

2025-1364

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 4-9-25 Time 9:54 AM

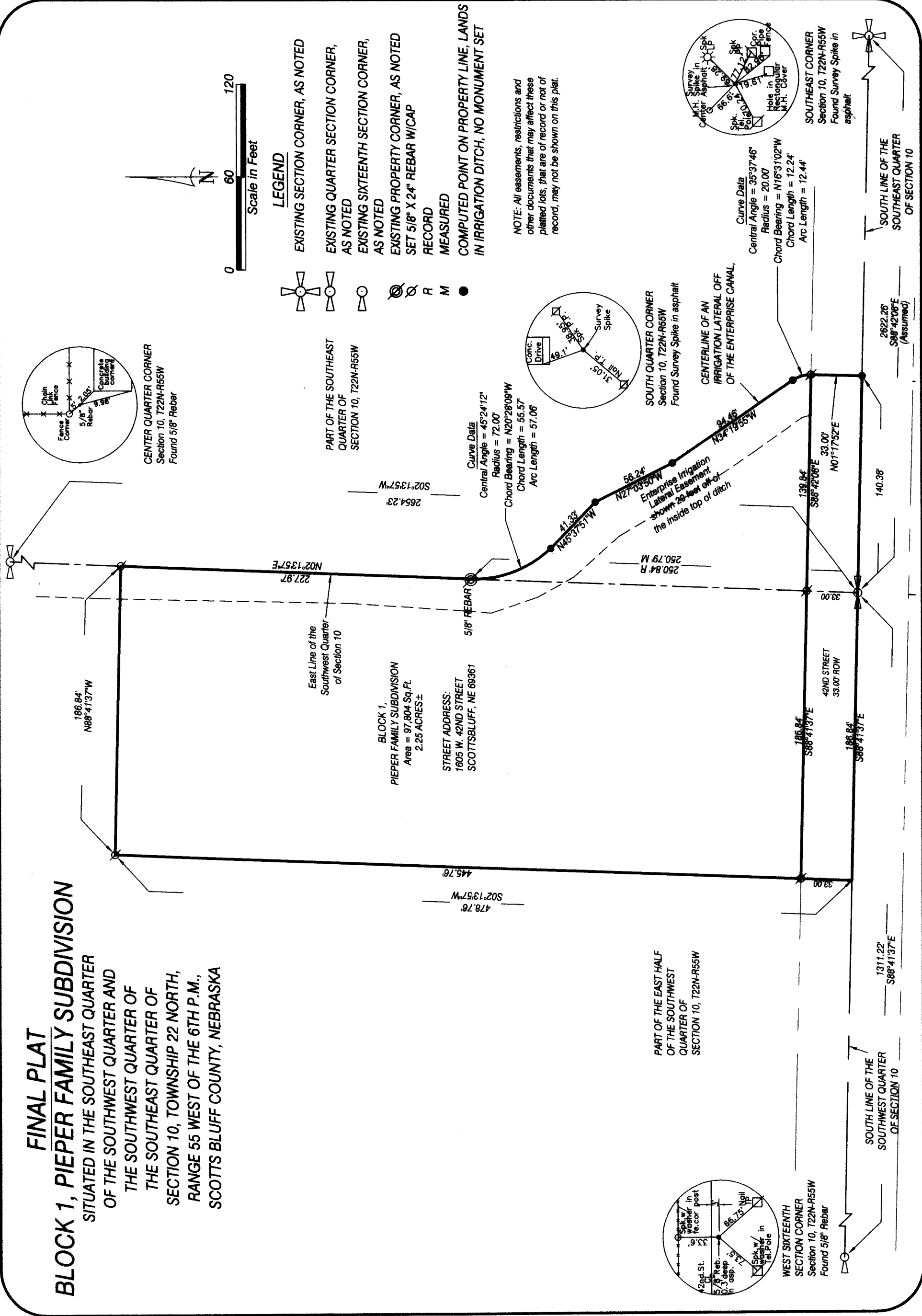
Inst. 2025 1364
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DOCTY 16.00 PD CHG RET CHG
TOTAL 16.00 PD CHG RET CHG
REC'D City of Scottsbluff
RET

COMPUTER 0
PICTURED 0
IMAGED 0

FINAL PLAT
BLOCK 1, PIEPER FAMILY SUBDIVISION
SITUATED IN THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER AND
THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF
SECTION 10, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



SURVEYOR'S CERTIFICATE

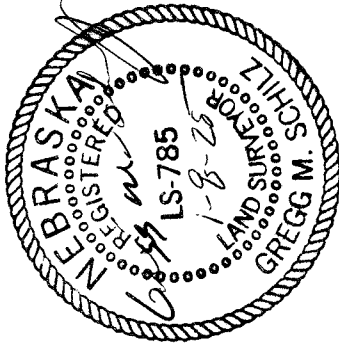
I, Gregg M. Schilz, Nebraska Registered Land Surveyor No. 785, duly registered under the Land Surveyor's Regulation Act, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of BLOCK 1, PIEPER FAMILY SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10, THENCE EASTERLY ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, ON AN ASSUMED BEARING OF S88°42'08"E, A DISTANCE OF 140.38 FEET, TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF AN IRRIGATION LATERAL OFF THE ENTERPRISE CANAL, THENCE BEARING N01°17'52"E, ON SAID LATERAL CENTERLINE, A DISTANCE OF 33.00 FEET, TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 35°37'46", A CHORD BEARING OF N16°31'02"W AND A CHORD DISTANCE OF 12.24 FEET, THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, AND SAID LATERAL CENTERLINE, A DISTANCE OF 12.44 FEET, THENCE BEARING N34°19'55"W, ON SAID LATERAL CENTERLINE, A DISTANCE OF 94.46 FEET, THENCE BEARING N27°03'50"W, ON SAID LATERAL CENTERLINE, A DISTANCE OF 56.24 FEET, THENCE BEARING N45°37'51"W, ON SAID LATERAL CENTERLINE, A DISTANCE OF 41.33 FEET, TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 45°24'12", A CHORD BEARING OF N20°28'09"W AND A CHORD DISTANCE OF 55.57 FEET, THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 57.06 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID POINT WAS SET AND REFERENCED IN A SURVEY COMPLETED ON MAY 18TH OF 1966, BY M.C. SCHAFF LS 233, THENCE NORTHERLY ON SAID EAST LINE OF THE SOUTHWEST QUARTER, BEARING N02°13'57"E, A DISTANCE OF 227.97 FEET, THENCE WESTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, BEARING N88°41'37"W, A DISTANCE OF 186.84 FEET, THENCE SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, BEARING S02°13'57"W, A DISTANCE OF 478.76 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 10, THENCE EASTERLY ON SAID SOUTH LINE, BEARING S88°41'37"E, A DISTANCE OF 186.84 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 2.49 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 60 FEET TO THE INCH. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. 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 5th day of January, 2025 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz
GREGG M. SCHILZ, NEBRASKA REGISTERED LAND SURVEYOR, L.S. 785



BLOCK 1, PIEPER FAMILY SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 2
JOB# RM240317-00

OWNER'S STATEMENT

We, the undersigned, being the owners of unpletted land situated in the situated in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 10, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as BLOCK 1, PIEPER FAMILY SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, 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. We hereby dedicate 42nd Street ROW and these easements shown for the use and benefit of the public.

Dated this 7th day of February, 2025.

Owner: W. Jean Pieper Family Trust

By: Marlene Helting
(W. Jean Pieper Family Trust)

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF Scotts Bluff

Before me, a Notary Public, qualified and acting in said County, personally came Marlene Helting, Trustee of the W. Jean Pieper Family Trust to me known to be the identical person whose signature is affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be her voluntary act and deed, and the voluntary act and deed of the W. Jean Pieper Family Trust.

WITNESS MY HAND AND SEAL THIS 7th DAY OF February, 2025.



Gregg M. Schilz
Notary Public

My Commission Expires April 9, 2026

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1, PIEPER FAMILY SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska,

by resolution duly passed this 7th day of April, 2025.

ATTEST: Kimberly Wright
City Clerk

Betsy Volek
Mayor: Betsy Volek