



COMPLETER _____
DATE _____
INITIALS _____

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8.19.26 Time 8:29 am

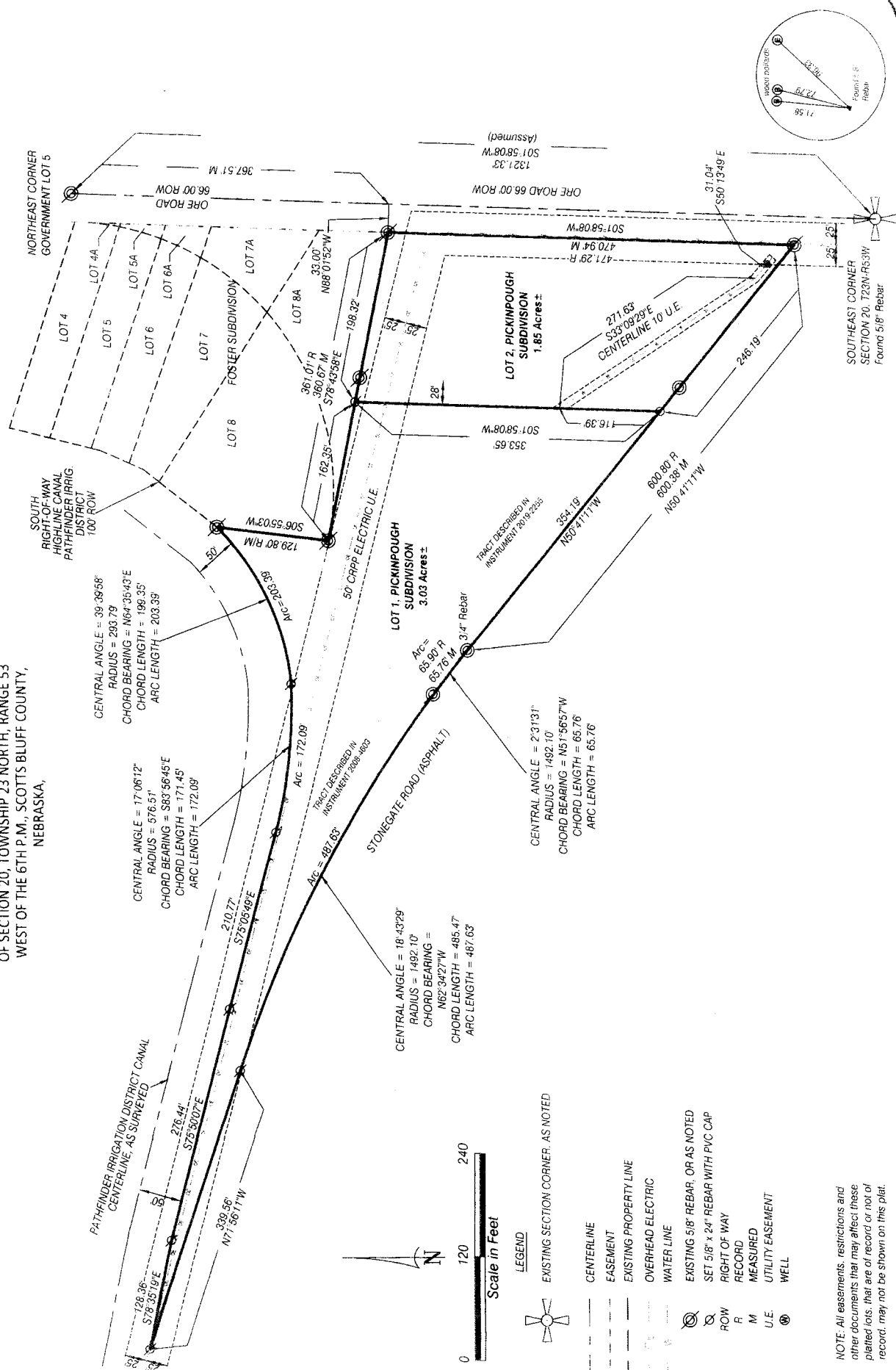
Inst. 2026 3313

Jean A. Bauer

REGISTER OF DEEDS



A SUBDIVISION SITUATED IN PART OF
GOVERNMENT LOT 5, IN THE SOUTHEAST QUARTER
OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 53
WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY,
NEBRASKA,



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.

SURVEYOR'S CERTIFICATE

I, GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 785, DULY LICENSED UNDER THE LAND SURVEYORS REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED AND PREPARED A PLAT OF LOTS 1 AND 2, PICKINPOUGH SUBDIVISION, A SUBDIVISION SITUATED IN PART OF GOVERNMENT LOT 5, IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 53 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA,, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 5 IN SECTION 20, TOWNSHIP 23 NORTH, RANGE 53 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, THENCE SOUTHERLY ON THE EAST LINE OF SAID GOVERNMENT LOT 5, ON AN ASSUMED BEARING OF S01°58'08"W, A DISTANCE OF 367.51 FEET, THENCE BEARING N88°01'52"W, A DISTANCE OF 33.00 FEET, TO THE POINT OF INTERSECTION WITH SOUTHEAST CORNER OF LOT 8A, FOSTER SUBDIVISION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2019-2255, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE AND SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE SOUTHERLY ON THE EAST LINE OF SAID TRACT OF LAND, BEARING S01°58'08"W, A DISTANCE OF 470.94 FEET AS MEASURED, (471.29 FEET RECORD), TO THE POINT OF INTERSECTION WITH NORTH RIGHT-OF-WAY LINE OF STONEGATE ROAD, THENCE NORTHWESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF STONEGATE ROAD AND THE SOUTH LINE OF SAID TRACT, BEARING N50°41'11"W, A DISTANCE OF 600.38 FEET AS MEASURED, (600.80 FEET RECORD), TO THE POINT OF INTERSECTION WITH A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°31'31", A RADIUS OF 1492.10 FEET, A CHORD BEARING OF N51°56'57"W, AND A CHORD LENGTH OF 65.76 FEET, THENCE NORTHWESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF STONEGATE ROAD AND ARC OF SAID CURVE, A DISTANCE OF 65.76 FEET AS MEASURED, (65.90 FEET RECORD), TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT 2008-4603, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEED OFFICE, SAID POINT ALSO BEING THE CONTINUATION OF THE LAST DESCRIBED CURVE SAID CURVE HAVING A CENTRAL ANGLE OF 18°43'29", A RADIUS OF 1492.10 FEET, A CHORD BEARING OF N62°34'27"W, AND A CHORD LENGTH OF 485.47 FEET, THENCE NORTHWESTERLY ON THE NORTH RIGHT-OF-WAY LINE OF STONEGATE ROAD AND ON THE ARC OF SAID CURVE, A DISTANCE OF 487.63 FEET, THENCE BEARING N71°56'11"W, ON THE NORTH RIGHT-OF-WAY LINE OF STONEGATE ROAD, A DISTANCE OF 339.56 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE PATHFINDER IRRIGATION DISTRICT CANAL, THENCE BEARING S78°35'19"E, ON THE NORTH LINE OF SAID TRACT OF LAND AND THE SOUTH LINE OF SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 128.36 FEET THENCE BEARING S75°50'07"E, ON THE NORTH LINE OF SAID TRACT OF LAND AND THE SOUTH LINE OF SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 276.44 FEET, THENCE BEARING S75°05'49"E, ON THE NORTH LINE OF SAID TRACT OF LAND AND THE SOUTH LINE OF SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 210.77 FEET, TO THE POINT OF INTERSECTION WITH A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°06'12", A RADIUS OF 576.51 FEET, A CHORD BEARING OF S83°58'45"E, AND A CHORD LENGTH OF 171.45 FEET, THENCE EASTERLY ON THE NORTH LINE OF SAID TRACT OF LAND AND THE SOUTH LINE OF SAID CANAL RIGHT-OF-WAY AND ON ARC OF SAID CURVE, A DISTANCE OF 172.09 FEET, TO THE POINT OF INTERSECTION WITH A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 39°39'58", A RADIUS OF 293.79 FEET, A CHORD BEARING OF N64°35'43"E, AND A CHORD LENGTH OF 199.35 FEET, THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID TRACT OF LAND AND THE SOUTH LINE OF SAID CANAL RIGHT-OF-WAY AND ON ARC OF SAID CURVE, A DISTANCE OF 203.39 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 8, FOSTER SUBDIVISION, THENCE BEARING S06°55'03"W, ON THE WEST LINE OF LOT 8, FOSTER SUBDIVISION, A DISTANCE OF 129.80 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 8A, FOSTER SUBDIVISION, SAID POINT ALSO BEING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2019-2255, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE BEARING S78°43'58"E, ON THE SOUTH LINE OF LOT 8A, FOSTER SUBDIVISION, AND THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 360.67 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 4.88 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 120 FEET TO THE INCH, THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT THE BOUNDARY OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE WITH DASHED LINES BEING FOR ORIENTATION PURPOSES ONLY. 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 7TH DAY OF July, 2026.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz
GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR, PLS 785

LOTS 1 AND 2, PICKINPOUGH SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
JOB # RM260184-00
SHEET 2 OF 3

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF UNPLATTED LAND SITUATED IN PART OF GOVERNMENT LOT 5, IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 53 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 LOTS 1 AND 2, PICKINPOUGH SUBDIVISION, A SUBDIVISION SITUATED IN PART OF GOVERNMENT LOT 5, IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 53 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 THESE EASEMENTS SHOWN FOR THE USE AND BENEFIT OF THE PUBLIC.
DATED THIS 8 DAY OF July, 2026.

OWNERS:

Michael F. Pickinpough, Husband

Lisa K. Pickinpough, Wife



ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MICHAEL L. PICKINPOUGH, HUSBAND, 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 8th DAY OF July, 2026.


NOTARY PUBLIC

MY COMMISSION EXPIRES 8-1-29



ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME LISA K. PICKINPOUGH, WIFE, 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.

WITNESS MY HAND AND SEAL THIS 8th DAY OF July, 2026.


NOTARY PUBLIC

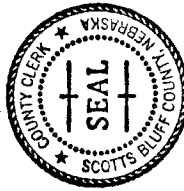
MY COMMISSION EXPIRES 8-1-29



APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1 AND 2, PICKINPOUGH SUBDIVISION, A SUBDIVISION SITUATED IN PART OF GOVERNMENT LOT 5, IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 53 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE SCOTTS BLUFF COUNTY BOARD OF COMMISSIONERS, BY RESOLUTION DULY PASSED THIS DAY OF , 2026, CONDITIONED UPON THE FACT SCOTTS BLUFF COUNTY WILL NOT PROVIDE STREET OR ALLEY MAINTENANCE UNTIL MINIMUM STANDARDS HAVE BEEN MET AS OUTLINED IN A CERTAIN RESOLUTION DATED APRIL 15, 1974.


CHAIRMAN OF THE BOARD



ATTEST:


COUNTY CLERK