

SURVEYORS CERTIFICATE

I, DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799, DULY LICENSED UNDER THE LAND SURVEYORS REGULATION ACT, HEREBY CERTIFY THAT I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED AND PREPARED A PLAT OF **BLOCK 1, RISE N SHINE ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, THENCE WESTERLY ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, ON AN ASSUMED BEARING OF N88°06'35"W, A DISTANCE OF 255.62 FEET MEASURED (255.5 FEET RECORD), TO THE NORTHEAST CORNER OF TAX LOT 12, AS DESCRIBED IN DEED BOOK 36, PAGE 114, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE BEARING S01°52'18"W, ON THE EAST LINE OF TAX LOT 12, A DISTANCE OF 870.29 FEET MEASURED (870.1 FEET RECORD), TO THE SOUTHEAST CORNER OF SAID TAX LOT 12, THENCE BEARING S01°52'01"W, ON THE EAST LINE OF ACCRETION TO TAX LOT 12, A DISTANCE OF 262.97 FEET MEASURED, TO THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 111, PAGE 428, SAID CORNER BEING THE TRUE POINT OF BEGINNING, THENCE BEARING S01°56'44"W, ON SAID EAST LINE OF ACCRETION TO TAX LOT 12, A DISTANCE OF 372.86 FEET MEASURED (±371.6 FEET RECORD), TO AN AGREED UPON BOUNDARY LINE AS DESCRIBED IN DEED BOOK 128, PAGES 542 AND 550, THENCE BEARING N88°24'39"W, ON SAID BOUNDARY LINE, A DISTANCE OF 200.06 FEET MEASURED (±200.0 FEET RECORD), TO THE POINT OF INTERSECTION WITH THE WEST LINE OF ACCRETION TO TAX LOT 12, THENCE BEARING N01°55'00"E, ON THE WEST LINE OF ACCRETION TO TAX LOT 12, A DISTANCE OF 393.03 FEET MEASURED (±392.3 FEET RECORD), TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 111, PAGE 428, THENCE BEARING S82°39'25"E, ON THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 11, PAGE 428, A DISTANCE OF 201.14 FEET MEASURED (201.0 FEET RECORD), TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.76 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SUCH SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH, THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT, THAT EACH LOT AND BLOCK HAS ITS OWN NUMBER AND THAT THE BOUNDARY OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE WITH DASHED LINES BEING FOR ORIENTATION PURPOSES ONLY, 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 30th DAY OF March, 2026.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR, P.L.S. 799



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATED AS **BLOCK 1, RISE N SHINE ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS 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 15th DAY OF April, 2026.

OWNERS:

Rogelio Garcia
BY: ROGELIO GARCIA

Elezar Garcia
BY: ELEZAR GARCIA

STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ROGELIO GARCIA, 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.

WITNESS MY HAND AND SEAL THIS 15th DAY OF April, 2026.

MY COMMISSION EXPIRES 8-1-29

STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ELEZAR GARCIA, 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.

WITNESS MY HAND AND SEAL THIS 15th DAY OF April, 2026.

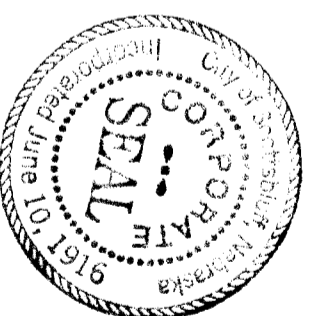
MY COMMISSION EXPIRES 8-1-29

APPROVAL

THE FOREGOING PLAT OF **BLOCK 1, RISE N SHINE ADDITION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF THE ACCRETED LANDS TO TAX LOT 12, GOVERNMENT LOT 1, SITUATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.**

BY RESOLUTION DULY PASSED THIS 2nd DAY OF April, 2026.

Michelle Grant
ATTEST: CITY CLERK



Betsy Vidlak
MAYOR: BETSY VIDLAK

ACKNOWLEDGEMENTS

BLOCK 1, RISE N SHINE ADDITION
SCOTTSBLUFF, NE
JOB # RM250337-00
SHEET 2 OF 2



Michelle Grant
NOTARY PUBLIC



Michelle Grant
NOTARY PUBLIC