

2026-2371

COMPUTER   C    
PICTURED   C    
IMAGED           

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 7.11.26 Time 3:51pm

Inst. 2026 2371  
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2  
DOC TAX        PD        CHG        RET         
FEES 16.00 PD    CHG    RET     
TOTAL 16.00 CK  
REC'D Anna Mummolo  
RET Fer Office Use

**Plat of  
Lot 4A**  
Replat of Lots 2, 3, and 4, Block 1,  
Tower Subdivision, Village of Morrill,  
Scotts Bluff County, Nebraska.

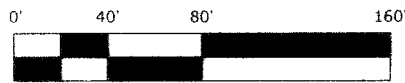
**SURVEYOR'S CERTIFICATE:**

I, Donald A. Brush, Nebraska Professional Land Surveyor Number 511, duly registered under the Land Surveyor's Regulation Act, do hereby certify that, between July 15, 2025, and July 18, 2025, I have performed a survey of the land depicted on the accompanying drawing; that said drawing is a correct delineation of said survey performed by me or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

WITNESS MY HAND AND SEAL this 25th day of July, 2025.  
Donald A. Brush  
Nebraska Professional Land Surveyor Number 511



SCALE: 1" = 80'



DATUM CONVERSIONS:  
Nebraska State Plane NAD 83(2018)  
Combined Scale factor: 0.999501523448  
At N: 800941.39  
E: 564037.48  
Mean Convergence: -2°36'29"

The distances shown on this drawing are earth-surface distances given in feet and decimals of a foot, and the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements.

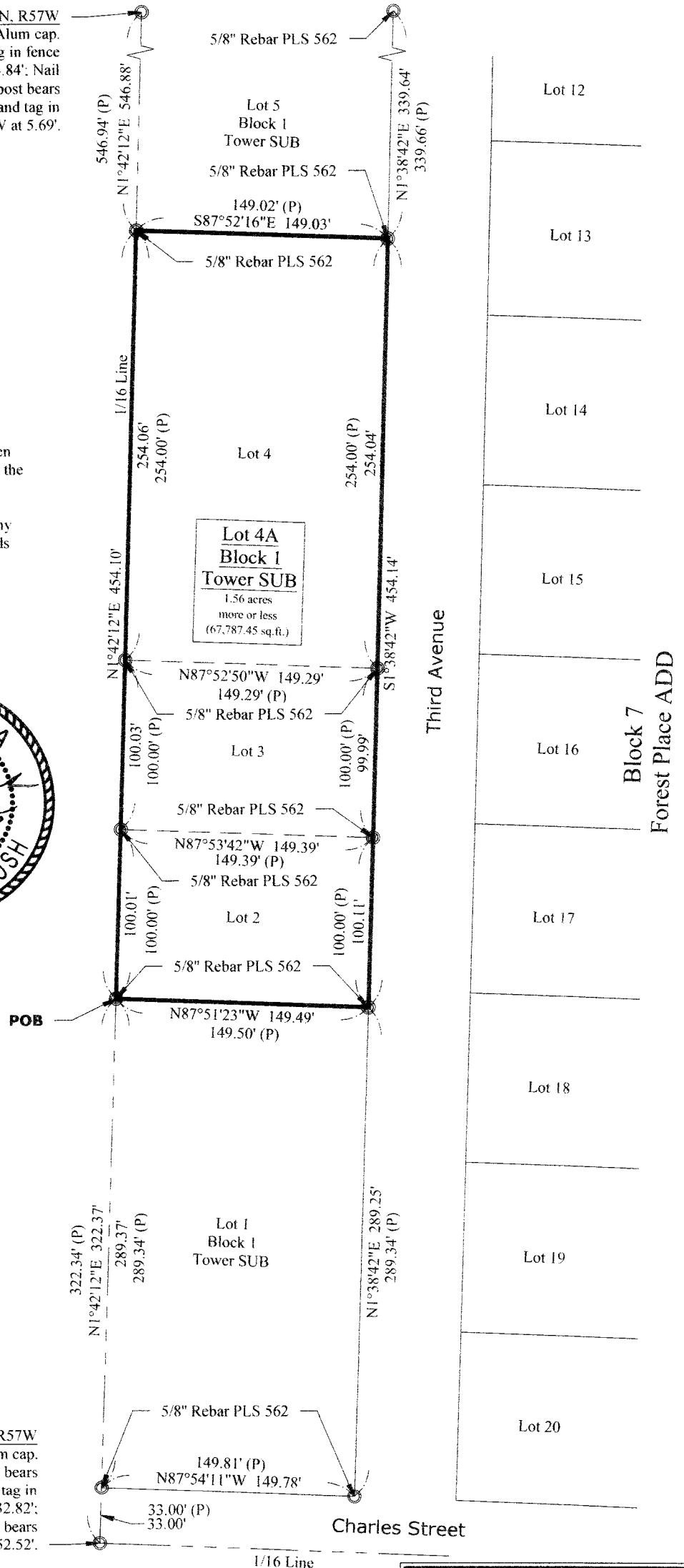
**LEGEND:**

- Set 5/8" x 30" Rebar with PVC Cap
- Found Monument as Indicated
- (P) Platted Distance



See Sheet 2 of 2 for  
Legal Description,  
Owner Statement,  
and Approvals.

NE1/16 Corner Section 16, T23N, R57W  
Found Alum cap.  
Measured ties: Steel corner post bears  
N36°10'44"E at 45.96'; Nail and tag in  
corner post bears N2°07'00"E at 32.82';  
Nail and tag in fence post bears  
N49°18'27"W at 52.52'.



Job No.: 2025-49 Drawn by: NAB / Checked by: DAB Client Name: Lessert, Kim

Date: JULY 2025

Sheet No.: 1 of 2

**Panhandle Land Surveying**  
Donald A. Brush, Professional Land Surveyor  
870 SB Road, Morrill, Nebraska, 69358  
Phone: (308) 247-2602

Plat of  
**Lot 4A**  
Replat of Lots 2, 3, and 4, Block 1, Tower Subdivision,  
Village of Morrill, Scotts Bluff County, Nebraska.

Legal Description:

Part of Block 1, Tower Subdivision, Village of Morrill, located in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section 16, T23N, R57W, 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

With reference to the southwest corner of said NE1/4NE1/4, thence on the west line of said NE1/4NE1/4 N1°42'12"E (basis of bearing) a distance of 322.37 feet to the northwest corner of Lot 1 of said Block 1, said point being the POINT OF BEGINNING of this description; thence continuing on said west line N1°42'12"E a distance of 454.10 feet to the southwest corner of Lot 5 of said Block 1; thence on the south line of said Lot 5 S87°52'16"E a distance of 149.03 feet to the southeast corner of said Lot 5, said point being on the westerly Right-of-Way (ROW) line of Third Avenue; thence on said ROW line S1°38'42"W a distance of 454.14 feet to the northeast corner of said Lot 1; thence on the north line of said Lot 1 N87°51'23"W a distance of 149.49 feet, to the point of beginning of this description, containing 1.56 acres, more or less.

OWNER'S STATEMENT:

Anna M. Munroe, a single person, being the Owner of the tract of land described in the foregoing Legal Description and shown on the accompanying plat, has caused such real estate to be platted as "LOT 4A, REPLAT OF LOTS 2, 3, AND 4, BLOCK 1, TOWER SUBDIVISION, VILLAGE OF MORRILL, SCOTTS BLUFF COUNTY, NEBRASKA", as shown on the accompanying plat. The foregoing plat is made with the free consent and in accordance with the desires of the undersigned Owner.

Dated this 9 day of June, 2026.

*Anna M. Munroe*  
Anna M. Munroe, a single person

ACKNOWLEDGMENT:

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF ) ss.

Before me, a notary public, qualified and acting in said County, personally came Anna M. Munroe, a single person, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL

this 9 day of June, 2026.

*Tracey L McMackin*  
Notary Public

My Commission Expires: 06/26/2028



APPROVAL AND ACCEPTANCE:

The foregoing plat of "LOT 4A, REPLAT OF LOTS 2, 3, AND 4, BLOCK 1, TOWER SUBDIVISION, VILLAGE OF MORRILL, SCOTTS BLUFF COUNTY, NEBRASKA", is hereby approved and accepted by the Village Board of the Village of Morrill, Scotts Bluff County, Nebraska, by Resolution duly passed this 9 day of June, 2026.

By: *Joseph D. Conrad, Jr.*  
Chairman, Board of Trustees

Attested: *Barbara K. Schmidt*  
Village Clerk

See Sheet 1 of 2 for Layout and Surveyor's Certificate.