

2025-3738

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 9-16-25 Time 11:42am

Inst. 2025 3738
Jean A. Bauer

REGISTER OF DEEDS

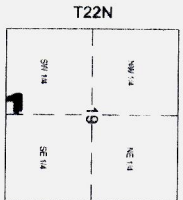
NUM PAGES 5
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 34.00 PD _____ CHG ☒ RET _____
TOTAL 34.00
REC'D City of Scottsbluff
RET For Office Use

COMPUTER _____
PICTURED _____
IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

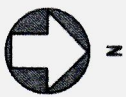
FINAL PLAT

LOT 1 AND LOT 2, BLOCK 1,
OF BOMGAARS ADDITION,
TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA,
LOCATED IN PART OF THE EAST HALF
OF THE SOUTHWEST QUARTER
3 SECTION 19, TOWNSHIP 22 NORTH,
RANGE 54 WEST OF THE SIXTH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



HIGHWAY #26 RIGHT OF WAY
(DEED BOOK 209, PAGE 112)

SCOTTS BLUFF COUNTY
NEBRASKA



NOTE: ALL BEARINGS ARE REFERENCED TO THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION (LDP)

0 50' 100'

SCALE: 1" = 100'

- LEGEND
- MONUMENT FOUND
MONUMENT SET
CALCULATED POINT
1 DEEDED DISTANCE (INSTRUMENT NO. 20110-945)
2 DEEDED DISTANCE (INSTRUMENT NO. 20117-484)
3 DEEDED DISTANCE (DEED BOOK 208, PAGE 173)
4 DEEDED DISTANCE (DEED BOOK 208, PAGE 204)
5 DEEDED DISTANCE (DEED BOOK 111, PAGE 96)
6 DEEDED DISTANCE (DEED BOOK 209, PAGE 112)
GOVERNMENT DISTANCE
MEASURED DISTANCE
PLATTED DISTANCE
RECORDED DISTANCE
1 RECORDED DISTANCE (KELLY BEATTY 04/22/2004)
2 RECORDED DISTANCE (KELLY BEATTY 12/17/2004)
3 RECORDED DISTANCE (KELLY BEATTY 08/25/2006)
4 RECORDED DISTANCE (KENNETH ROBERTS 10/06/1963)

new: AM
By: MLD

JEO CONSULTING GROUP
120 East 16th Street
Scottsbluff, NE 69361
308.632.3123

IS SURVEY FEET (Ft)

File No.: 800.723.8567 | jco.com

2025-188

Organization Certificate of
Authorization Number: CA-0069

e: 250594 Final Plot.dwg
projects/250594_00-Anderson Shaw Bomgaars Survey/Survey Drawings

CURVE DATA:

$\Delta=60.3645^\circ$
 $R=180.007(M, KR, D1 \& D5)$
 $T=105.217(M)$
 $L=190.427(M)$
 $CHD\ BRG=181.667(M)$
 $CHD\ BRG=181.667(M)$

$\Delta=49.5949^\circ$
 $R=180.007(M, KR \& D1)$
 $T=83.937(M)$
 $L=157.077(M)$
 $CHD\ BRG=151.0415$
 $CHD=152.137(M)$

HIGHWAY #26
318.94(M) 319.64
N26°11'33"

INSTRUMENT NUMBER
2010-945
TRACT 1'

INSTRUMENT NUMBER
2010-945
'TRACT 2'

8.58 ACRES
BLOCK 1
LOT 1

INSTRUMENT NUMBER
2017-484

- APPROXIMATE LOCATION OF THE BELT SPUR OF THE MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCEY RAILROAD COMPANY, UTILIZING RAILROAD STRIP MAPS

**BLOCK 1,
COUNTRY COMMERCIAL
BUSINESS PARK**

5/8" REBAR WITH
BROKEN PLASTIC CAP —

SEE SURVEYOR'S REPORT —

BOOK 142,
PAGE 99

DETAIL 'C'
SEE SHEET

DETAIL 'C'
FEE SHEET

SW COR. SW1/4
SEC. 19-T22N-R54W

2664.65(M) 2664.72(KB3) 2664.62(KB1&KB2)

SEC. 19-T22N-R54W -

Plotted By: ADAM GOERTZEN

FINAL PLAT

LOT 1 AND LOT 2, BLOCK 1, OF BOMGAARS ADDITION,

TO THE CITY OF SCOTTSBLUFF COUNTY, NEBRASKA, LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNER OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTSBLUFF COUNTY, NEBRASKA, AS DESCRIBED IN FOREGOING "SURVEYORS REPORT" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOT 1 AND LOT 2, BLOCK 1, OF BOMGAARS ADDITION TO THE CITY OF SCOTTSBLUFF, LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

WE HEREBY DEDICATE THE RIGHTS-OF-WAY AND EASEMENTS SHOWN FOR THE USE AND BENEFIT OF THE PUBLIC,

THAT THE FORGOING PLAT AND PLANS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

SIGNED THIS 26 DAY OF August, 2025.

TORREY WINGERT
CEO
NEXT GENERATION PROPERTIES OF NEBRASKA, L.L.C.

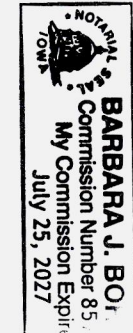
ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME TORREY WINGERT, CEO, NEXT GENERATION PROPERTIES OF NEBRASKA, L.L.C. TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FORGOING "OWNER'S CERTIFICATE" AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF August, 2025.

(SEAL)
NOTARY PUBLIC



SCOTTSBLUFF #2
JEO CONSULTING GROUP

308 West 3rd Street, Suite 1
Grand Island, NE 68801
308.381.7428

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com

Organization Certificate of
Authorization Number: CA-0069

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°39'40"W (BEARING BASED ON SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION) ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 457.69 FEET; THENCE N00°20'20"W, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY #26, AS DESCRIBED AND RECORDED IN DEED BOOK 111, PAGE 96; THENCE S89°39'40"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 198.76 FEET; THENCE S89°12'59"W ON SAID NORTH RIGHT OF WAY LINE AS DESCRIBED AND RECORDED IN DEED BOOK208, PAGE 173, A DISTANCE OF 250.86 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED AD RECORDED IN INSTRUMENT NO. 2010-945, ALSO BEING THE POINT OF BEGINNING; THENCE N89°12'40"W ON SAID NORTH RIGHT OF WAY LINE, AS DESCRIBED AND RECORDED IN DEED BOOK 208, PAGE 204, A DISTANCE 32.91 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY #26, AS DESCRIBED AND RECORDED IN DEED BOOK 111, PAGE 96; THENCE NORTHWESTERLY CONTINUING ON SAID EAST RIGHT OF WAY LINE ON A 180.00 RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 157.07 FEET, THE CHORD OF SAID CURVE BEAR N51°04'15"W, A DISTANCE OF 152.13 FEET; THENCE N26°11'35"W CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 318.94 FEET; THENCE N26°55'18"W CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 136.10 FEET; THENCE N00°50'42"E ON SAID EAST RIGHT OF WAY LINE, AS DESCRIBED AND RECORDED IN DEED BOOK 209, PAGE 112, A DISTANCE OF 79.48 FEET; THENCE S89°40'31"W CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 9.00 FEET; THENCE N00°15'05"W CONTINUING ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 309.47 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND KNOWN AS 'TRACT 2' AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2010-945; THENCE N89°40'08"E ON THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 944.55 FEET TO THE NORTHWEST CORNER OF BLOCK 1, COUNTRY COMMERCIAL BUSINESS PARK; THENCE S00°39'09"E ON THE WEST LINE OF SAID BLOCK 1, A DISTANCE OF 208.75 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 1; THENCE N89°39'39"E ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 208.77 FEET TO THE EAST LINE OF SAID PARCEL KNOWN AS 'TRACT 2'; THENCE S00°37'56"E ON THE EAST LINE OF SAID 'TRACT 2', A DISTANCE OF 57.89 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 142, PAGE 99; THENCE S46°29'15"W ON THE NORTHWEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 208.70 FEET TO THE SOUTH LINE OF SAID 'TRACT 2'; THENCE S89°39'41"W ON SAID SOUTH LINE, A DISTANCE OF 797.14 FEET TO THE EAST LINE OF A PARCEL OF LAND KNOWN AS 'TRACT 1' AS DESCRIBED AND RECORDED IN INSTRUMENT NO. 2010-945; THENCE S00°14'26"E ON SAID EAST LINE, A DISTANCE OF 489.51 FEET TO THE POINT OF BEGINNING, CONTAINING 12.01 ACRES, MORE OR LESS.

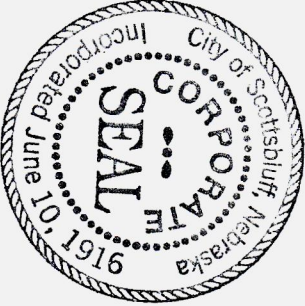
APPROVAL AND ACCEPTANCE:

THE FOREGOING PLAT OF LOT 1 AND LOT 2, BLOCK 1, OF BOMGAARS ADDITION TO THE CITY OF SCOTTSBLUFF, LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSBLUFF MAYOR AND CITY COUNCIL.

DATED THIS 2nd DAY OF September, 2025.

Betsy Vidlak
MAYOR
CITY OF SCOTTSBLUFF, NEBRASKA

Kimberley Wright
ATTESTED CITY CLERK, CITY OF SCOTTSBLUFF, NEBRASKA



FINAL PLAT

Inst. 2025 3738

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

CORNER TIES

- A

SW CORNER SW1/4 SECTION 19-T22N-R54W

FOUND A 3/4" REBAR IN RANGE BOX, AS RECORDED IN A SURVEY BY KELLY BEATTY, LS 476, DATED 08/25/2006.

NE 68.30'

TO A SPIKE WITH A WASHER FOUND IN THE NW FACE OF A POWER POLE

(1.3' ABOVE GROUND)

NW 58.51'

TO A SPIKE WITH A WASHER FOUND IN THE NE FACE OF A POWER POLE

(1.0' ABOVE GROUND)

SW 63.54'

TO A SPIKE WITH A WASHER FOUND IN THE NW FACE OF A POWER POLE

(1.4' ABOVE GROUND)

SE 61.73'

TO A SPIKE WITH RED FLAGGING FOUND THE NE FACE OF A POWER POLE

(1' ABOVE GROUND)

ON THE CENTERLINE OF A NORTH-SOUTH CONCRETE ROAD

ON THE CENTERLINE OF AN EAST-WEST CONCRETE ROAD
- B

SE CORNER SW1/4 SECTION 19-T22N-R54W

FOUND A SURVEY MARKER SPIKE:

NW 22.66'

TO A CHISELED "+", IN THE TOP OF THE BRIDGE ABUTMENT

NE 50.41'

TO A CHISELED "+", IN THE TOP OF THE BRIDGE ABUTMENT

SE 50.75'

TO A CHISELED "+", IN THE TOP OF THE BRIDGE ABUTMENT

SW 33.98'

TO THE TOP OF A HEADGATE STEM

S 1'

TO THE CENTERLINE OF AN EAST-WEST GRAVEL ROAD

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Adam J Goertzen

8/25/2025

ADAM J. GOERTZEN, PLS 704

1 No.: 250594

8/25/2025

AG



book: SCOTTSBLUFF #2

new:

AK

By: MLD

JEO CONSULTING GROUP

JS SURVEY FEET (LFT)

308 West 3rd Street, Suite 1
Grand Island, NE 68801
308.3817428

3 of 3

JEO Consulting, Inc.
1937 N Chestnut St
Wichita, NE 68066

File No.:

800.723.8567 | jeo.com

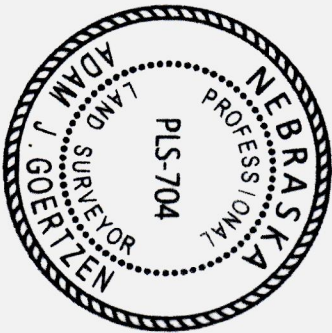
2025-188

Organization Certificate of

Authorization Number: CA-0069

jeo 250594 Final Plat plat

Project: 250594 00-Anderson Shaw Bomgaars Survey/Plat



SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION

PROJECTION: TRANSVERSE MERCATOR

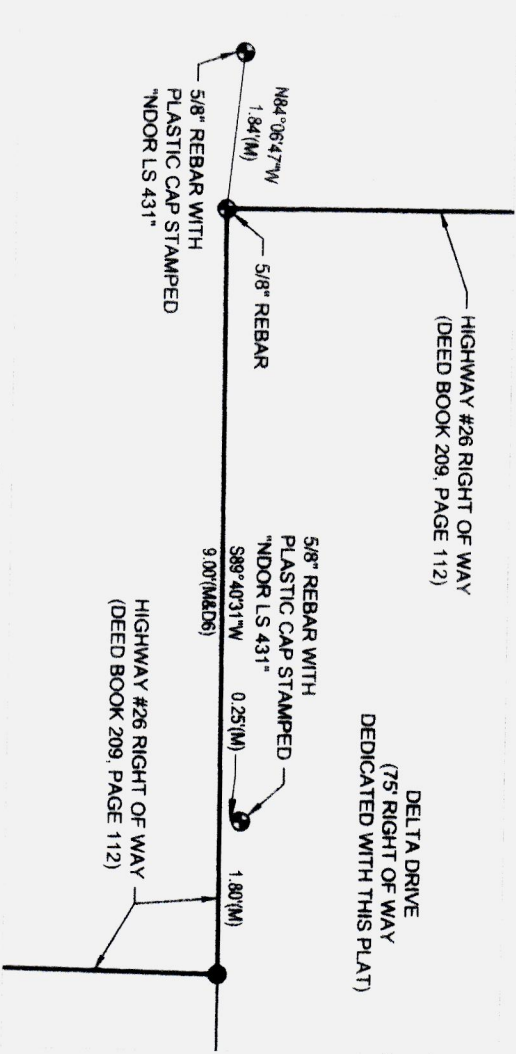
SCALE FACTOR: 1.0001907

CENTRAL MERIDIAN: -103°35'00"

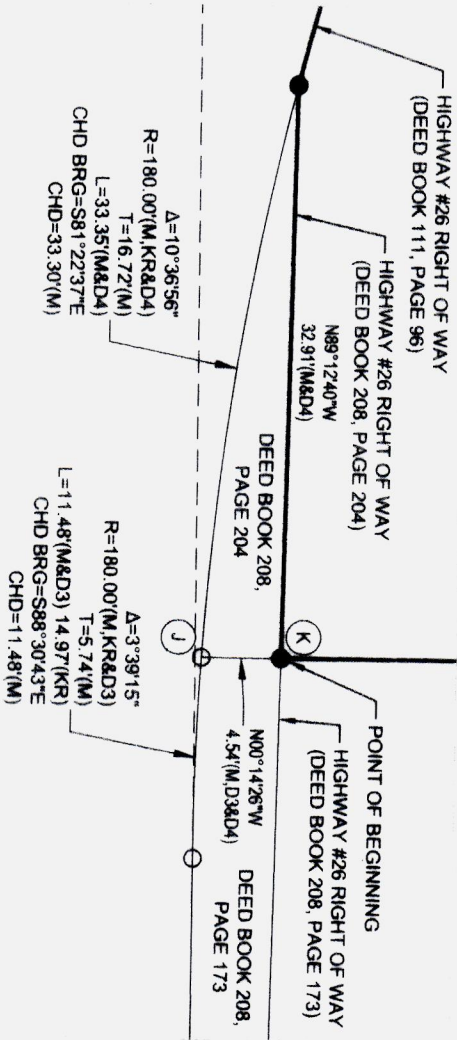
LATITUDE OF ORIGIN: 41°51'00"

FALSE NORTING: 20,000 METERS (65,616.667 US FEET)

FALSE EASTING: 45,000 METERS (147,637,500 US FEET)



DETAIL 'A'
NO SCALE:



DETAIL 'B'
SCALE: 1"=10'

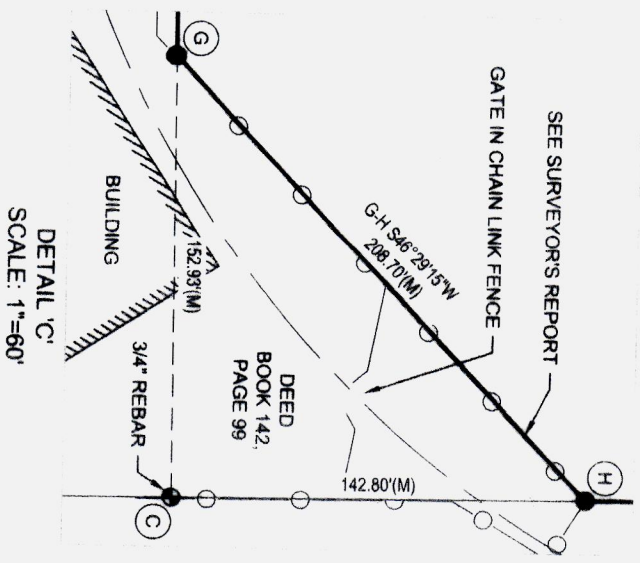
SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ANDERSON SHAW, THE PURPOSE OF THIS SURVEY WAS TO PLAT LOT 1 AND LOT 2, BLOCK 1, OF BOMGAARS ADDITION TO THE CITY OF SCOTTSBLUFF, LOCATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED 3/4" REBARS OR AS NOTED ON THE PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704".

LINE G-H WAS ESTABLISHED UTILIZING QUITCLAIM DEED BOOK 142, PAGE 99. THIS TRIANGLE SHAPED PARCEL BEING BOUNDED ON THE NORTHWEST SIDE BY A BELT SPUR OF THE MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY. NO PHYSICAL EVIDENCE OF THE BELT SPUR EXISTS ON THE PROPERTY EXCEPT FOR AN EXISTING CHAIN LINK FENCE FOR THE LOCATION OF THE TRACK. THE BELT SPUR WAS PLOTTED USING RAILROAD STRIP MAPS FOR REFERENCE ONLY. LINE G-H IS 0.5 NORTHWEST OF THE EXISTING CHAIN LINK FENCE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R121 GNSS ROVER RECEIVER UTILIZING THE SELLER INSTRUMENTS REAL TIME NETWORK OR A R12 GNSS BASE RECEIVER.



DETAIL 'C'
SCALE: 1"=60'

2025-3728

9-16-2025

Per Jean: Notary Acknowledgement, Notary Stamp of Barbara J Boheke is not legible. Jean said file plat with the understanding that Zach from the City of Scottsbluff will get a new paper Notary Acknowledgement to add to the plat making it 5 pages.