



2025-2647

COMPUTER PICTURED IMAGED

RECORDED SCOTTS BLUFF COUNTY, NE

Date 7-8-25 Time 10:45 AM Inst. 2025 2647

Jean A. Bauer

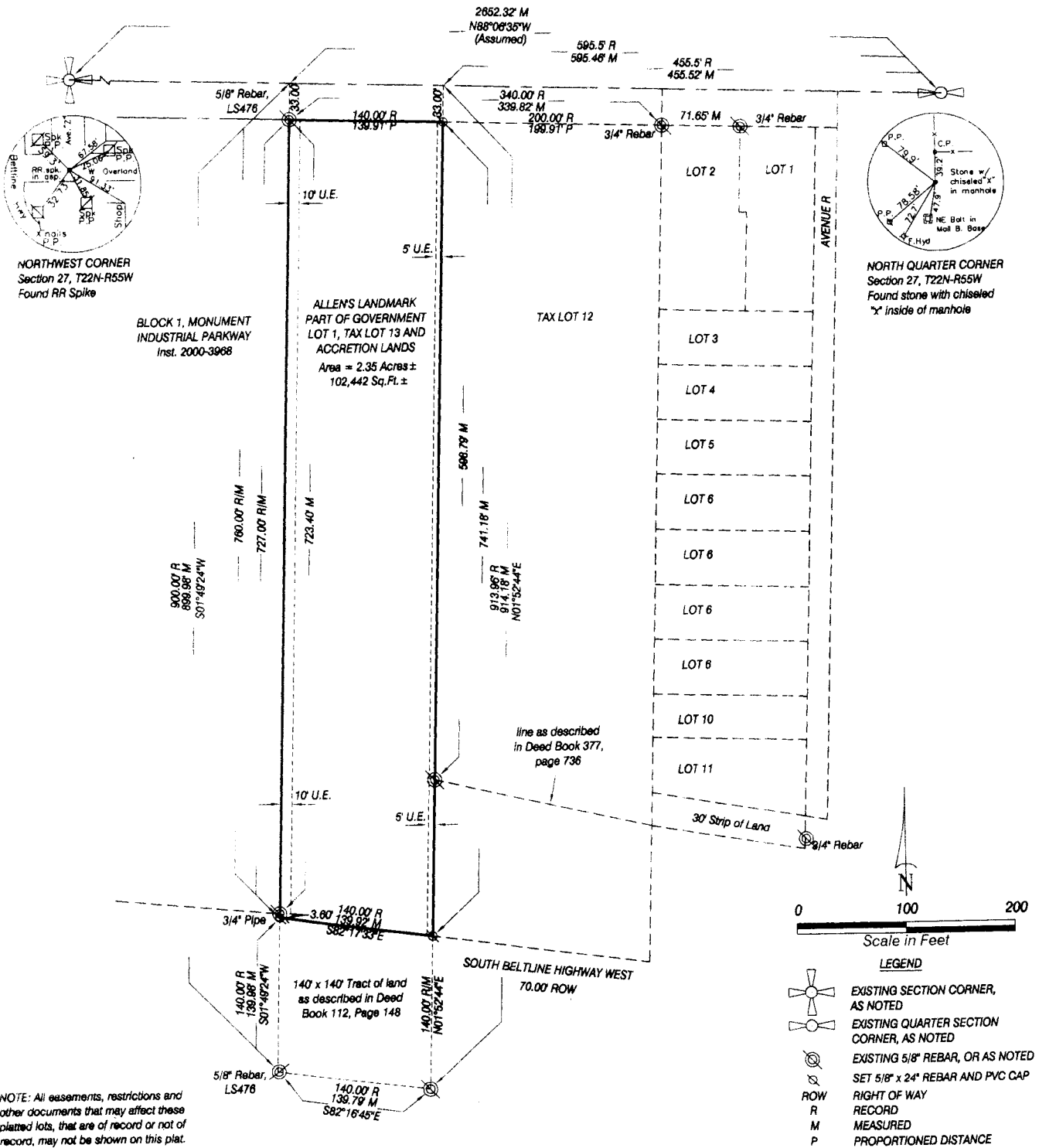
REGISTER OF DEEDS

NUM PAGES 2 DOC TAX PD CHG RET FEES 16.00 PD CHG - RET TOTAL 16.00 REC'D Cert of Sub RET

FINAL PLAT

BLOCK 1, ALLEN'S LANDMARK, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

IN PART OF GOVERNMENT LOT 1, TAX LOT 13 AND ACCRETION LANDS SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, 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. JOB #RM250105-00

BLOCK 1, ALLEN'S LANDMARK
SCOTTSBLUFF, NEBRASKA
SHEET 2 OF 2
JOB# RM250105-00

OWNER'S STATEMENT

We, the undersigned, being the owners of Part of Government Lot 1, Tax Lot 13 and accretion lands situated in the Northeast Quarter of the Northwest Quarter of Section 27, 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, ALLEN'S LANDMARK, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA IN PART OF GOVERNMENT LOT 1, TAX LOT 13 AND ACCRETION LANDS SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, 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 the easements shown for the use and benefit of the public.
Dated this 11th day of May, 2025.

Owner:

By: Travis Allen

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 1, ALLEN'S LANDMARK, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA IN PART OF GOVERNMENT LOT 1, TAX LOT 13 AND ACCRETION LANDS SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, 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 11th day of May, 2025.

Mayor: Betsy Vidlak

ATTEST:
City Clerk



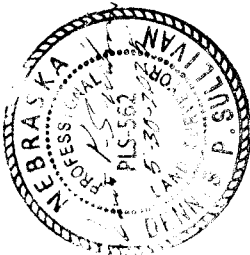
SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, Nebraska Professional Land Surveyor No. 562, duly registered under the Land Surveyor's Regulation Act, hereby certify I, or under my direct supervision, have surveyed and prepared a plat of BLOCK 1, ALLEN'S LANDMARK, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, in part of Government Lot 1, Tax Lot 13 and accretion lands situated in the Northeast Quarter of the Northwest Quarter of Section 27, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the North Quarter Corner of Section 27, thence westerly on the north line of the Northwest Quarter of Section 27, on an assumed bearing of N88°06'35"W, a distance of 595.46 feet measured (595.5 feet record), thence bearing S01°49'24"W, a distance of 33.00 feet (record and measured), to the point of intersection with the northeast corner of Block 1, Monument Industrial Parkway as shown in Instrument 2000-3068, the south right of way line of West Overland Drive and the Point of Beginning, thence southerly along the east line of said Block 1, bearing S01°49'24"W, a distance of 727.00 feet (record and measured), thence bearing S82°17'33"E, a distance of 139.92 feet measured (140.00 feet record), thence bearing N01°52'44"E, a distance of 741.18 feet, to the point of intersection with the south 33.00 foot right of way line of West Overland Drive, thence westerly along said south right of way, bearing N88°06'35"W, a distance of 139.91 feet measured (140.00 feet record), to the Point of Beginning, said Tract of land containing an area of 2.35 Acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 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 the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That said survey, to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

WITNESS MY HAND AND SEAL THIS 11th DAY OF May, 2025.
FOR THE FIRM OF M. G. SCHAFF AND ASSOCIATES, INC.



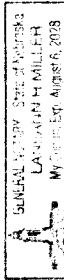
ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF }

Before me, a notary public, qualified and acting in said county, personally came Travis Allen, a single person, 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 his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 11th DAY OF May, 2025.

Notary Public



My Commission Expires