



2026-2331

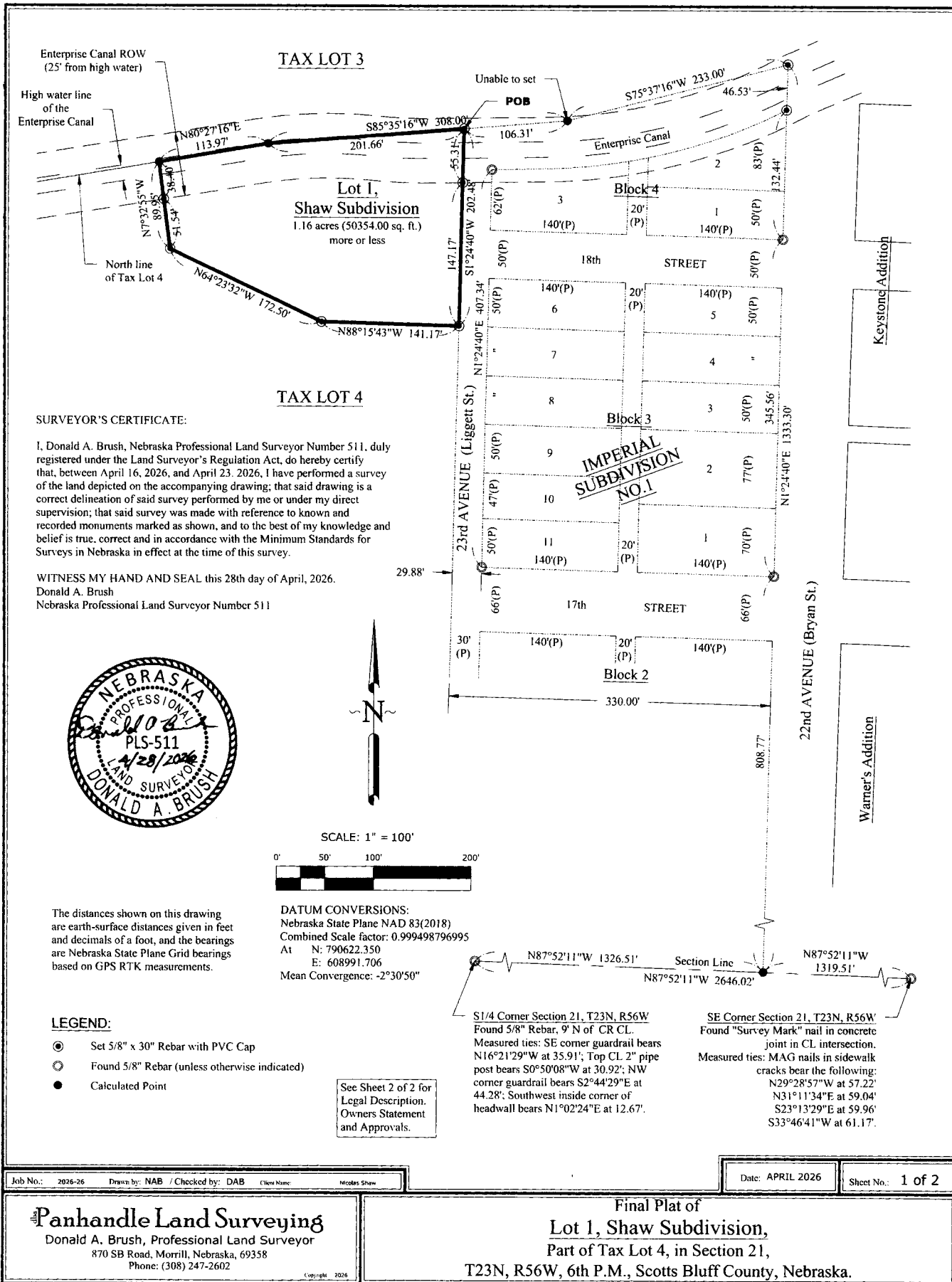
RECORDED
SCOTTS BLUFF COUNTY, NE

Date 6-10-2026 Time 10:47am
Inst. 2026 2331
Jean A. Bauer

COMPUTER EDL
FILE NO.
IMAGED

NUM PAGES 2
DOC TAX PD CHG RET
FEES 16.00 PD CHG RET
TOTAL 16.00 ck
REC'D Shaw Livestock LC
RET

REGISTER OF DEEDS



LEGAL DESCRIPTION:

Part of Tax Lot 4 located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4) of Section 21, Township 23 North, Range 56 West, of the 6th Principle Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

With reference to the point of intersection of the south line of said SW1/4SE1/4 with the west line of 22nd Avenue (formerly Bryon Street), said point being N87°52'11"W (basis of bearing) a distance of 1319.51 feet, from the southeast corner of said SE1/4; thence on said west line, said line being also the east line of said Tax Lot 4 and also the east line of Imperial Subdivision No.1, N1°24'40"E a distance of 1333.30 feet to the northeast corner of said Tax Lot 4, said point being also the northeast corner of Imperial Subdivision No.1; thence on the north line of said Tax Lot 4, said line being also the north line of Imperial Subdivision No.1, S75°37'16"W a distance of 233.00 feet; thence continuing on said north line S85°35'16"W a distance of 106.31 feet to the northwest corner of Imperial Subdivision No.1, said point being on said north line of said Tax Lot 4, said point being the POINT OF BEGINNING of this description; thence on the west line of Imperial Subdivision No.1, said line being parallel with and 330 feet west of said east line of Tax Lot 4, S1°24'40"W a distance of 202.48 feet; thence N88°15'43"W a distance of 141.19 feet; thence N64°23'32"W a distance of 172.50 feet; thence N7°32'55"W a distance of 89.95 feet to a point on said north line of Tax Lot 4; thence on said north line N80°27'16"E a distance of 113.97 feet; thence continuing on said north line N85°35'16"E a distance of 201.69 feet to the point of beginning, containing 1.16 acres, more or less.

Planning Commission Approval

The foregoing plat of LOT 1, SHAW SUBDIVISION, PART OF TAX LOT 4, IN SECTION 21, T23N, R56W, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the Planning Commission of the City of Mitchell, Nebraska, this 9th day of May, 2026.

By: [Signature]
Chairman

OWNER'S STATEMENT:

The under signed, being the owner of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:

LOT 1, SHAW SUBDIVISION, PART OF TAX LOT 4, IN SECTION 21, T23N, R56W, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.

Dated this 9th day of May, 2026.

[Signature] Shain P. Shimic, husband
[Signature] Jana Lynn Shimic, wife

Approval and Acceptance

The foregoing plat of LOT 1, SHAW SUBDIVISION, PART OF TAX LOT 4, IN SECTION 21, T23N, R56W, 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the Mayor and City Council of the City of Mitchell, Nebraska, by Resolution duly passed this 9th day of May, 2026.

By: [Signature]
Paul Murrell, Mayor

Attested: [Signature]
Ronda D Hrasky, City Clerk

Acknowledgement:

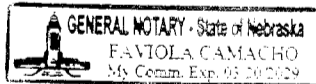
State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Shain P. Shimic and Jana Lynn Shimic, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and seal this 9th day of May, 2026.

[Signature]
Notary Public

My Commission Expires: 02-20-2029



See Sheet 1 of 2 for Surveyors Certificate and plat layout.

Job No.: 2026-26 Drawn by: NAB / Checked by: DAB Client Name: Nicole Shaw

Date: APRIL 2026

Sheet No.: 2 of 2

Panhandle Land Surveying
Donald A. Brush, Professional Land Surveyor
870 SB Road, Morrill, Nebraska, 69358
Phone: (308) 247-2602
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Final Plat of
Lot 1, Shaw Subdivision,
Part of Tax Lot 4, in Section 21,
T23N, R56W, 6th P.M., Scotts Bluff County, Nebraska.