



2026-2166

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SCOTTS BLUFF COUNTY, NE

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Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DOC TAX PD CHG RET
FEES 16.00 PD CHG RET
TOTAL 16.00
R/O/D City of Scottsbluff
RET

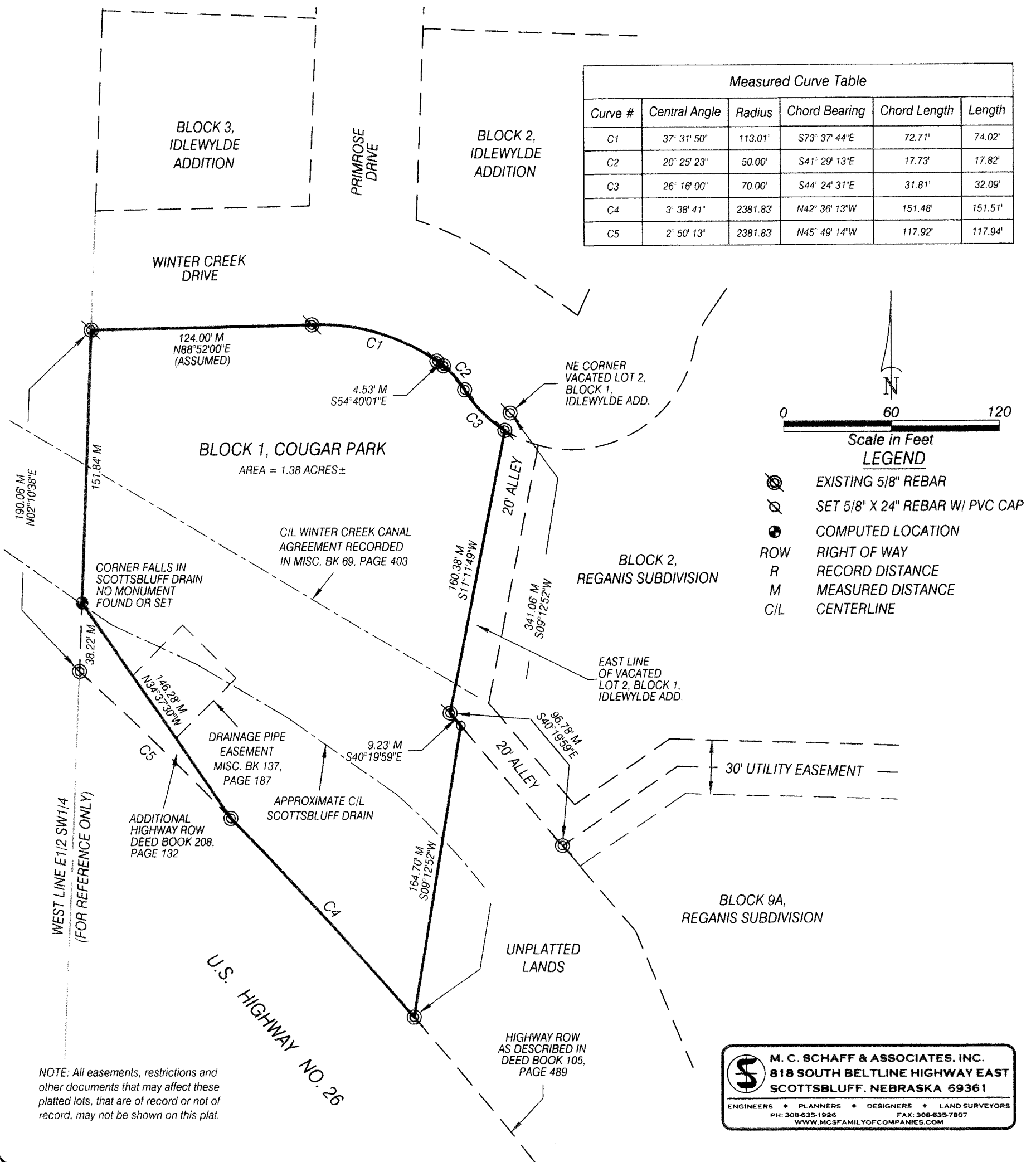
FINAL PLAT

BLOCK 1, COUGAR PARK

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION,
SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

Measured Curve Table					
Curve #	Central Angle	Radius	Chord Bearing	Chord Length	Length
C1	37° 31' 50"	113.01'	S73° 37' 44"E	72.71'	74.02'
C2	20° 25' 23"	50.00'	S41° 29' 13"E	17.73'	17.82'
C3	26° 16' 00"	70.00'	S44° 24' 31"E	31.81'	32.09'
C4	3° 38' 41"	2381.83'	N42° 36' 13"W	151.48'	151.51'
C5	2° 50' 13"	2381.83'	N45° 49' 14"W	117.92'	117.94'



NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

M. C. SCHAFF & ASSOCIATES, INC.
818 SOUTH BELTLINE HIGHWAY EAST
SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS • PLANNERS • DESIGNERS • LAND SURVEYORS
PH: 308-635-1926 FAX: 308-635-7807
WWW.MCSFAMILYOFCOMPANIES.COM

SURVEYOR'S CERTIFICATE

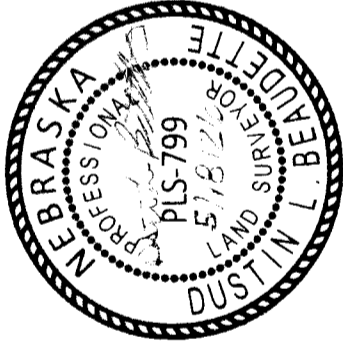
I, DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED AND PREPARED A PLAT OF **BLOCK 1, COUGAR PARK**, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE SOUTH RIGHT OF WAY LINE OF WINTER CREEK DRIVE, AS PLATTED IN DEED BOOK 119, PAGE 617, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE; THENCE EASTERLY ON THE SOUTH RIGHT OF WAY LINE OF WINTER CREEK DRIVE, ON AN ASSUMED BEARING OF N88°52'00"E, A DISTANCE OF 124.00 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 37°31'50", A RADIUS OF 113.01 FEET, A CHORD BEARING OF S73°37'44"E, AND A CHORD LENGTH OF 72.71 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 74.02 FEET; THENCE BEARING S54°40'01"E, ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 4.53 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°25'23", A RADIUS OF 50.00 FEET, A CHORD BEARING OF S41°29'13"E, AND A CHORD LENGTH OF 17.73 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 17.82 FEET, TO THE POINT OF A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 26°16'00", A RADIUS OF 70.00 FEET, A CHORD BEARING OF S44°24'31"E, AND A CHORD LENGTH OF 31.81 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 32.09 FEET, TO THE NORTHWEST CORNER OF A 20-FOOT ALLEY, AS PLATTED IN INSTRUMENT 2014-2872; THENCE BEARING S11°11'49"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 160.38 FEET; THENCE BEARING S40°19'59"E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 9.23 FEET; THENCE BEARING S09°12'52"W, A DISTANCE OF 164.70 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY NO. 26 AS DESCRIBED IN DEED BOOK 105, PAGE 489, SAID POINT ALSO BEING THE POINT OF CUSP OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 3°38'41", A RADIUS OF 2381.83 FEET, A CHORD BEARING OF N42°36'13"W, AND A CHORD LENGTH OF 151.48 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE AND SAID NORTH HIGHWAY RIGHT OF WAY LINE, A DISTANCE OF 151.51 FEET; THENCE BEARING N34°37'30"W, ON THE NORTH LINE OF ADDITIONAL HIGHWAY RIGHT OF WAY, AS DESCRIBED IN DEED BOOK 208, PAGE 132, A DISTANCE OF 146.28 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE BEARING N02°10'38"E, ON SAID WEST LINE, A DISTANCE OF 151.84 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.38 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 60 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 SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

WITNESS MY HAND AND SEAL THIS 13TH DAY OF MAY, 2026.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

[Signature]
DUSTIN L. BEAUDETTE, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 799



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, 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 SUCH REAL ESTATE TO BE PLATTED AS **BLOCK 1, COUGAR PARK**, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, 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, WE HEREBY DEDICATE THIS PARK FOR THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS 13TH DAY OF MAY, 2026.

OWNERS: THE CITY OF SCOTTSBLUFF

[Signature]
BY: BETSY VIDLAK, MAYOR OF THE CITY OF SCOTTSBLUFF

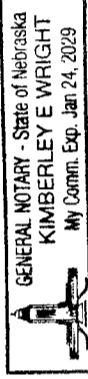
BLOCK 1, COUGAR PARK
SCOTTSBLUFF, NEBRASKA
JOB# 15B100002-00
SHEET 2 OF 2

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME BETSY VIDLAK, MAYOR OF THE CITY OF SCOTTSBLUFF, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING OWNERS STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

WITNESS MY HAND AND SEAL THIS 13TH DAY OF MAY, 2026.



MY COMMISSION EXPIRES JAN 24 2029

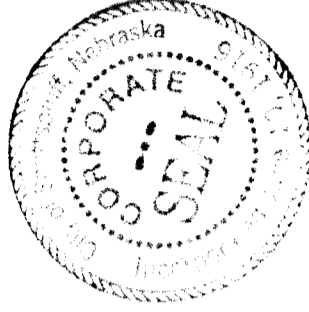
NOTARY PUBLIC

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF **BLOCK 1, COUGAR PARK**, TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF VACATED LOTS 1 AND 2, BLOCK 1, IDLEWYLDE ADDITION, SITUATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, 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 13TH DAY OF MAY, 2026.

[Signature]
MAYOR: BETSY VIDLAK



ATTEST: CITY CLERK

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