

RECORDED SCOTTS BLUFF COUNTY, NE

Date 11-7-25 Time 10:40 Am

Jean a. Bauer

REGISTER OF DEEDS

NUM PAGES 5

DOC TAX PD CHG RET

FEES 34.00 PD CHG RET

TOTAL 34.00

REC'D City of Scottsbluff - Zach

RET For Office USe

COMPUTER C D
FICTURED C
IMAGED

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT 2025 4478 laşt. LOTS 1, 2 & 3, BLOCK 1, TRUMBULL NORTH ADDITION, A REPLAT OF BLOCK 1, TRUMBULL NORTH ADDITION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA NE COR, NW1/4 SEC. 17-T22N-R54W N1/2 NW1/4 S87°59'42"W 40.76'(M&DB) WITNESS CORNER (M)257.74'(M) N88°01'01"E 27.35'(M) 74.78'(M&KB) 27.45 (DB) NE COR. S1/2 NW1/4 CORNER SEC. 17-T22N-R54W B-C N87°40'56"E 2707 23'(M) NW COR. S1/2 NW1/4 2707.41'(DB) S00°37'23"W SEC. 17-T22N-R54W 2707 40'(KB) 43.03'(M,DB&D) 1868.14'(M&KB) 184.28'(D) 839.09'(M) B S21°30'04"W INSTRUMENT NO. 2003-01150 279.56'(M) 279.59'(DB&D) 169 M. SSZ-54 M. S18°38'41"W 48.28'(M) CENTERLINE 48.27'(DB) 48.76'(RV) OF IRRIGATION CANAL S28°59'05"W 864.78'(M) DETAIL 'A' S1/2 NW1/4 1358.08'(M) 1357.69'(DB) 1357.88'(KB) 50.00'(M) 864.96'(DB) SCALE: 1" = 150' WITNESS LOT 1 67.60 ACRES S50°07'26"W 111.52'(M) S36°54'19"W 81.80'(M) 81.82'(DB) LOT 2 SEE SHEET 2 OF 4 L10 D-E N87°49'59"E S04°50'52"W SW COR. NW1/4 27.71 ACRES 2703.26'(M) L12 178.02'(M) SEC. 17-T22N-R54W 2703.86'(KB) (a)D-K 1526.86'(M) NE COR. SW1/4 LOT 3 SEC. 17-T22N-R54W **3.03 ACRES** BLOCK SEE SHEET 2 OF 4 LOT 4 L23 L19 BLOCK 2 L20 N24"13'39"E TRUMBULL. 277.24'(M) LOT 3 SCALE: 1" =400' CENTERLINE OF L26 277.26'(DB) WINTERS CREEK (EXISTING 25' ACCESS & VICINITY SKETCH UTILITY EASEMENT / L30 \$24°01'06"W NORTH ENTERPRISE DRIVE) SCOTTS BLUFF COUNTY 276.97'(M) NEBRASKA LOT 2 276.82 (DB) R54W -D N00"27"16"E 2715.45(M) 2715.37 (DB 50' IRRIGATION CANAL S23°59'54"W EASEMENT ADDITION L33 363.13'(M) 363.12'(DB) LOT 1D LOT 10 SEE DETAIL 'B' SHEET 2 OF 4 1.42 832.75'(M) 832.83'(DB) NOTE ALL BEARINGS ARE REFERENCED TO (EXISTING 25' ACCESS & L-M S87°59'42"W THE SCOTTS BLUFF COUNTY WINTER UTILITY EASEMENT LOW DISTORTION PROJECTION (LDP) 1117.84'(M) CREEK ENTERPRISE DRIVE TRACT 6 TRACT 5 REPOSITORY STAMP SEE DETAIL 'A TRACT 7 SHEET 1 **ESTATES** SW1/4 1011 72'(M) 1011 65'(DB) SE COR. SW1/4 Project No SEC. 17-T22N-R54W SW COR. SW1/4 10/22/2025 CACC SEC. 17-T22N-R54W S88°08'56"W Scale: 1'' = 400Field Book 2694.18'(M) Field Cree AM/AG 2646.84G) Orawn By MLO JEO CONSULTING GROUP LEGEND 120 East 16th Street MONUMENT FOUND

800.723.8567 | jeo.com Organization Certificate of 2025-169 Authorization Number: CA-0069

I US SURVEY FEET (SFT)

of

Scottsbluff, NE 69361

JEO Consulting, Inc. 1937 N Chestnut St

308.632.3123

MONUMENT SET

0 **CALCULATED POINT**

G **GOVERNMENT DISTANCE**

DEEDED DISTANCE

M PLATTED DISTANCE

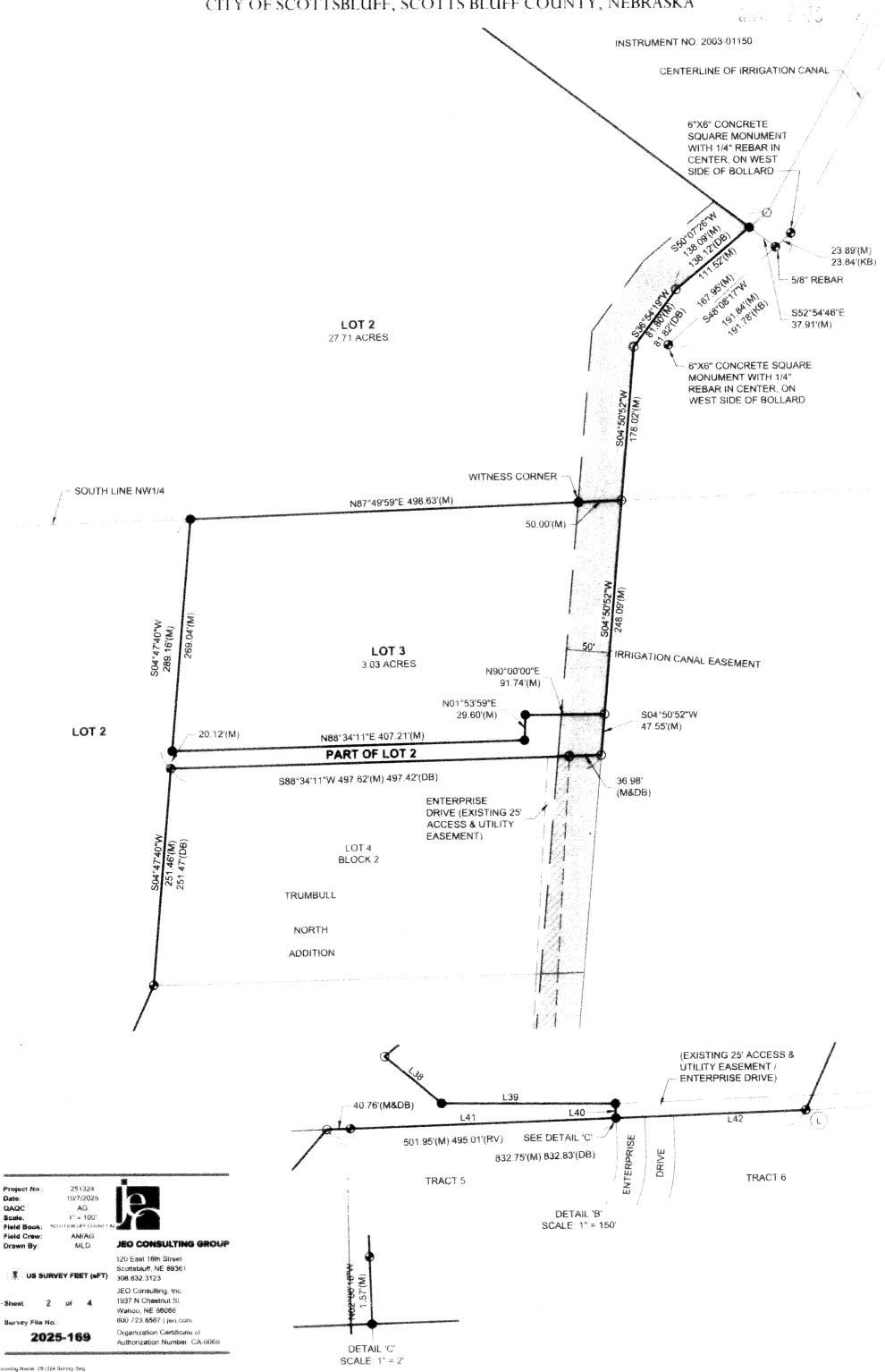
P PLATTED DISTANCE O

06 RECORDED DISTANCE (DONALD BRUSH 05/06/1998)

K8 RECORDED DISTANCE (KELLY BEATTY 01/29/2000) RECORDED DISTANCE (RONALD VOGAL 01/04/1977)

Jementy Neme. 251324 Survey awy 190 Pain, J.Projeosc251324 (kt. Winters Creak Land Platting - Lot 595 Surveyit)ra

FINAL PLAT LOTS 1, 2 & 3, BLOCK 1, TRUMBULL NORTH ADDITION, A REPLAT OF BLOCK 1, TRUMBULL NORTH ADDITION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA



CORNER TIES:

17	NE CO	RNER NW1	/4 SECTION I	7-T22N-R54W
1 Ak 1	the object of the state of the	The state of the s	and the second s	THE RESERVE OF THE PROPERTY OF

a 1	The same of the sa		The second secon
2	FOUND 5/8"	REBAR AS	RECORDED ON A SURVEY BY KELLY BEATTY, LS 476, DATED 01/29/2000, 0.2' ABOVE GROUND.
	N	27.61'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP
			OF A 18" TREE STUMP
	E	100.05'	TO A 5/8" REBAR (0.2' BELOW GROUND)
	S	50.06'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUND

100.06 TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2005" SET FLUSH WITH GROUND NOTE: REBARS SOUTH ARE ON LINE WITH POINTS A-C

(a) NW	CORNER	S1/2 N	W1/4	SECTION	17-T22N-	R54W
805. 1				~~~~		

2	HAM COIL	ALK DIV	IN W 1/4 BECTION 1/-1221N-RO4W
رما	FOUND A 3/	4" REBAR A	S RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/06/1998, 0.5' ABOVE GROUND
	S	79.11	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP
			OF A LONE FENCE POST
	WSW	24.56'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE
			NORTH FACE OF A 12" WILLOW TREE (1' ABOVE GROUND)
	5	24.99'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE
			NORTH FACE OF A 6" WILLOW TREE (1' ABOVE GROUND)
	NW	50 14'	TO THE SE CORNER OF A BLACK IRRIGATION BOX OVER F-W CUI VERT AND EAST OF POND

OF A CORNER FENCE POST

(0)	ME CORT	VER 31/21	NW 1/4 SECTION 17-122N-R34W
	FOUND A 3	4" REBAR A	IS RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/06/1998, 0.2' ABOVE GROUND
	E	74.78	TO A 3/4" REBAR (1' BELOW GROUND)
	E	94.77'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUND
	NE	226.22	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE
			TOP OF A CORNER FENCE POST
	NW	157.44"	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP

SW CORNER NW1/4 SECTION 17-T22N-R54W

D	DAL COM	ATTER TABLE	+ SECTION 1/-122N-R34W
	FOUND A 3/	4" REBAR A	S RECORDED ON A SURVEY BY KELLY BEATTY, LS 476, DATED 05/26/2006, FLUSH WITH GROUND.
	N	14.53'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP
			OF A GATE POST
	N	0.83'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP
			OF A CORNER FENCE POST
	W	4.92'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP
			OF A CORNER FENCE POST
	SW	8.831	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP
			OF A FENCE POST

(E) NE CORNER SW1/4 SECTION 17-T22N-R54W

-	1 1 8 1 2 2 2 3 5 1	TADAT NO TT AT	I DACCIACITE I ABBIT NOT Y
	SET A MAG	NAIL WITH	AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704", FLUSH WITH THE TOP OF A NW-SE
	CONCRETE	DRIVE ES	TABLISHED BY RETRACEMENT OF A SURVEY BY DONALD BRUSH, LS 511, DATED 5/06/1998.
	NE	104.70	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN TOP OF A
			NW-SE CONCRETE DRIVE, 2' NE OF EDGE OF CONCRETE
	SE	132.801	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN ILS 704" SET IN TOP OF A
			NW-SE CONCRETE DRIVE, 2' NE OF EDGE OF CONCRETE
	NW	90.031	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUND
	SW	69.97	TO A 5/8"x30" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUND
	S	0.5'	TO THE SW EDGE OF CONCRETE DRIVE
	SW	101'	TO THE WEST EDGE OF AN OLD CONCRETE RUNWAY

NOTE: REBARS / MAG NAILS NE-SW & NW-SE ARE ON RANDOM LINE OVER CORNER

SW CORNER SW1/4 SECTION 17-T22N-R54W

F- 1	2M COL	CACKDAI	/4 SECTION 1/-122N-R34W
	FOUND A	5/8" REBAR	AS RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/06/1998, 1.2' DEEP.
	SE	38.30	TO A 4" BRASS CAP FOUND IN THE NORTH END OF A THE TOP OF A CONCRETE HEADWALL
	SE	53.17'	TO SPIKE FOUND IN THE WEST FACE OF A POWER POLE (1' ABOVE GROUND)
	N	52.25'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP
			OF A FENCE POST
	SW	50.40"	TO A SPIKE FOUND IN THE TOP OF A CORNER FENCE POST

(G) SE CORNER SW1/4 SECTION 17-T22N-R54W

.,48	C A UNUUT	O MEDAN	S RECORDED ON A SURVEY BY KELLY BEATTY LS 4/6, DATED TI/21/2002, 0.2 DEEP.	
1	V	20.00'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUNI)
	W	20.001	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUND)
	S	20.00'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUNI)
!	Ë	20.00'	TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUNI)

NOTE: REBARS N-S AND E-W ARE ON RANDOM LINE OVER CORNER

smanninabuspower.	AND AND THE PROPERTY OF THE PR	NAMES AND DESCRIPTIONS	AND THE PROPERTY OF THE PARTY AND THE PARTY	anno Roberto Soci
Project No	251324			
Date:	10/7/2025	17		
QAQC	AG			
Scale:				
Field Book:	SCOTTS BLUFF GUUNTY #2		Line Street	
Field Crew:	AM/AG			
Drawn By:	MLD	JEO	CONSULTING	GROU

*	us	SURVEY	PEET	(sFT)	200
---	----	--------	------	-------	-----

3 of Survey File No.:

2025-169

120 East 16th Street

Scottsbluff, NE 69361 308.632.3123 JEO Consulting, Inc. 1937 N Chestnut St Wahoo, NE 58066

Organization Cartificate of	800.723.8567 jeo.com	
A SECULIAR MANAGEMENT OF A DOOR	Organization Certificate	af .
WORLOUSSIDE LACHIDEL CW-0000	Authorization Number (A-0089

	E	LINE TABL	
LINE	DISTANCE	BEARING	LINE
L15	47.88'	S51°55'13"W	L1
L16	60.95	S81°43'47"W	L2
L17	156.22'	S26°02'26"W	L3
L18	64.31'	S00°23'14"W	L4
L19	154.09'	S24°08'39"E	L5
L20	153.83'	S11°24'46"W	L6
L21	77.34'	S51°53'19"W	L7
L22	70.89'	S28°26'03"W	L8
L23	79.88'	S48"29'16"W	L9
L24	59.83'	S08°38'09"E	L10
L25	57.01'	S08°37'18"W	L11
L26	64.61'	S59°50'37"E	L12
L27	105.79'	S29°33'12"E	L13
L28	75.98'	\$20°31'29"W	L14

LINE TABLE

DISTANCE

134.51

118.47

114.57

73.25

53.03

43.11

69.641

123.75

60.541

63.14

84.58

97.81

57 32

76.33

BEARING

N55°53'34"W

S21°35'05"W

S00°51'01"E

S18°44'21"W

S14°56'29"E

S70°19'14"W

N83°39'51"W

S46°48'49"W

N84°20'01"W

S52°59'38"W

S01°44'13"W

N47°46'54"E

S79°45'46"E

S11°49'04"W

LINE TABLE		
LINE	BEARING	DISTANCE
L29	\$35°34'21"W	138.69
L30	S86°59'21"W	100.71
L31	S16°44'30"W	116.71
L32	S28°05'06"W	144.74'
L33	S47°26'02"W	55.20'
L34	N27°25'40"W	59.29°
L35	S88°52'39"W	43.34
L36	S08°34'37"W	145.75'
L37	S50°36'21"W	191.19'
L38	N50°09'17"W	128.29
L39	N89°34'07"W	301.73
L40	S01°51'42"E	25.03'
L41	S87°59'42"W	461.19'
L42	S87°59'42"W	330.80

LOTS 1, 2 & 3, BLOCK 1, TRUMBULL NORTH ADDITION, A REPLAT OF BLOCK 1, TRUMBULL NORTH ADDITION. CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE OWNER OF BLOCK 1, TRUMBULL NORTH ADDITION, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN FOREGOING "SURVEYORS REPORT" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOTS 1, 2 & 3, BLOCK 1, TRUMBULL NORTH ADDITION, A REPLAT OF BLOCK 1, TRUMBULL NORTH ADDITION TO THE 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

JIM THUMBULL TRUMBULL HOLDINGS, LLC

1M

ACKNOWLEDGEMENT:

STATE OF NEBRASKA

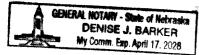
)SS

COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JIM TRUMBULL, TRUMBULL HOLDINGS, LLC 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.

WITNESS MY, HAND AND NOTARIAL SEAL THIS

(SEAL)



REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA

) 88

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

INSTRUMENT NO

REGISTER OF DEEDS

Project No 251324 10/22/2025 QAQC AG Field Book

ACCITIS SILVER COUNT

AM/AG JEO CONSULTING BROW MLD

> 120 East 16th Stree Scottsbluff, NE 69361

X US SURVEY FEET (SFT) 308.632.3123

> JEO Consulting, In-1937 N Chestnut St Wahoo, NE 68066 806.723.8567 | jeo cum

2025-169

Field Crew

Orawn By:

Organization Certificate of Authorization Number: CA-0069

APPROVAL AND ACCEPTANCE:

THE FOREGOING PLAT OF LOTS 1, 2 & 3, BLOCK 1, TRUMBULL NORTH ADDITION, A REPLAT OF BLOCK 1 OF TRUMBULL NORTH ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSBLUFF CITY DEVELOPMENT SERVICES DIRECTOR.

DATED THIS 315+ DAY OF October

ZACHARY & LAUBIUS DEVELOPMENT SERVICES DIRECTOR, CITY OF SCOTTSBLUFF, NEBRASKA



LEGAL DESCRIPTION:

BLOCK 1. TRUMBULL NORTH ADDITION TO THE CITY OF SCOTTSBLUFF SCOTTS BLUFF COUNTY, NEBRASKA, EXCEPT FOR A PARCEL OF LAND DESCRIBED AND RECORDED IN INSTRUMENT NO. 2003-01150 AND LOCATED IN THE NORTH HALF OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE OF THE 6TH P.M. SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 17, THENCE SOUTHERLY ON THE NORTH-SOUTH CENTERLINE OF SECTION 17, A DISTANCE OF 1365.41 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, AS SHOWN ON A SURVEY BY RON VOGEL, L.S. 266, DATED APRIL 25, 1973, SAID SURVEY SHOWING AIRPORT PROPERTY LINES, AND SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE A DEFLECTION ANGLE LEFT OF 92 DEGREES 35 MINUTES 02 SECONDS, AS MEASURED ON THE AIRPORT PROPERTY LINE, A DISTANCE OF 74.78 FEET, AS MEASURED TO AN EXISTING REBAR, THENCE A DEFLECTION ANGLE RIGHT OF 116 DEGREES 31 MINUTES 24 SECONDS, AS MEASURED ON THE AIRPORT PROPERTY LINE, A DISTANCE OF 184.28 FEET, AS MEASURED TO THE POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SECTION 17, THENCE CONTINUING SOUTHWESTERLY ON THE LAST DESCRIBED COURSE AND ON THE AIRPORT PROPERTY LINE. A DISTANCE OF 118.89 FEET, AS MEASURED THENCE A DEFLECTION ANGLE RIGHT 04 DEGREES 07 MINUTES 39 SECONDS, AS MEASURED ON THE AIRPORT PROPERTY LINE, A DISTANCE OF 923.50 FEET, AS MEASURED TO AN EXISTING CONCRETE MONUMENT, THENCE A DEFECTION ANGLE RIGHT OF 19 DEGREES 29 MINUTES 04 SECONDS, AS MEASURED ON THE AIRPORT PROPERTY LINE. A DISTANCE OF 23.84 FEET. THENCE A DEFECTION ANGLE RIGHT 78 DEGREES 55 MINUTES 30 SECONDS, A DISTANCE OF 1697.90 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, THENCE A DEFLECTION ANGLE RIGHT 140 DEGREES 35 MINUTES 56 SECONDS, ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 1868.14 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 24.39 ACRES, MORE OR LESS.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JAMES TRUMBULL. THE PURPOSE OF THIS SURVEY WAS TO REPLAT BLOCK 1, TRUMBULL NORTH ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT OR IN THE CORNER TOIES, ALL MONUMENTS FOUND ARE 3/4" REBARS OR AS NOTED 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 R12 GNSS BASE RECEIVER

SURVEYOR'S CERTIFICATE

THEREBY CERTIFY THAT I AM A PROFESSIONAL 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

Marin - 10/30/2025 ADAM J. GOERTZEN, PLS 704