



2026-0998

NUM PAGES 2  
 DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 FEES 16.00 PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 TOTAL 16.00 CL  
 REC'D JJE-Sub  
 RET \_\_\_\_\_

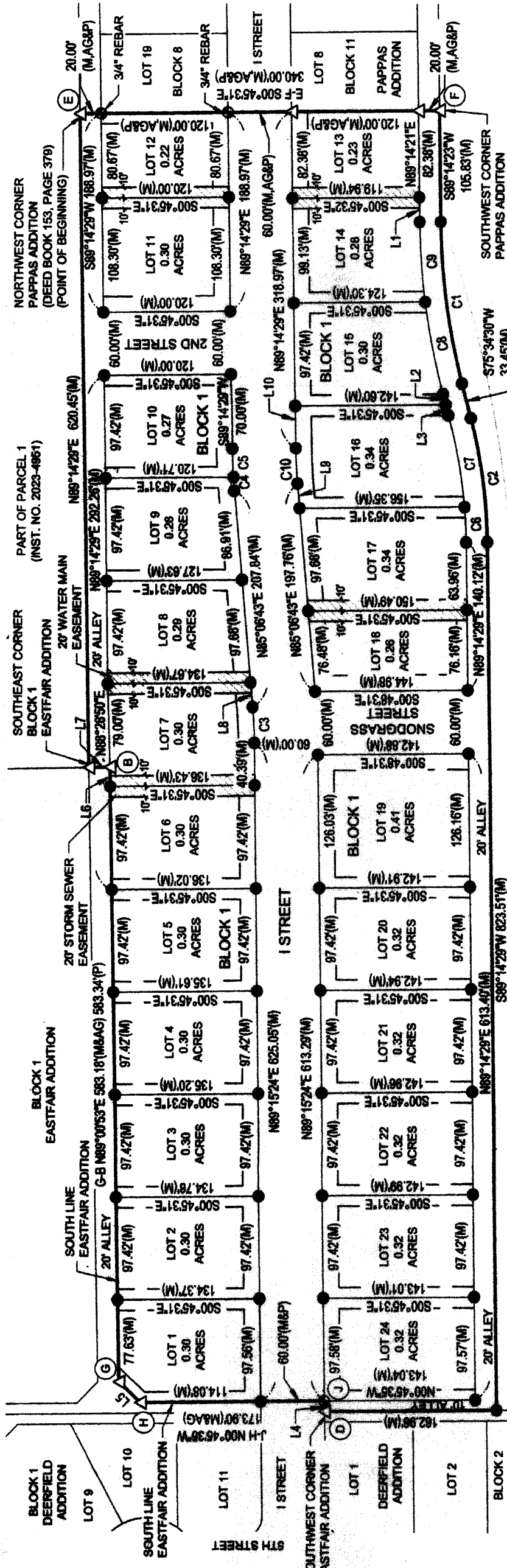
RECORDED  
 SCOTTS BLUFF COUNTY, NE

Date 2-10-26 Time 9:30 AM  
 Inst. 2026 998  
Jean A. Bauer

REGISTER OF DEEDS

COMPUTER PICTURED IMAGED

**FINAL PLAT**  
**BLOCK 1, HOBBS HORIZON SUBDIVISION**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA



ZONING: RH  
 (RESIDENTIAL-HIGH DENSITY DISTRICT)  
 SETBACK REGULATIONS:  
 FRONT YARD = 15 FEET  
 SIDE YARD = 10 FEET  
 REAR YARD = 10 FEET  
 (5 FEET FOR EVERY BUILDING STORY)  
 (PROPOSED 2-STORY UNITS)  
 (20 FEET IF ADJACENT TO SINGLE FAMILY LOTS)

PART OF PARCEL 2  
 (INST. NO. 2023-4951)

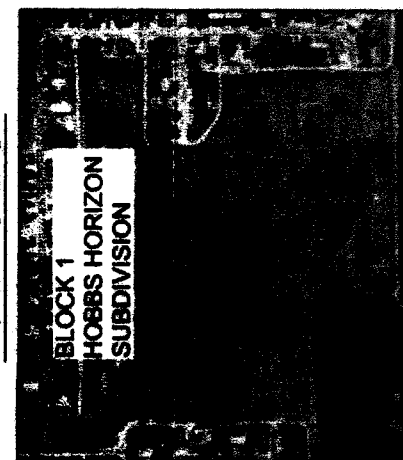
ALL 20' EASEMENTS ARE FOR  
 UTILITY PURPOSES,  
 UNLESS NOTED OTHERWISE

**CURVE DATA TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	154.80'	649.00'	013°40'00"	77.77'	S82°24'29"W	154.44'
C2	119.26'	500.00'	013°40'00"	59.92'	S82°24'29"W	118.96'
C3	33.87'	470.00'	004°07'46"	16.94'	N87°10'36"E	33.87'
C4	10.76'	530.00'	001°09'48"	5.36'	N85°41'38"E	10.76'
C5	27.44'	530.00'	002°57'57"	13.72'	N87°45'31"E	27.43'
C6	33.49'	480.00'	003°59'52"	16.75'	N87°14'33"E	33.48'
C7	81.00'	480.00'	009°40'08"	40.80'	N80°24'34"E	80.91'
C8	83.74'	668.00'	007°10'18"	41.92'	N79°09'39"E	83.88'
C9	75.83'	668.00'	006°29'41"	37.96'	N85°59'39"E	75.79'
C10	33.87'	470.00'	004°07'46"	16.94'	N87°10'36"E	33.87'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N89°14'29"E	23.46(M)
L2	N75°34'30"E	16.47(M)
L3	N75°34'30"E	17.99(M)
L4	N86°46'27"E	9.97(M&AG)
L5	N43°57'47"E	26.35(M&AG)
L6	N89°09'55"E	18.43(M)
L7	N01°22'07"W	20.00(M&AG)
L8	S85°06'49"W	23.25(M)
L9	N85°08'43"E	23.59(M)
L10	N89°14'29"E	40.85(M)



**LEGEND**  
 MONUMENT FOUND  
 MONUMENT SET  
 CALCULATED POINT  
 5/8" REBAR W/ PLASTIC CAP STAMPED "A. GOERTZEN PLS 704"  
 GOVERNMENT DISTANCE  
 PLATTED DISTANCE  
 RECORDED DISTANCE

**REPOSITORY STAMP**  
 PROJECT NO.: 242543  
 DATE: 2/26/2026  
 DRAWN BY: AM MLD  
 CHECKED BY: AG  
 SCALE: 1" = 100'  
 FIELD BOOK: SCOTTS BLUFF CO. # 48  
 FIELD CREW: JJE  
 DRAWN BY: JJE

**US SURVEY FIRM (PFT)**  
 J&D CONSULTING GROUP  
 120 East 16th Street  
 Scottsbluff, NE 68201  
 308.932.9125  
 J&D Consulting, Inc.  
 1697 N. Chestnut St.  
 Wahoo, NE 68686  
 800.723.9557 | jje.com  
 Organization Certificate of  
 Authorization Number: CA-0069

Survey File No.:  
 Sheet 1 of 2  
 Drawing Name: 24-2543 Phase 1 Final Plat  
 Job No.: 24-2543 Phase 1 Final Plat  
 Job Title: J&D Consulting Group Survey/Drawings

FINAL PLAT  
 BLOCK 1, HOBBS HORIZON SUBDIVISION  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

Inst. 2026 - 998

**OWNERS CERTIFICATE:**

KNOWN ALL MEN BY THESE PRESENT THAT OKOS DEVELOPMENT CORPORATION, MICHAEL SNODGRASS, CEO, OF THE RECORD OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BLOCK 1, HOBBS HORIZON SUBDIVISION", WITH THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS

SIGNED THIS 5<sup>th</sup> DAY OF March, 2026

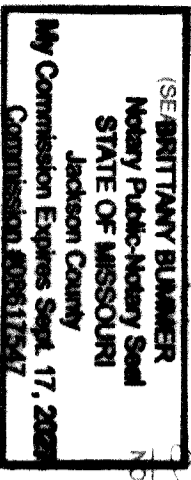
  
 OKOS DEVELOPMENT CORPORATION  
 MICHAEL SNODGRASS, CEO

**ACKNOWLEDGEMENT:**

STATE OF NEBRASKA)  
 COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5<sup>th</sup> DAY OF MARCH, 2026, BY MICHAEL SNODGRASS, CEO.

MY COMMISSION EXPIRES THE 17<sup>th</sup> DAY OF September, 2027



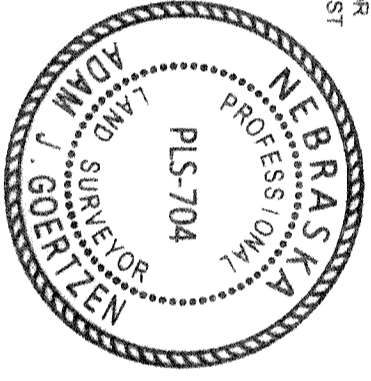
  
 NOTARY

**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  
 3/02/2026

Project No.: 242548  
 Date: 2/26/2026  
 QAC: AG  
 Scale: AS  
 Field Book: SCOTTS BLUFF CO #1  
 Field Crew: AM  
 Drawn By: MJD  
**JRO CONSULTING GROUP**  
 120 East 16th Street  
 Scottsbluff, NE 68961  
 308.692.3123  
 IEO Consulting, Inc.  
 1937 N. Christian St.  
 Weir, NE 68906  
 800.723.8567 | ieo.com  
 Organization Certificate of  
 Authorization Number: CA-0169

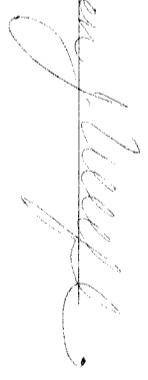


**APPROVAL AND ACCEPTANCE:**

THE PLAT OF BLOCK 1, HOBBS HORIZON SUBDIVISION, WITHIN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE APPROVED BY THE MAYOR AND CITY COUNCIL, BY RESOLUTION PASSED THIS 9<sup>th</sup> DAY OF March, 2026.

  
 MAYOR

ATTEST  
 CITY CLERK





**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PAPPAS ADDITION IN THE CITY OF GERING, AS DESCRIBED AND RECORDED IN DEED BOOK 153, PAGE 379; THENCE S00°45'31"E (BASIS OF BEARING BEING THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION) ON THE WEST LINE OF SAID PAPPAS ADDITION, A DISTANCE OF 340.00 FEET TO THE SOUTHWEST CORNER OF SAID PAPPAS ADDITION; THENCE S89°14'23"W, A DISTANCE OF 108.83 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 649.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 154.80 FEET; THE CHORD OF SAID CURVE BEARS S82°24'29"W, 154.44 FEET; THENCE S75°34'30"W, A DISTANCE OF 33.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 500.00 RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 119.26 FEET; THE CHORD OF SAID CURVE BEARS S82°24'29"W, 118.98 FEET; THENCE S89°14'29"W, A DISTANCE OF 823.51 FEET TO THE EAST LINE OF DEERFIELD ADDITION IN SAID CITY OF GERING; THENCE N00°45'35"W ON SAID EAST LINE, A DISTANCE OF 162.96 FEET TO THE SOUTHWEST CORNER OF EASTFAIR ADDITION IN SAID CITY OF GERING; THENCE N88°46'27"E ON THE SOUTHERLY LINE OF SAID EASTFAIR ADDITION, A DISTANCE OF 10.00 FEET; THENCE N00°45'35"W CONTINUE ON SAID SOUTHERLY LINE, A DISTANCE OF 173.90 FEET; THENCE N43°57'47"E CONTINUE ON SAID SOUTHERLY LINE, A DISTANCE OF 28.32 FEET; THENCE N89°00'53"E CONTINUE ON SAID SOUTHERLY LINE, A DISTANCE OF 583.18 FEET TO THE SOUTHEAST CORNER OF SAID EASTFAIR ADDITION; THENCE N01°22'07"W, ON THE EAST LINE OF SAID EASTFAIR ADDITION, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 1 OF SAID EASTFAIR ADDITION; THENCE N89°14'29"E, A DISTANCE OF 620.45 FEET TO THE POINT OF BEGINNING, CONTAINING 10.15 ACRES, MORE OR LESS.

**SURVEYOR'S REPORT:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF OKOS DEVELOPMENT CORPORATION. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF BLOCK 1, HOBBS HORIZON SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 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" REBARS OR OTHERWISE DESCRIBED IN THIS PLAT OR IN THE LEGEND. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "A. GOERTZEN PLS 704". ALL 20' EASEMENTS ARE FOR UTILITY PURPOSES, UNLESS NOTED OTHERWISE.

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.