

2025-4478

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 11-7-25 Time 10:40am

Inst. **2025** **4478**
Jean A. Bauer

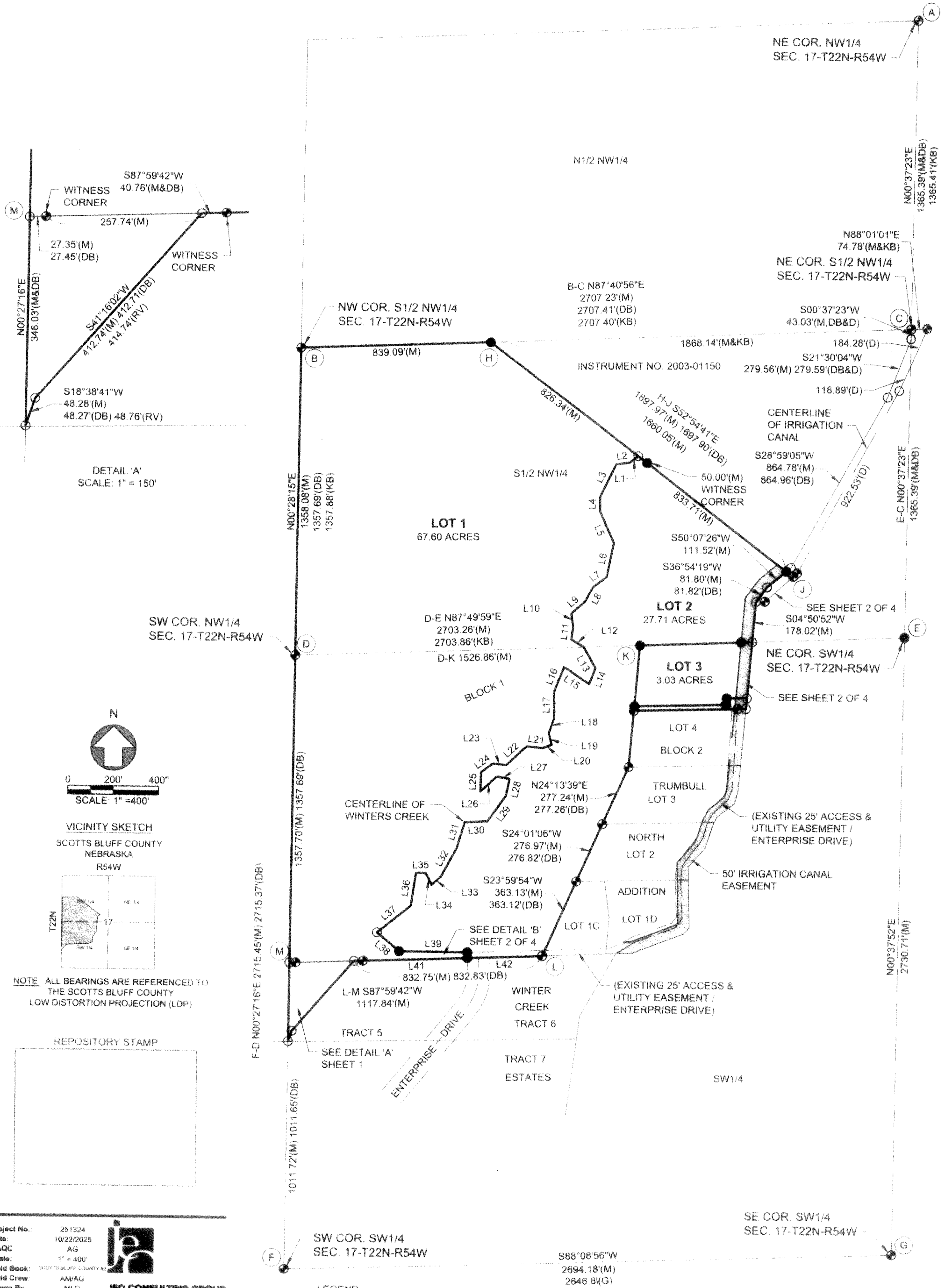
REGISTER OF DEEDS

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

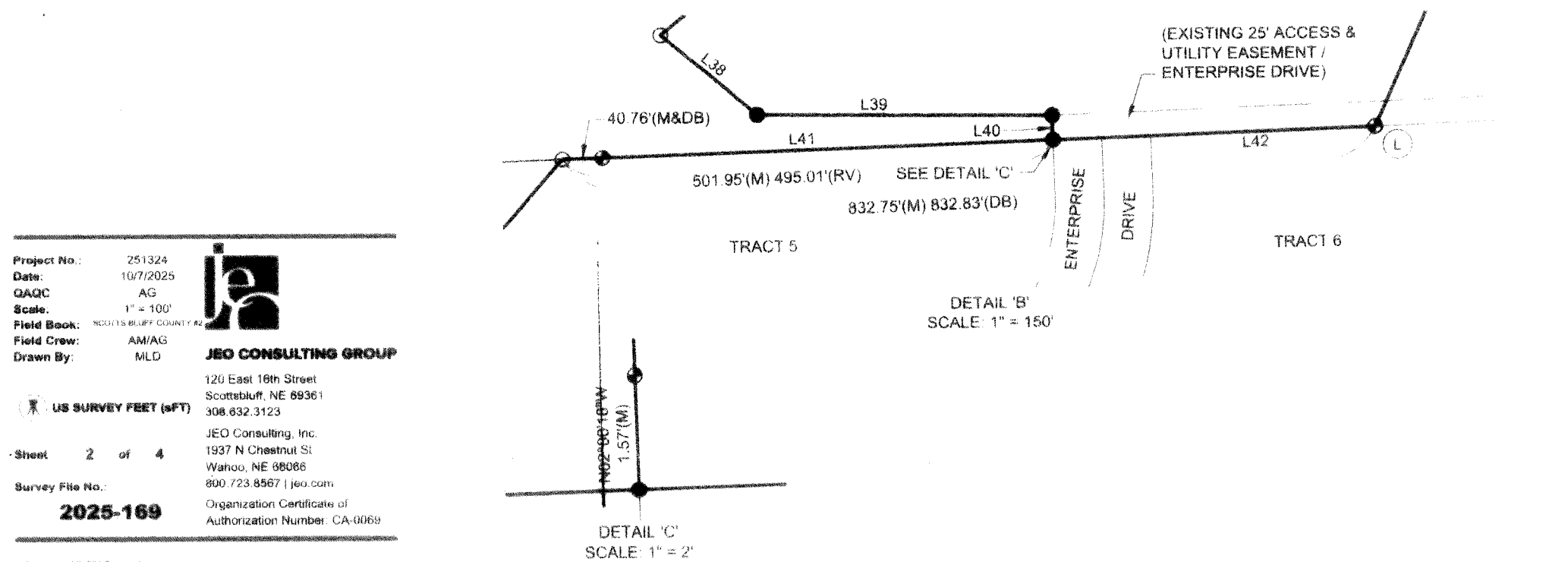
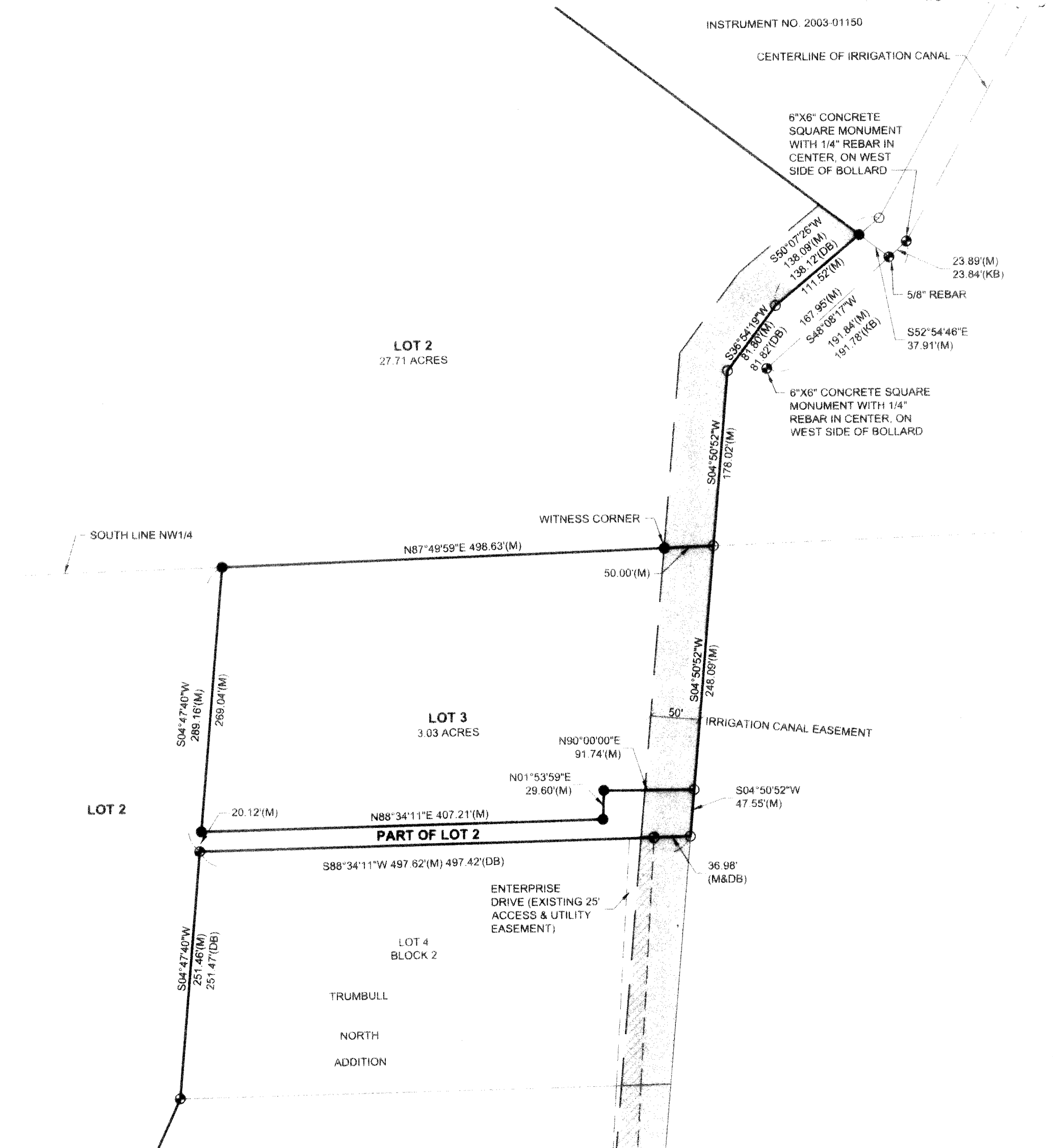
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LOTS 1, 2 & 3, BLOCK 1, TRUMBULL NORTH ADDITION, A REPLAT OF BLOCK 1, TRUMBULL NORTH ADDITION,
CITY OF SCOTTSBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA



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



Project No.: 251324
Date: 10/7/2025
QA/QC: AG
Scale: 1" = 100'
Field Book: SCOTTS BLUFF COUNTY #2
Field Crew: AM/AG
Drawn By: MLD

JEO CONSULTING GROUP
120 East 18th Street
Scottsbluff, NE 69361
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1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com
Organization Certificate of
Authorization Number: CA-0069

US SURVEY FEET (SFT)

Sheet 2 of 4

Survey File No.: 2025-169

FINAL PLAT

last 2025 447.8

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:

- A NE CORNER NW1/4 SECTION 17-T22N-R54W**
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 |
| S | 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

- B NW CORNER S1/2 NW1/4 SECTION 17-T22N-R54W**
FOUND A 3/4" REBAR AS 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) |
| S | 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 E-W CULVERT AND EAST OF POND |

- C NE CORNER S1/2 NW1/4 SECTION 17-T22N-R54W**
FOUND A 3/4" REBAR AS 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 OF A CORNER FENCE POST |

- D SW CORNER NW1/4 SECTION 17-T22N-R54W**
FOUND A 3/4" REBAR AS 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 | 8.83' | 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**
SET A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704", FLUSH WITH THE TOP OF A NW-SE CONCRETE DRIVE. ESTABLISHED 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 | 132.80' | 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 |
| NW | 90.03' | 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

- F SW CORNER SW1/4 SECTION 17-T22N-R54W**
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**
FOUND A 5/8" REBAR AS RECORDED ON A SURVEY BY KELLY BEATTY LS 476, DATED 11/21/2002, 0.2' DEEP.
- | | | |
|---|--------|--|
| N | 20.00' | TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUND |
| W | 20.00' | 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 GROUND |
| E | 20.00' | TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "RM 2025" SET FLUSH WITH GROUND |

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

Project No.: 251324

Date: 10/7/2025

QA/QC: AG

Scale:

Field Book: SCOTTS BLUFF COUNTY #2

Field Crew: AM/AG

Drawn By: MLD



JEO CONSULTING GROUP
120 East 16th Street
Scottsbluff, NE 69361
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JEO Consulting, Inc.
1937 N Chestnut St
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800.723.8567 | jeo.com

 US SURVEY FEET (±FT)

Sheet 3 of 4

Survey File No.: 2025-169

Organization Certificate of
Authorization Number CA-0089

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51°55'13"W	47.88'
L2	S81°43'47"W	60.95'
L3	S26°02'26"W	156.22'
L4	S00°23'14"W	64.31'
L5	S24°08'39"E	154.09'
L6	S11°24'46"W	153.83'
L7	S51°53'19"W	77.34'
L8	S28°26'03"W	70.89'
L9	S48°29'16"W	79.88'
L10	S08°38'09"E	59.83'
L11	S08°37'18"W	57.01'
L12	S59°50'37"E	64.61'
L13	S29°33'12"E	105.79'
L14	S20°31'29"W	75.98'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N55°53'34"W	134.51'
L16	S21°35'05"W	118.47'
L17	S00°51'01"E	114.57'
L18	S18°44'21"W	73.25'
L19	S14°56'29"E	53.03'
L20	S70°19'14"W	43.11'
L21	N83°39'51"W	69.64'
L22	S46°48'49"W	123.75'
L23	N84°20'01"W	60.54'
L24	S52°59'38"W	63.14'
L25	S01°44'13"W	84.58'
L26	N47°46'54"E	97.81'
L27	S79°45'46"E	57.32'
L28	S11°49'04"W	76.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S35°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'

Final Plat

Inst. 2025 4478

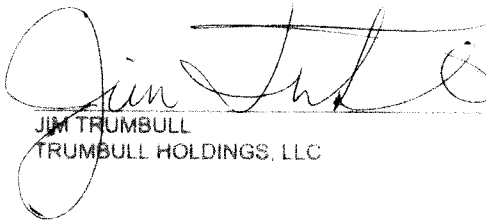
LOTS 1, 2 & 3, BLOCK 1, TRUMBULL NORTH ADDITION, A REPLAT OF BLOCK 1, TRUMBULL NORTH ADDITION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

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 30th DAY OF October, 2025.


JIM TRUMBULL
TRUMBULL HOLDINGS, LLC

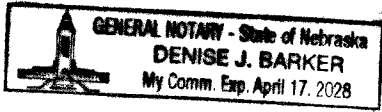
ACKNOWLEDGEMENT:

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 30th DAY OF October, 2025

(SEAL) 
NOTARY PUBLIC



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.:

REGISTER OF DEEDS

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 31st DAY OF October, 2025


ZACHARY GLAUBIUS
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 DEFLECTION ANGLE RIGHT OF 19 DEGREES 29 MINUTES 04 SECONDS, AS MEASURED ON THE AIRPORT PROPERTY LINE, A DISTANCE OF 23.84 FEET, THENCE A DEFLECTION 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:

I HEREBY 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.

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



Project No.: 251324

Date: 10/22/2025

QA/QC: AG

Scale: SCOTTS BLUFF COUNTY, NE

Field Book: AM/AG

Field Crew: MLD

Drawn By:



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Organization Certificate of
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US SURVEY FEET (#FT)

Sheet 4 of 4

Survey File No.: 2025-169