



2026-273

COMPUTER C
PICTURED C
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-20-26 Time 12:01pm

Inst. 2026 - 273

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 22.00 PD _____ CHG RET _____
TOTAL 22.00
REC'D City of Sub
RET _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

FINAL PLAT

LOTS A AND B, FIVE WINDS SUBDIVISION, A REPLAT OF LOT 13, BLOCK 2, GEORGE BALTES ADDITION AND LOT 18A, BLOCK 2, A SUBDIVISION OF GEORGE BALTES ADDITION, A REPLAT OF LOTS 2 AND 18, BLOCK 2, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

Inst 2026 - 273

LEGAL DESCRIPTIONS:

DEED BOOK 206, PAGE 321
 LOT EIGHTEEN "A" (18A), A SUBDIVISION OF LOTS TWO AND EIGHTEEN (2 & 18)
 BLOCK TWO (2), GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF,
 SCOTTS BLUFF COUNTY, NEBRASKA.
 TOGETHER WITH
 INSTRUMENT NO. 2024-4644
 LOT 13, BLOCK 2, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF,
 SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR'S REPORT:

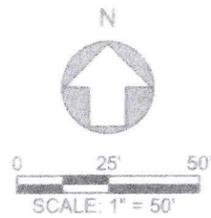
THIS SURVEY WAS PERFORMED AT THE REQUEST OF MARK WESTPHAL THE PURPOSE OF THIS SURVEY WAS TO REPLAT LOT 13, BLOCK 2, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, AND LOT 18A, A SUBDIVISION OF LOTS 2 & 18, BLOCK 2, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 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 5/8" REBAR OR OTHERWISE DESCRIBED ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "A. GOERTZEN PLS 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A R12 GNSS BASE RECEIVER.

VICINITY SKETCH

SCOTTS BLUFF COUNTY
 NEBRASKA
 R55W



LEGEND

- ⊕ MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- G GOVERNMENT DISTANCE
- M PLATTED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- RV RECORDED DISTANCE (RONALD VOGEL 09/14/1970)
- EG RECORDED DISTANCE (E. Y. GRUPE 12/01/1965)
- KB RECORDED DISTANCE (KELLY A. BEATTY 06/27/2008)

REPOSITORY STAMP



Project No.: 252119
 Date: 1/14/2026
 QA/QC: AG
 Scale: 1" = 50'
 Field Book: SCOTTS BLUFF CO. #S
 Field Crew: AM
 Drawn By: MLD



JEO CONSULTING GROUP

120 East 16th Street
 Scottsbluff, NE 69361
 308.632.3123

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

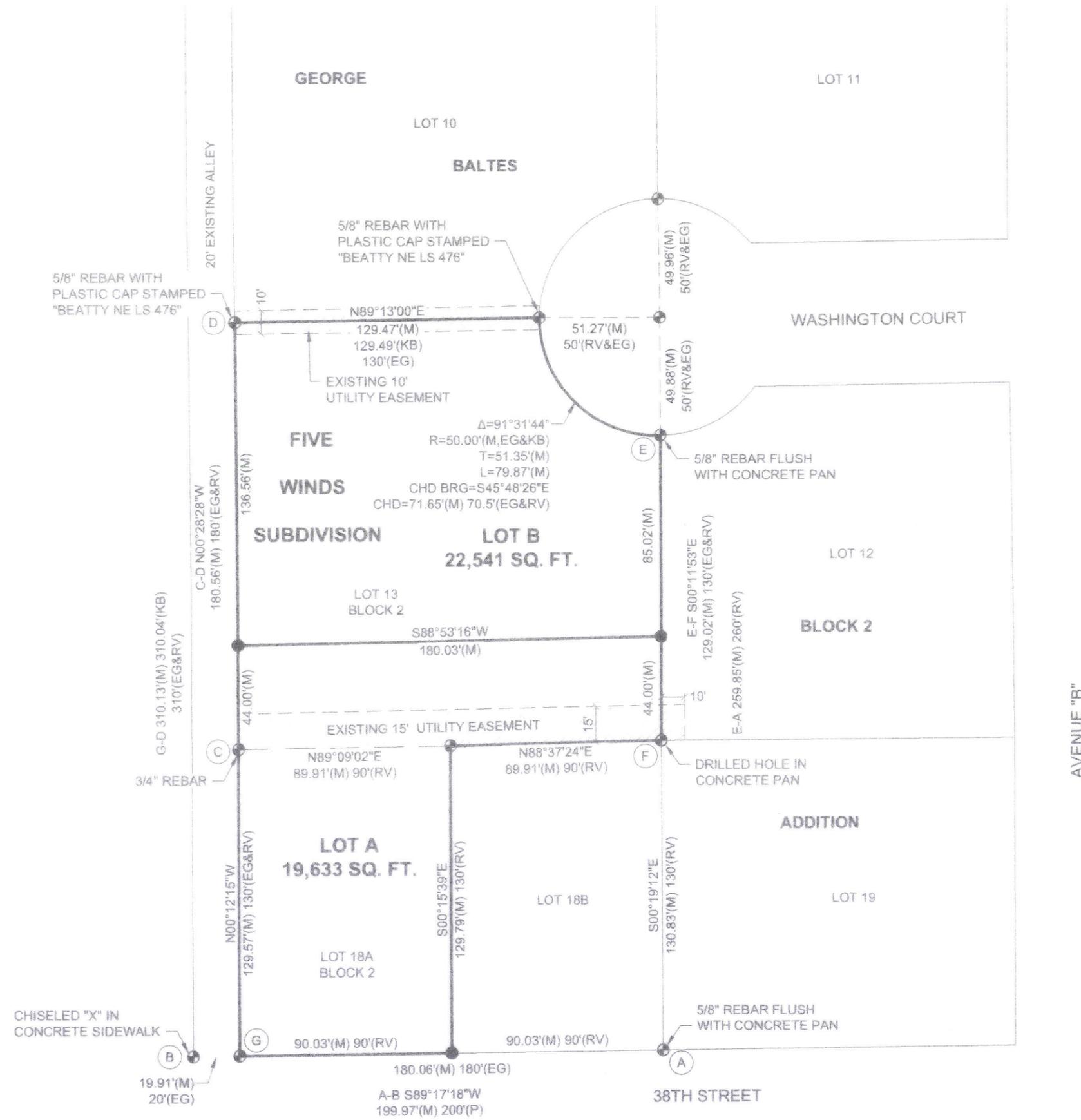
800.723.8567 | jeo.com

Organization Certificate of
 Authorization Number: CA-0069

US SURVEY FEET (sFT)

Sheet 1 of 2

Survey File No.:
2025-263



CHISELED "X" IN
 CONCRETE SIDEWALK
 19.91'(M)
 20'(EG)

AVENUE "B"

FINAL PLAT

LOTS A AND B, FIVE WINDS SUBDIVISION, A REPLAT OF LOT 13, BLOCK 2, GEORGE BALTES ADDITION AND LOT 18A, BLOCK 2, A SUBDIVISION OF GEORGE BALTES ADDITION, A REPLAT OF LOTS 2 AND 18, BLOCK 2, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA

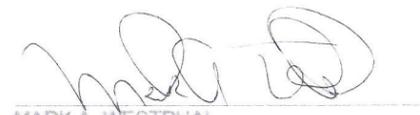
Inst. 2026 - 273

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, BEING THE OWNERS OF LOT 13, BLOCK 2, BALTES ADDITION TO THE CITY OF SCOTTSBLUFF AND LOT 18A, A SUBDIVISION OF LOTS 2 AND 18, BLOCK 2, GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTSBLUFF COUNTY, NEBRASKA, AS DESCRIBED IN FOREGOING "SURVEYORS REPORT" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOTS A AND B, FIVE WINDS SUBDIVISION, A REPLAT OF LOT 13, BLOCK 2, GEORGE BALTES ADDITION AND LOT 18A, BLOCK 2, A SUBDIVISION OF GEORGE BALTES ADDITION, A REPLAT OF LOTS 2 AND 18, BLOCK 2 GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA.

THAT THE FORGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS

SIGNED THIS 14th DAY OF January, 2026.


MARK A. WESTPHAL
HUSBAND

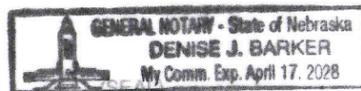

AMY S. WESTPHAL
WIFE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } SS

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MARK A. WESTPHAL, HUSBAND, AND AMY S. WESTPHAL, WIFE, 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 14th DAY OF January, 2026




NOTARY PUBLIC

APPROVAL AND ACCEPTANCE:

THE FOREGOING PLAT OF LOTS A AND B, FIVE WINDS SUBDIVISION, A REPLAT OF LOT 13, BLOCK 2, GEORGE BALTES ADDITION AND LOT 18A, BLOCK 2, A SUBDIVISION OF GEORGE BALTES ADDITION, A REPLAT OF LOTS 2 AND 18, BLOCK 2 GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSBLUFF CITY DEVELOPMENT SERVICES DIRECTOR.

DATED THIS 16th DAY OF January, 2026.

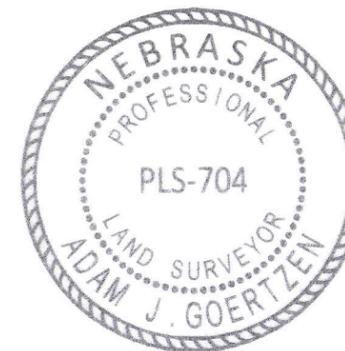

ZACHARY GLAUBIUS
DEVELOPMENT SERVICES DIRECTOR,
CITY OF SCOTTSBLUFF, NEBRASKA



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL 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.: 252119
Date: 1/14/2026
QA/QC: AG
Scale:
Field Book: SCOTTS BLUFF CO. 13
Field Crew: AM
Drawn By: MLD



JEO CONSULTING GROUP
120 East 16th Street
Scottsbluff, NE 68361
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US SURVEY FEET (±FT)

Sheet 2 of 2

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Authorization Number: CA-0069