



2026-3373

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8.21.26 Time 2:51 pm

Inst. 2026 3373
Jean A. Bauer

REGISTER OF DEEDS

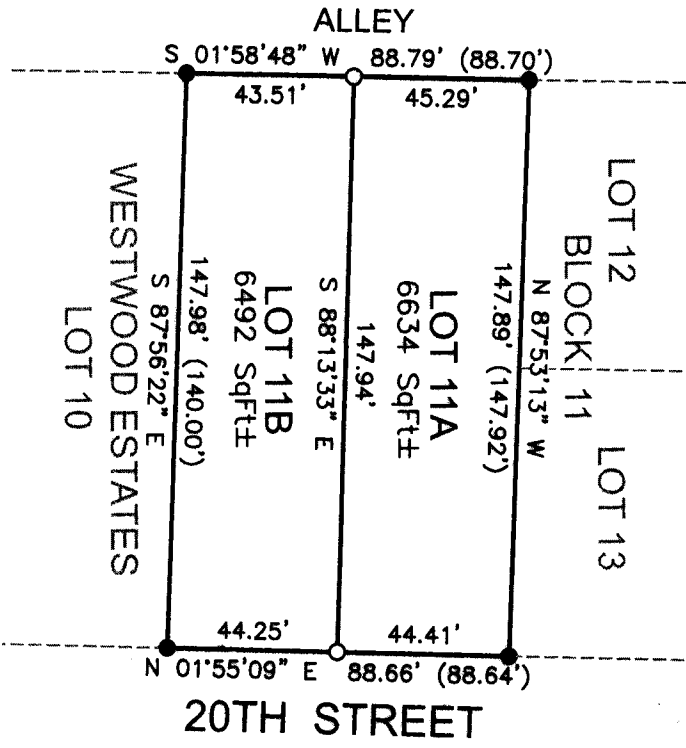
NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD ☒ CHG _____ RET _____
TOTAL 16.00 Csh
REC'D Michael Baebe
RET For Office Use

COMPUTER EQ
PICTURED _____
IMAGED _____

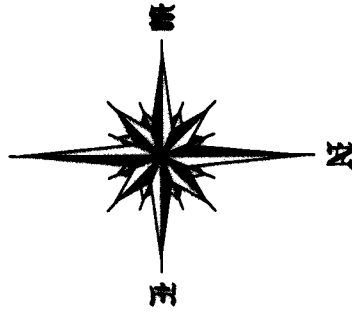
THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT

LOTS 11A AND 11B, BLOCK 11, WESTWOOD ESTATES
A REPLAT OF LOT 11, BLOCK 11, WESTWOOD ESTATES, AN ADDITION TO THE CITY OF
GERING, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M. SCOTTS BLUFF COUNTY, NEBRASKA.



SURVEYOR NOTES:
1) THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.



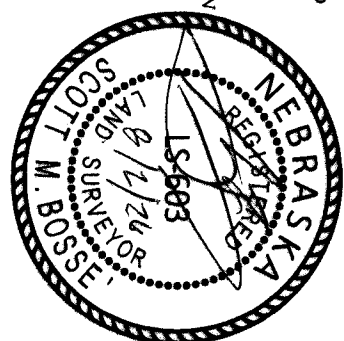
SCALE 1"=50'
● = CORNER FOUND
O = CORNER SET
5/8"x24" REBAR PVC CAP

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PREPARED THE PLAT FOR LOTS 11A AND 11B, BLOCK 11, WESTWOOD ESTATES, A REPLAT OF LOT 11, BLOCK 11, WESTWOOD ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING DRAWING. THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 50 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL THIS 2nd day of August, 2026.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



OWNER'S STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS OF LOT 11, BLOCK 11, WESTWOOD ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOTS 11A AND 11B, BLOCK 11, WESTWOOD ESTATES, A REPLAT OF LOT 11, BLOCK 11, WESTWOOD ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.

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

DATED THIS 21st DAY OF August, 2026.

MICHAEL W. BEEBE
ART HOLDINGS LLC

AUBREY BEEBE
ART HOLDINGS LLC

ACKNOWLEDGMENT:

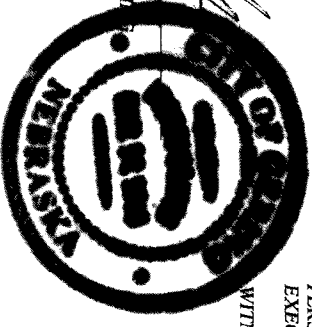
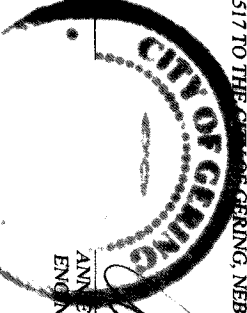
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY MICHAEL W. BEEBE AND AUBREY BEEBE, HUSBAND AND WIFE, AND MEMBERS OF ART HOLDINGS LLC, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 21 DAY OF August, 2026.

PAT HEATH
CITY OF GERING ADMINISTRATOR

ANNE FOLCK
ENGINEER, CITY OF GERING



NOTARY PUBLIC
Carol Martin

MY COMMISSION EXPIRES September 12, 2025