

2026-1206

RECORDED
SCOTTS BLUFF COUNTY, NE

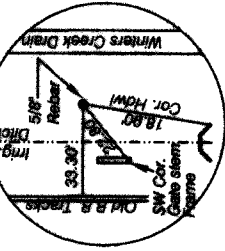
Date 3-24-26 Time 10:45 AM

Inst. 2026 1206
Jean A. Bauer

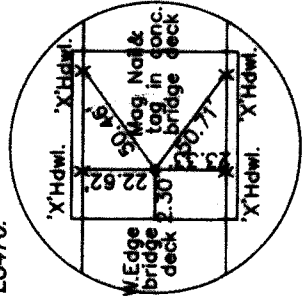
REGISTER OF DEEDS

COMPUTER
PICTURED
IMAGED

NUM PAGES 2
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 16.00 PD _____ CHG ✓ RET _____
 TOTAL 16.00
 REC'D City of Scottsbluff
 RET For office use



CENTER QUARTER CORNER
SECTION 19, T22N-R54W
Found 5/8" Rebar



SOUTH QUARTER CORNER
SECTION 19, T22N-R54W
Found Spike in Asphalt, LS 562

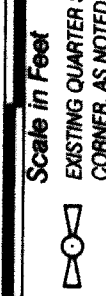
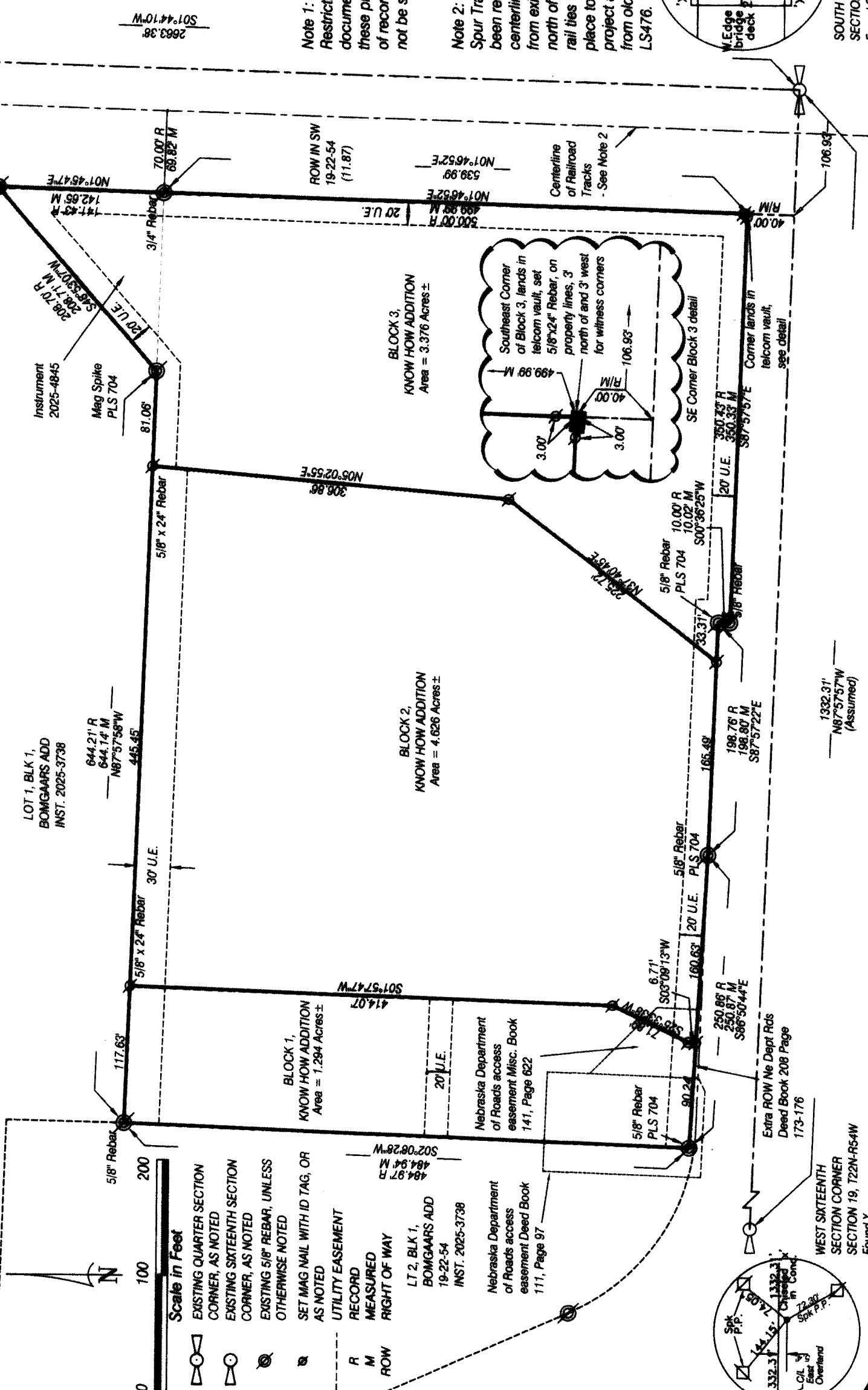
Note 1: All Easements, Restrictions and other documents that may effect these platted Blocks that are of record or not of record may not be shown on this plat.

Note 2: Centerline of Rail Road Spur Track - Most rails have been removed. The Rail centerline was established from existing rails found to the north of the Project Area, and rail ties with rail clamps still in place to the south of the project area. Verified distance from old surveys by KAB LS476.

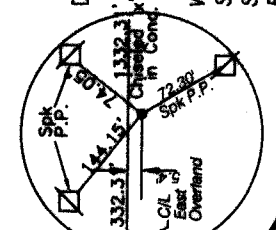
FINAL PLAT

BLOCKS 1, 2 AND 3, KNOW HOW ADDITION

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
 SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER
 OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
- SET MAG NAIL WITH ID TAG, OR AS NOTED
- UTILITY EASEMENT
- R RECORD
- M MEASURED
- ROW RIGHT OF WAY



WEST SIXTEENTH SECTION CORNER
SECTION 19, T22N-R54W
Found X

BLOCKS 1, 2 AND 3
KNOW HOW ADDITION
SCOTTSSBLUFF, NE
JOB# RM250110-00
SHEET 2 OF 2

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF UNPLATTED LANDS SITUATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTSS 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 **BLOCKS 1, 2, AND 3 KNOW HOW ADDITION**, AN ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, SITUATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTSS BLUFF COUNTY, NEBRASKA THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATED THIS 23rd DAY OF FEB, 2026.
OWNERS: KNOW HOW, LLC


BY: BRYAN FRANK, MEMBER

ACKNOWLEDGEMENTS

STATE OF NEBRASKA)
COUNTY OF SCOTTSS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME BRYAN FRANK, MEMBER OF KNOW HOW, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING OWNERS STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF KNOW HOW, LLC.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF February, 2026.



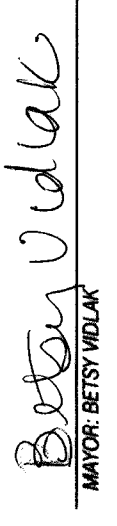

NOTARY PUBLIC

MY COMMISSION EXPIRES February 8, 2028

APPROVAL

THE FOREGOING PLAT OF **BLOCKS 1, 2, AND 3 KNOW HOW ADDITION**, AN ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, SITUATED IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTSS BLUFF COUNTY, NEBRASKA IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA.

BY RESOLUTION DULY PASSED THIS 16th DAY OF March, 2026.


MAYOR: BETSY VIDLAK




ATTEST: CITY CLERK

LEGAL DESCRIPTION

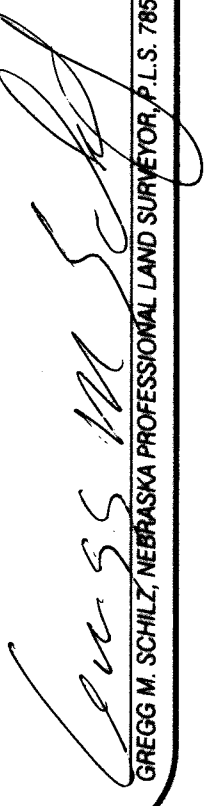
I, GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 785, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED BLOCKS 1, 2 AND 3, KNOW HOW ADDITION TO THE CITY OF SCOTTSSBLUFF, SCOTTSS BLUFF COUNTY, NEBRASKA, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTSS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF N87°57'57"W, A DISTANCE OF 106.93 FEET, THENCE NORTHERLY, BEARING N01°46'52"E, A DISTANCE OF 40.00 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2017-484, RECORDED IN THE SCOTTSS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, AND SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF HIGHLAND ROAD AND SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE WESTERLY ON SAID SOUTH LINE OF SAID TRACT OF LAND AND RUNNING PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, BEARING N87°57'57"W, A DISTANCE OF 350.43 FEET AS MEASURED (350.43 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 26 AS DESCRIBED IN DEED BOOK 111, PAGE 97, RECORDED IN THE SCOTTSS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON THE EAST LINE OF SAID HIGHWAY 26 RIGHT-OF-WAY, BEARING N00°36'25"E, A DISTANCE OF 10.02 FEET AS MEASURED (10.00 FEET RECORDED), THENCE WESTERLY ON THE NORTH LINE OF SAID HIGHWAY 26 RIGHT-OF-WAY, BEARING N87°57'22"W, A DISTANCE OF 198.80 FEET AS MEASURED (198.76 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 26 AS DESCRIBED IN DEED BOOK 208, PAGE 173, RECORDED IN THE SCOTTSS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE WESTERLY ON SAID NORTH LINE OF HIGHWAY 26 RIGHT-OF-WAY, BEARING N86°50'44"W, A DISTANCE OF 250.87 FEET AS MEASURED (250.86 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, BOMGAARS ADDITION, TO THE CITY OF SCOTTSSBLUFF, AS RECORDED IN INSTRUMENT 2025-3738, IN THE SCOTTSS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 2, BLOCK 1, BOMGAARS ADDITION, BEARING N02°08'28"E, A DISTANCE OF 484.94 FEET AS MEASURED (484.97 RECORDED), TO THE POINT OF INTERSECTION WITH THE SOUTHERN MOST SOUTHWEST CORNER OF LOT 1, BLOCK 1, BOMGAARS ADDITION, THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, BOMGAARS ADDITION, BEARING S87°57'58"E, A DISTANCE OF 644.14 FEET AS MEASURED (644.21 RECORDED), THENCE NORTHEASTERLY ON THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, BOMGAARS ADDITION, BEARING N46°53'07"E, A DISTANCE OF 208.71 FEET AS MEASURED (208.70 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTHERLY CORNER OF A TRIANGULAR TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2025-4845, RECORDED IN THE SCOTTSS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD COMPANY, THENCE SOUTHERLY ON THE EAST LINE OF SAID TRIANGULAR TRACT OF LAND AND PARALLEL WITH SAID BELT SPUR TRACK, BEARING S01°45'47"W, A DISTANCE OF 142.65 FEET AS MEASURED (141.43 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2017-484 RECORDED IN THE SCOTTSS BLUFF COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING 70.00 FEET WEST OF AS MEASURED PERPENDICULAR TO THE CENTER LINE OF THE (SO CALLED) BELT SPUR MAIN TRACK, THENCE CONTINUING SOUTHERLY ON THE EAST LINE OF SAID TRACT OF LAND AND PARALLEL WITH THE (SO CALLED) BELT SPUR MAIN TRACK, BEARING S01°46'52"W, A DISTANCE OF 498.99 FEET AS MEASURED (500.00 FEET RECORDED), TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 9.30 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 DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

WITNESS MY HAND AND SEAL THIS 9th DAY OF January, 2026.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.




GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR, P.L.S. 785