



2025-4563

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 11-14-25 Time 11:12am
Inst. 2025 4563

Jean A. Bauer

REGISTER OF DEEDS

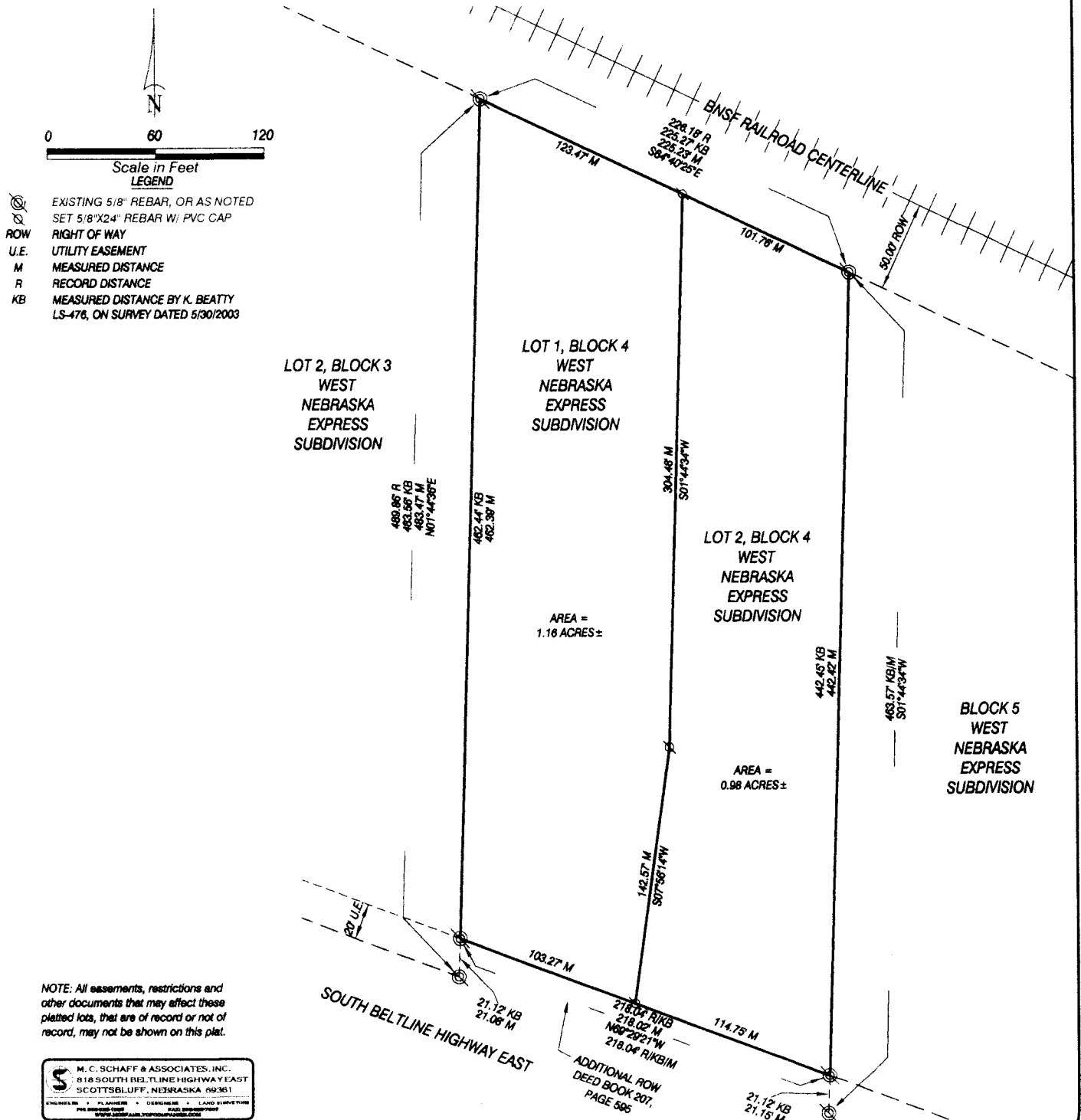
NUM PAGES 2
PD CHG RET
16.00 PD CHG RET
16.00
City of Scottsbluff
RET

COMPUTED
FILED
H. NO. 1

FINAL PLAT

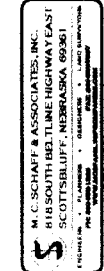
LOTS 1 AND 2, BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION, A REPLAT OF BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION

SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

M. C. SCHAFF & ASSOCIATES, INC.
816 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361
ENGINEER PLANNER DESIGNER LAND SURVEYOR
P&S SURVEYING P&S SURVEYING
WWW.MCSCHAFFANDASSOCIATES.COM

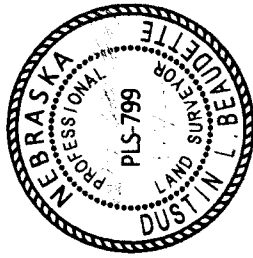


SURVEYOR'S CERTIFICATE

I, DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY THAT I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED AND PREPARED A PLAT OF LOTS 1 AND 2, BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION, A REPLAT OF BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION, SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SUCH SURVEY DRAWN TO A SCALE OF 80 FEET TO THE INCH. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT EACH LOT AND BLOCK HAS ITS OWN NUMBER AND THAT THE BOUNDARY OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE WITH DASHED LINES BEING FOR ORIENTATION PURPOSES ONLY. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

WITNESS MY HAND AND SEAL THIS 13th DAY OF November, 2025.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR, P.L.S. 799

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION, SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOTS 1 AND 2, BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION, A REPLAT OF BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION, SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATED THIS 13th DAY OF November, 2025.

OWNER:
JTB ENTERPRISES, LLC

BY: JOSEPH BRACKEN, MEMBER

BY: TERESA L. BRACKEN, MEMBER

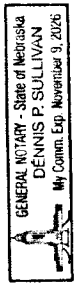
LOTS 1 AND 2, BLOCK 4
WEST NEBRASKA
EXPRESS SUBDIVISION
SCOTTSBLUFF, NE
JOB# RM250307-00
SHEET 2 OF 2

ACKNOWLEDGEMENTS

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JOSEPH BRACKEN, MEMBER OF JTB ENTERPRISES, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING OWNERS STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF JTB ENTERPRISES, LLC.

WITNESS MY HAND AND SEAL THIS 13th DAY OF November, 2025.



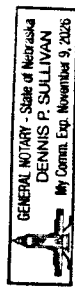
[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES November 9, 2026

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME TERESA L. BRACKEN, MEMBER OF JTB ENTERPRISES, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING OWNERS STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF JTB ENTERPRISES, LLC.

WITNESS MY HAND AND SEAL THIS 13th DAY OF November, 2025.



[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES November 9, 2026

APPROVAL

THE FOREGOING PLAT OF LOTS 1 AND 2, BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION, A REPLAT OF BLOCK 4, WEST NEBRASKA EXPRESS SUBDIVISION, SITUATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA WAS APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF SCOTTSBLUFF, NEBRASKA, PURSUANT TO SECTION 19-916, REISSUE OF REVISED STATUTES OF NEBRASKA, AND TO CHAPTER 21 OF THE CITY OF SCOTTSBLUFF, NEBRASKA MUNICIPAL CODE.

[Signature]
ZACHARY GLAUBIUS, DEVELOPMENT SERVICES DIRECTOR
CITY OF SCOTTSBLUFF, NEBRASKA

ATTEST: CITY CLERK