

2025-5198

RECORDED
SCOTTS BLUFF COUNTY, NE

COMPUTER AB C
PICTURED _____
IMAGED _____

Date 12-31-25 Time 10:36AM

Inst. **2025 5198**

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 _____
RET Bldg: zoning

THIS PAGE INCLUDED FOR INDEXING PURPOSES

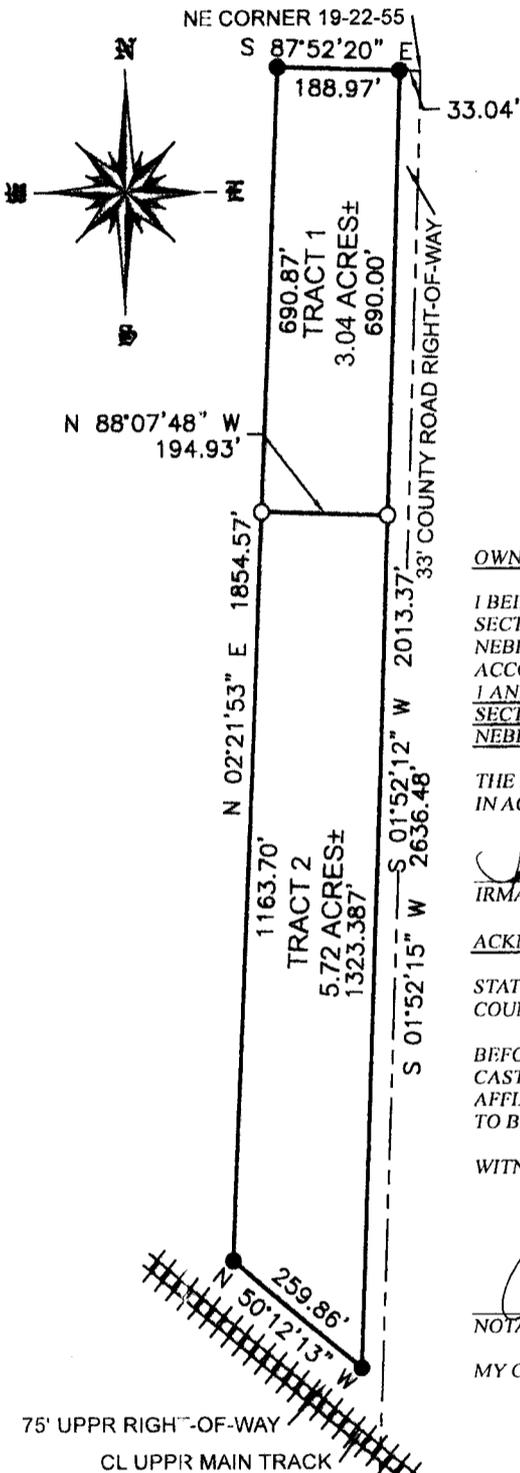
FINAL PLAT

TRACTS 1 AND 2, CASTANEDA SUBDIVISION

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF
COUNTY, NEBRASKA.

SCALE 1"=300'

- = CORNER FOUND
- = CORNER SET
- 5/8"x24" REBAR PVC CAP

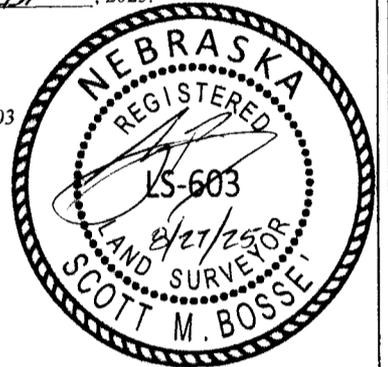


SURVEYOR'S CERTIFICATE:

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 300 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; 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 21st day of AUGUST, 2025.

Scott M. Bosse
Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SURVEYOR NOTES:

- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) 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.

OWNER'S STATEMENT:

I BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, 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 SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: TRACTS 1 AND 2, CASTANEDA SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING, TRACTS 1 AND 2, CASTANEDA SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER.

Irma Castaneda
IRMA CASTANEDA

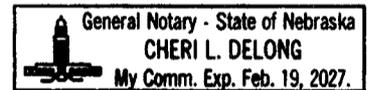
ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME IRMA CASTANEDA, 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 THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 5th DAY OF September, 2025.

Cheri L. DeLong
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-19-2027



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING, TO THE NORTHEAST CORNER SAID SECTION 19; THENCE, ALONG THE NORTH LINE OF SAID SECTION, N87°52'20"W TO A POINT OF INTERSECTION WITH THE WESTERLY COUNTY ROAD RIGHT-OF-WAY, BEING A DISTANCE OF 33.04 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG SAID RIGHT-OF-WAY, S61°52'12"W TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, BEING A DISTANCE OF 2013.37 FEET; THENCE, ALONG SAID RAILROAD RIGHT-OF-WAY, N50°12'13"W FOR A DISTANCE OF 259.86 FEET; THENCE, N02°21'53"E TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 19, BEING A DISTANCE OF 1854.57 FEET; THENCE, ALONG SAID NORTH LINE, S87°52'20"E FOR A DISTANCE OF 188.97 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 8.76 ACRES, MORE OR LESS.

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE PLANNING COMMISSION OF SCOTTS BLUFF COUNTY, NEBRASKA,
THIS 9th DAY OF September, 2025.

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTTS BLUFF COUNTY, NEBRASKA,
THIS 6th DAY OF October, 2025.

Mark Afari
CHAIRMAN

ATTEST: *Kay Ballinger*, Deputy
COUNTY CLERK



<p>SHEET 1 OF 1</p>	<p>PROJECT: CASTANEDA SUBDIVISION IRMA CASTANEDA MITCHELL, NEBRASKA</p>	<p>ACCUSTAR SURVEYING 30801 COUNTY ROAD 17 PHONE: (308) 623-0197</p> <p>MITCHELL, NE 69357 CELL: (308) 631-0737</p>	<p>Scale 1"=300' Date: JULY 16, 2025 Drawn By: SMB REVIEWED:</p>
--------------------------------	---	--	--