



2025-2293

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 10-12-25 Time 9:06am

Inst. 2025 2293  
Jean A. Bauer

REGISTER OF DEEDS

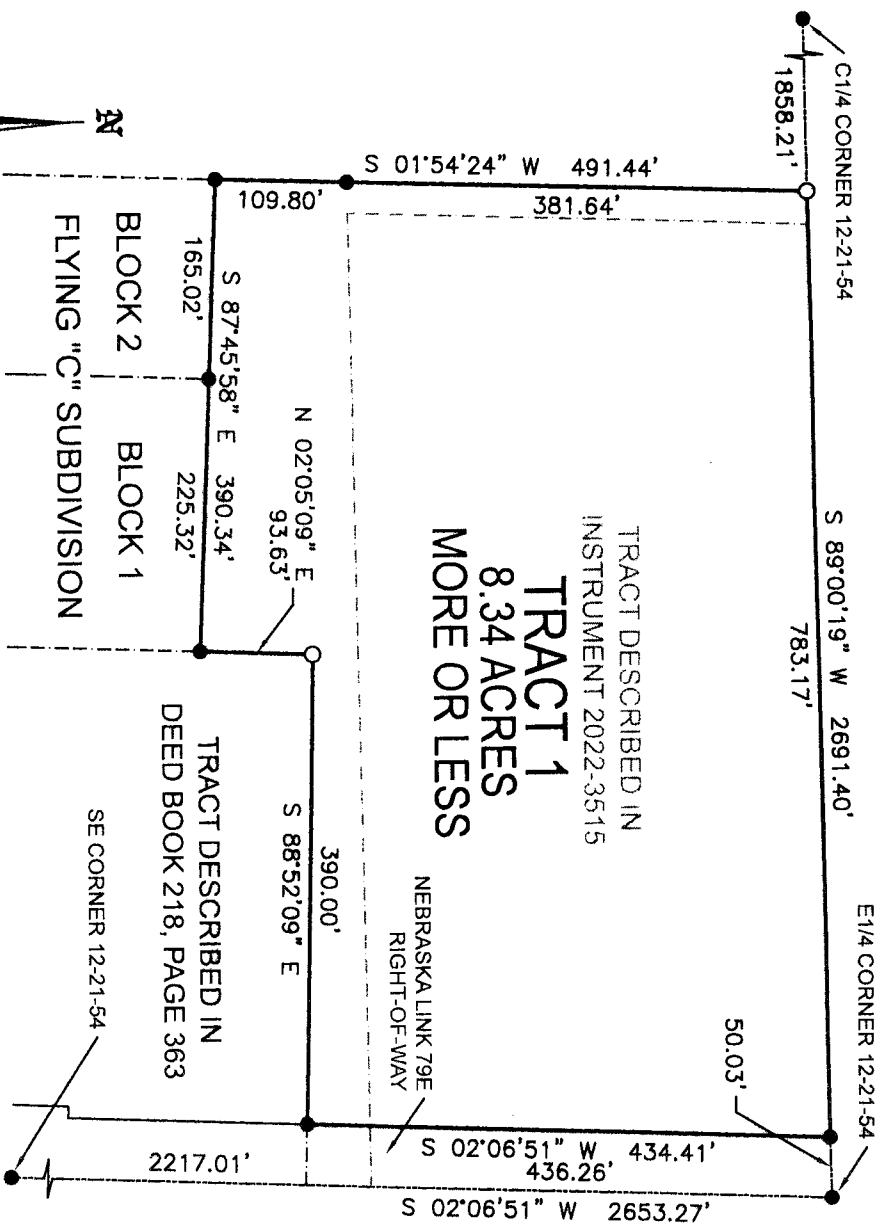
NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 22.00 PD ☒ CHG \_\_\_\_\_ RET \_\_\_\_\_  
TOTAL 22.00 csh  
REC'D Accustar Surveying -  
RET For office use Scott

COMPUTER CO  
PICTURED ✓  
IMAGED \_\_\_\_\_

THIS PAGE INCLUDED FOR INDEXING PURPOSES

TRACT 1, SILVER SPUR SUBDIVISION

A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



TRACT DESCRIBED IN  
INSTRUMENT 2022-3515  
**TRACT 1**  
**8.34 ACRES**  
**MORE OR LESS**

NEBRASKA LINK 79E  
RIGHT-OF-WAY

TRACT DESCRIBED IN  
DEED BOOK 218, PAGE 363

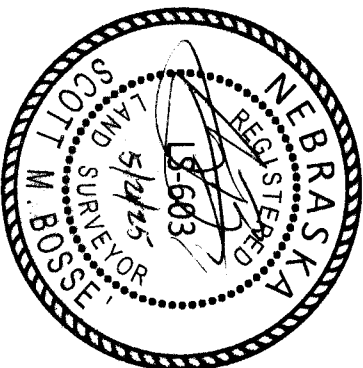
SE CORNER 12-21-54

CORNER TIES:

E1/4 CORNER 12-21-54  
FOUND SURVEY SPIKE  
NE 48.21' TO POWER POLE  
SE 64.75' TO FENCE CORNER  
SSE 65.71' TO FENCE CORNER  
SW 67.09' TO GATE POST  
WSW 53.14' TO GATE POST

C1/4 CORNER 12-21-54  
FOUND 603 PVC CAP  
E 2.16' TO GATE POST  
E 39.76' TO FENCE CORNER  
W 4.18' TO BRACE POST  
NNE 23.43' TO CONCRETE PAD

SCALE 1"=160'  
●=CORNER FOUND  
○=CORNER SET  
5/8"x24" REBAR PVC CAP



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE, ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 50.03 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH LINE, S89°00'19"W FOR A DISTANCE OF 783.17 FEET; THENCE, S01°54'24"W TO THE NORTHWEST CORNER OF FLYING C SUBDIVISION, AS PLATTED AND RECORDED, BEING A DISTANCE OF 491.44 FEET; THENCE, ALONG THE NORTH LINE OF SAID SUBDIVISION, S87°45'58"E TO THE NORTHEAST CORNER OF SAID SUBDIVISION, BEING A DISTANCE OF 390.34 FEET; THENCE, N02°05'09"E TO THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 218, PAGE 363 OF THE SCOTTS BLUFF, NEBRASKA DEED RECORDS, BEING A DISTANCE OF 93.63 FEET; THENCE, ALONG THE NORTH LINE OF SAID TRACT, S88°52'09"E TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID LINK 79E, BEING A DISTANCE OF 390.00 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N02°06'51"E FOR A DISTANCE OF 434.41 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 8.34 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 160 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS APPLYING TO SURVEYING WITHIN THE STATE OF NEBRASKA; 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 21<sup>st</sup> day of May, 2025.

Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

SURVEYOR NOTES:

- THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 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.

TRACT 1, SILVER SPUR SUBDIVISION  
A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP  
21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS OF PART OF THE SOUTHEAST QUARTER SECTION 12, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS: TRACT 1, SILVER SPUR SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., 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 27 DAY OF May, 2025.

THAD W. YORK-GENERAL MANAGER  
SILVER SPUR FARMS, LLC

OWNER'S STATEMENT:

I, THE UNDERSIGNED, BEING THE OWNER OF PART OF THE SOUTHEAST QUARTER SECTION 12, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS: TRACT 1, SILVER SPUR SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., 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 30 DAY OF May, 2025.

MICHAEL WERNER, PRESIDENT  
WERNER CONSTRUCTION LLC

APPROVAL

TRACT 1, SILVER SPUR SUBDIVISION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF MINATARE, SCOTTS BLUFF COUNTY, NEBRASKA.

THIS 10 DAY OF June, 2025.

CAROLYN NELSON, MAYOR

ATTEST:

KAREN L. LOJKA, CITY CLERK/TREASURER

ACKNOWLEDGMENT

STATE OF Wyoming )  
COUNTY OF Carbon )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME THAD W. YORK, GENERAL MANAGER, SILVER SPUR FARMS LLC, 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 THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 27 DAY OF May, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/3/2028

ACKNOWLEDGMENT

STATE OF Nebraska )  
COUNTY OF Adams )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MICHAEL WERNER, PRESIDENT, WERNER CONSTRUCTION LLC, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 30 DAY OF May, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 1, 2028

