

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 EO
PICTURED _____
IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

Inst 2025 3738

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
OF SECTION 19, TOWNSHIP 22 NORTH,
RANGE 54 WEST OF THE SIXTH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

INSTRUMENT NUMBER
2010-945
TRACT 2'

LOT 1
BLOCK 1
8.58 ACRES

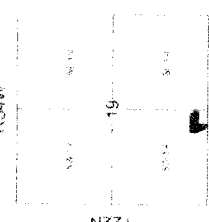
INSTRUMENT NUMBER
2010-945
TRACT 1'

LOT 2,
BLOCK 1
3.43 ACRES

INSTRUMENT NUMBER
2017-484

VICINITY SKETCH

SCOTTS BLUFF COUNTY
NEBRASKA
R54W



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

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D1 DEEDED DISTANCE (INSTRUMENT NO 2010-945)
- D2 DEEDED DISTANCE (INSTRUMENT NO 2017-484)
- D3 DEEDED DISTANCE (DEED BOOK 208, PAGE 173)
- D4 DEEDED DISTANCE (DEED BOOK 208, PAGE 204)
- D5 DEEDED DISTANCE (DEED BOOK 111, PAGE 96)
- D6 DEEDED DISTANCE (DEED BOOK 209, PAGE 112)
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- KB1 RECORDED DISTANCE (KELLY BEATTY 04/22/2004)
- KB2 RECORDED DISTANCE (KELLY BEATTY 12/17/2004)
- KB3 RECORDED DISTANCE (KELLY BEATTY 08/25/2006)
- KR RECORDED DISTANCE (KENNETH ROBERTS 10/06/1963)



Project No.: 250564
Date: 8/25/2025
QA/QC: AG
Scale: 1" = 100'
Field Book: SCOTTSBLUFF-82
Drawn By: AM
MLD
JEO CONSULTING GROUP
120 East 18th Street
Scottsbluff, NE 69361
308.632.3123
JEO Consulting, Inc.
1927 N Chestnut St
Wehru, NE 68601
800.723.8567 / jec.com
US SURVEY FEET (SFT)
Sheet 1 of 3
Survey File No.: 2025-188
Organizational Certificate of
Authority Number: CA-1095

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

2664.65 (M) 2664.72 (KR3) 2664.62 (KR1&KB2)

HIGHLAND ROAD

SE COR. SW1/4
SEC. 19, T22N-R54W

FINAL PLAT

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

TO THE CITY OF SCOTTSSBLUFF, SCOTTSS 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., SCOTTSS BLUFF COUNTY, NEBRASKA

Inst. 2025 37 38

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., SCOTTSSBLUFF 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 SCOTTSSBLUFF, 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., SCOTTSS 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)
COUNTY OF SCOTTSS BLUFF) SS

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



Project No.: 250564
Date: 8/25/2025
QA/QC: AG
Scale: SCOTTSSBLUFF #2
Field Crew: AM
Drawn By: MLD



JEO CONSULTING GROUP
308 West 3rd Street, Suite 1
Grand Island, NE 68801
308.381.7425

Sheet 2 of 3
Survey File No. 2025-188
Organization: Certificate of Authorization Number: CA-0015

LEGAL DESCRIPTION:

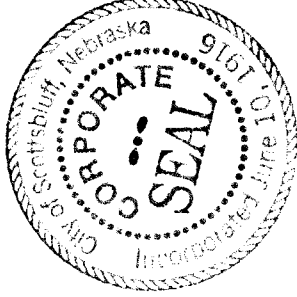
A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTSS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS, REFERRING TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, THENCE S89°39'40"W (BEARING BASED ON SCOTTSS 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 BOOK 208, PAGE 173, A DISTANCE OF 250.86 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED AND 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 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 SCOTTSSBLUFF, 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., SCOTTSS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSSBLUFF MAYOR AND CITY COUNCIL

DATED THIS 2nd DAY OF September 2025

BESTY VIDLAK
MAYOR
CITY OF SCOTTSSBLUFF, NEBRASKA



KIMBERLEY WRIGHT
ATTESTED CITY CLERK, CITY OF SCOTTSSBLUFF, NEBRASKA

FINAL PLAT

Inst 2025 37 38

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 OF
SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

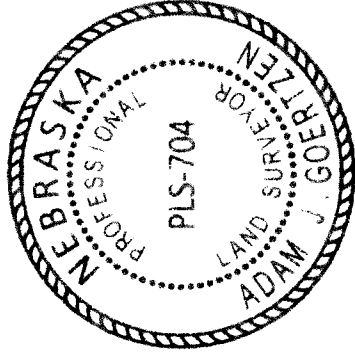
CORNER TIES

- A SW CORNER SW 1/4 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 SW 1/4 SECTION 19, T22N-R54W
FOUND A SURVEY MARKER SPIKE
NW 22.66' TO A CHISELED "4" IN THE TOP OF THE BRIDGE ABUTMENT
NE 50.41' TO A CHISELED "4" IN THE TOP OF THE BRIDGE ABUTMENT
SE 50.75' TO A CHISELED "4" IN THE TOP OF THE BRIDGE ABUTMENT
SW 33.99' 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 PLS 704



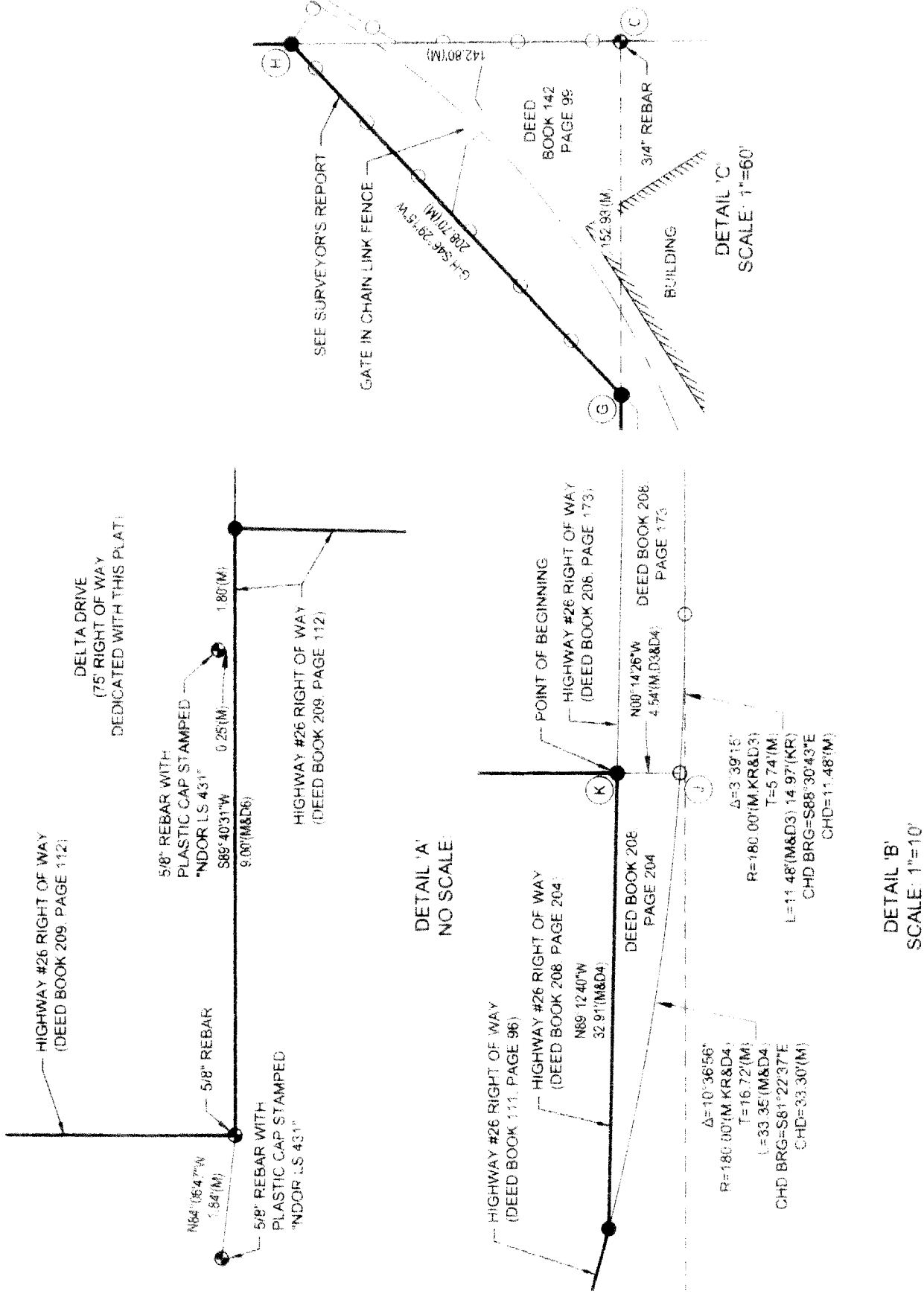
Project No: 250564
Date: 8/25/2025
CADC: AG
Scale:
Field Book: SCOTTSBLUFF 42
Drawn By: JAG
MLP

JEO CONSULTING GROUP
306 West 3rd Street, Suite 1
Grand Island, NE 68801
306.361.7428

US SURVEY FEET (sft)
Sheet 5 of 3
JEO Consulting, Inc.
1937 N. Chestnut St.
Warhus, NE 68066
800.723.8567 / jeo.com

Survey File No:
2025-188
Organization: JEO Consulting, Inc.
Authorization Number: CA-0165

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 NORTHING: 20,000 METERS (65,616.667 US FEET)
FALSE EASTING: 45,000 METERS (147,637.500 US FEET)



SURVEYOR'S REPORT:

DETAIL 'B'
SCALE: 1"=10'

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 R12I GNSS ROVER RECEIVER UTILIZING THE SELLER INSTRUMENTS REAL TIME NETWORK OR A R12 GNSS BASE RECEIVER.

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.