA.
INSTRUMENT NO. 2012-9367
LOT 1B, BLOCK 2, A REPLAT OF LOT 1, BLOCK 2, TRUMBULL NORTH ADDITION, SCOTTS BLUFF
COUNTY, NEBRASKA.

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE OWNERS OF LOT 1A, BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOT 1
TRUMBULL NORTH ADDITION, AND LOT 1B, BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOT 1 TRUMBULL
NORTH ADDITION, SCOTTSBLUFF COUNTY, NEBRASKA, AS DESCRIBED IN FOREGOING "SURVEYORS REPORT" AND
SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOTS 1C AND 1D,
BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOTS 1A AND 1B, BLOCK 2, TRUMBULL NORTH ADDITION, A
REPLAT OF LOT 1, BLOCK 2, TRUMBULL NORTH ADDITION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY,
NEBRASKA.

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

SIGNED THIS 3rd DAY OF January 2025.

Cherry C. Hughes
CHERRY C. HUGHES
TRUSTEE
CHERRY C. HUGHES LIVING TRUST

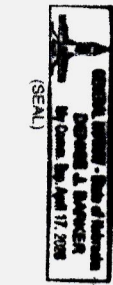
Nathan R. Luehrs
NATHAN R. LUEHRS
HUSBAND

Sara L. Luehrs
SARA L. LUEHRS
WIFE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS
BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME CHERRY C. HUGHES,
TRUSTEE OF THE CHERRY C. HUGHES LIVING TRUST, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS
AFFIXED TO THE FORGOING OWNERS CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR
VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF January 2025.



Denise L. Barker
NOTARY PUBLIC

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS
BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME NATHAN R. LUEHRS AND
SARA L. LUEHRS, HUSBAND AND WIFE, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE
AFFIXED TO THE FORGOING OWNERS CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR
VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF January 2025.



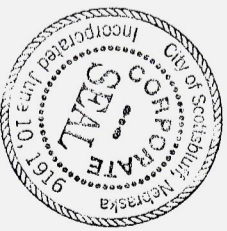
Denise L. Barker
NOTARY PUBLIC

APPROVAL AND ACCEPTANCE:

THE FOREGOING PLAT OF LOTS 1C AND 1D, BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOTS 1A
AND 1B, BLOCK 2, TRUMBULL NORTH ADDITION, A REPLAT OF LOT 1, BLOCK 2, TRUMBULL NORTH ADDITION,
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSBLUFF CITY
DEVELOPMENT SERVICES DIRECTOR.

DATED THIS 15th DAY OF January 2025.

Zachary Stalibus
ZACHARY STALIBUS
DEVELOPMENT SERVICES DIRECTOR
CITY OF SCOTTSBLUFF, NEBRASKA



REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF) SS
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.: _____

REGISTER OF DEEDS

FINAL PLAT
LOTS 1C AND 1D, BLOCK 2
TRUMBULL NORTH ADDITION
CITY OF SCOTTSBLUFF, NE

PART OF THE WEST HALF
SECTION 17
TOWNSHIP 22 NORTH, RANGE 54 WEST
SCOTTS BLUFF COUNTY, NEBRASKA

PROJECT NO. 242393
DATE 12/27/2024
DRAWN BY M.L.D.
FILE NAME 242393 Rev1.dwg
FIELD BOOK SCOTTSBLUFF #1
FIELD CREW M.M.M.L.D.
SURVEY FILE NO. 2024-2395