2026-3974

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 10/6/26 Time 11:35 AM
Inst. 2026 3974
Jean A. Bauer
REGISTER OF DEEDS

NUM PAGES 4
DOC TAX ____ PD ___ CHG ___ RET ____
FEES 28.00 PD ___ CHG ✓ RET ____
TOTAL 28.00
REC'D City of Scottsbluff
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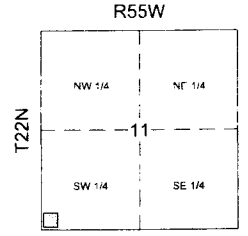
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Inst. 2026 3974

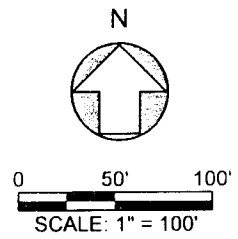
FINAL PLAT
BLOCK 1, ESU 13 SUBDIVISION
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

VICINITY SKETCH

SCOTTS BLUFF COUNTY
NEBRASKA

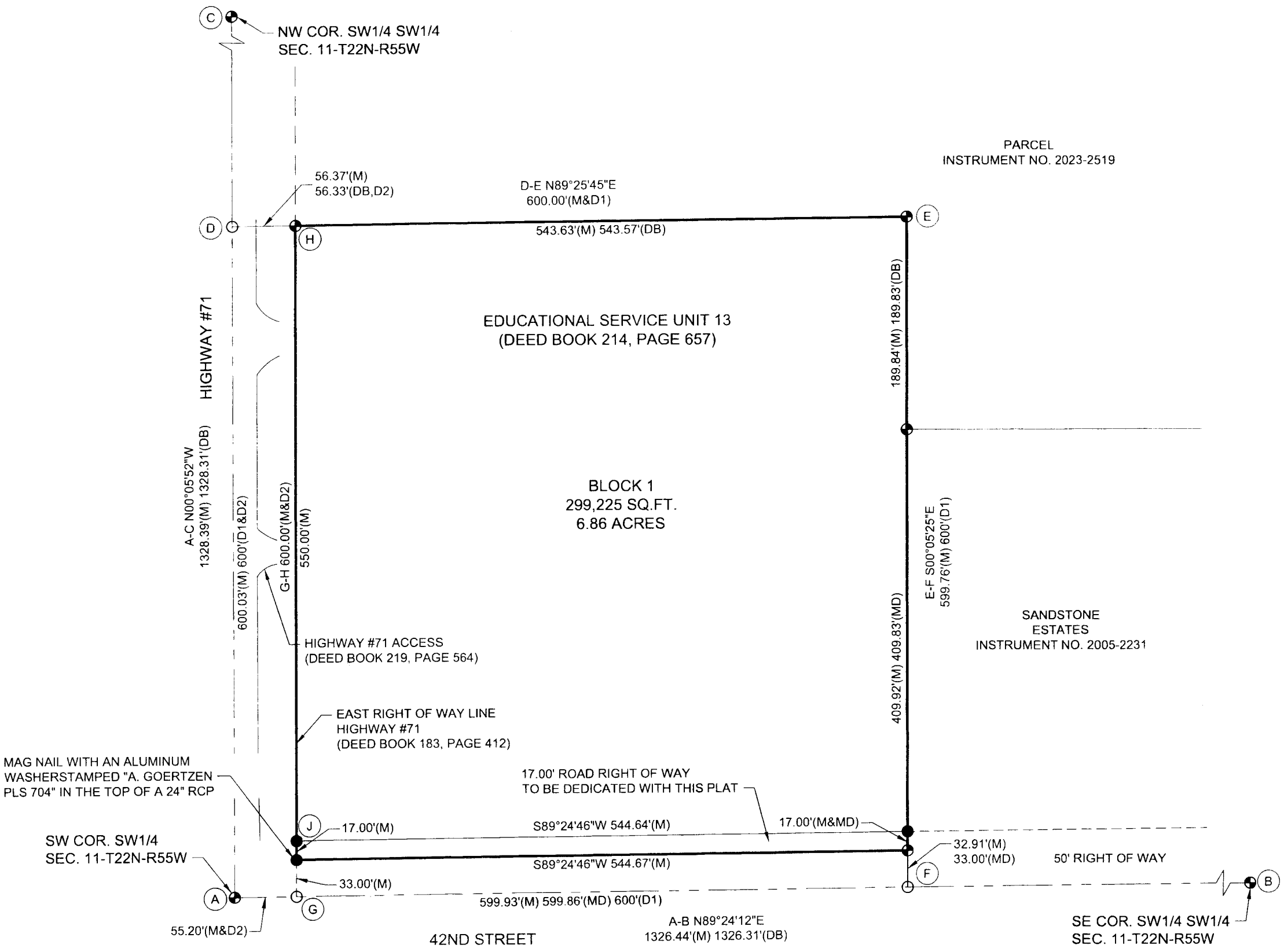


NOTE: ALL BEARINGS ARE REFERENCED TO THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION (LDP)



LEGEND

◒	MONUMENT FOUND
●	MONUMENT SET
○	CALCULATED POINT
D1	DEEDED DISTANCE (DEED BOOK 214, PAGE 657)
D2	DEEDED DISTANCE (DEED BOOK 183, PAGE 412)
G	GOVERNMENT DISTANCE
M	PLATTED DISTANCE
P	PLATTED DISTANCE
R	RECORDED DISTANCE
DB	RECORDED DISTANCE (DONALD BRUSH 05-26-2023)
MD	RECORDED DISTANCE (MICHAEL DEDECKER 10-30-2000)



Project No.:	242279
Date:	6/29/2026
QAQC	AG
Scale:	1" = 100'
Field Book:	SCOTTS BLUFF CO. #3
Field Crew:	AM/AP
Drawn By:	MLD

US SURVEY FEET (sFT)

Sheet 1 of 3

Survey File No.:

JEO CONSULTING GROUP
120 East 16th Street
Scottsbluff, NE 69361
308.632.3123

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com
Organization Certificate of Authorization Number: CA-0069

REPOSITORY STAMP

Drawing Name: 242279 Survey.dwg
File Path: J:\Projects\242279.00-ESU 13 Expansion Concept Planning\2 Drawings and Supporting Data\2 1 Working Drawings\2 1.6 - Survey\Drawings

Inst. 2026 3974

FINAL PLAT
BLOCK 1, ESU 13 SUBDIVISION
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

A TRACT OF LAND SIX HUNDRED FEET BY SIX HUNDRED FEET (600' X 600') IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION ELEVEN, TOWNSHIP 22 NORTH, RANGE FIFTY-FIVE WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN FOREGOING "SURVEYORS REPORT" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS BLOCK 1, ESU 13 SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

THAT THE FORGOING PLAT AND PLANS ARE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. WE HEREBY DEDICATE THE RIGHT OF WAY SHOWN FOR THE USE AND BENEFIT OF THE PUBLIC.

SIGNED THIS 18th DAY OF August, 2026.

OWNER:
EDUCATIONAL UNIT 13
BY: ESU 13 BOARD OF EDUCATION

BY: MARK SINNER, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME EDUCATION UNIT 13, ESU 13 BOARD OF EDUCATION, BY MARK SINNER, PRESIDENT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FORGOING "OWNER'S CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREFORE TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF August, 2026.

GENERAL NOTARY - State of Nebraska
STEPHANIE M RYAN
My Comm. Exp. January 27, 2028
(SEAL)

NOTARY PUBLIC

LEGAL DESCRIPTION (DEED BOOK 214, PAGE 657):

A TRACT OF LAND SIX HUNDRED FEET BY SIX HUNDRED FEET (600' X 600') IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4), SECTION ELEVEN (11), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTY-FIVE (55) WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, LYING SOUTH OF THE ENTERPRISE IRRIGATION DISTRICT CANAL, CONTAINING APPROXIMATELY 8 ACRES, MORE OR LESS.

APPROVAL AND ACCEPTANCE:

THE FOREGOING PLAT OF BLOCK 1, ESU 13 SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTSBLUFF COUNTY, NEBRASKA, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE SCOTTSBLUFF MAYOR AND CITY COUNCIL.

DATED THIS 5th DAY OF October, 2026.

KIMBERLEY WRIGHT
CITY CLERK, CITY OF SCOTTSBLUFF, NEBRASKA

BESTY VIDLAK
MAYOR
CITY OF SCOTTSBLUFF, NEBRASKA

City of Scottsbluff, Nebraska
CORPORATE
SEAL
Incorporated June 10, 1919

Project No.:	242279
Date:	6/29/2026
QAQC	AG
Scale:	
Field Book:	SCOTTS BLUFF CO. #3
Field Crew:	AM/AP
Drawn By:	MLD

US SURVEY FEET (sFT)

Sheet 2 of 3

Survey File No.:
2026-123

JEO CONSULTING GROUP
120 East 16th Street
Scottsbluff, NE 69361
308.632.3123

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1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com
Organization Certificate of Authorization Number: CA-0069

Drawing Name: 242279 Survey.dwg
File Path: J:\Projects\242279.00-ESU 13 Expansion Concept Planning\2 Drawings and Supporting Data\2.1 Working Drawings\2.1.6 - Survey\Drawings

FINAL PLAT
BLOCK 1, ESU 13 SUBDIVISION

TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA,
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

Inst. 2026 3974

CORNER TIES:

(A) SW CORNER SW1/4 SECTION 11-T22N-R55W
FOUND A SURVEY SPIKE, AS RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/26/2023, FLUSH WITH ASPHALT ROAD.

NE	69.38'	TO A 60D NAIL WITH AN ALUMINUM WASHER FOUND IN THE SE FACE OF A LIGHT POLE (1' ABOVE GROUND)
SW	60.46'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE NW FACE OF A POWER POLE (2' ABOVE GROUND)
SE	76.78'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SW FACE OF A POWER POLE (1' ABOVE GROUND)
NW	89.59'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE TOP WEST POST OF A UNIVERSITY OF NEBRASKA RESEARCH PLOTS SIGN
S	3'	TO THE CENTERLINE TO AN EAST-WEST ROAD

ON THE CENTERLINE OF THE ASPHALT NORTH-SOUTH HIGHWAY #71

(B) SE CORNER SW1/4 SW1/4 SECTION 11-T22N-R55W
FOUND AN ALUMINUM CAP, AS RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/26/2023, FLUSH WITH ASPHALT ROAD.

SSE	31.42'	TO A 60 D NAIL WITH AN ALUMINUM WASHER FOUND IN THE NW FACE OF A POWER POLE (1' ABOVE GROUND)
NE	109.90'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SOUTH FACE OF A POWER POLE (2' ABOVE GROUND)
NW	102.09'	TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SW FACE OF A POWER POLE (2' ABOVE GROUND)
W	9.81'	TO THE CENTER OF A MANHOLE
NNW	42.07'	TO THE CENTER OF A MANHOLE
S	3'	TO THE CENTERLINE OF AN EAST-WEST ROAD
E	19'	TO THE CENTERLINE OF AN EAST-WEST GRAVEL ROAD

(C) NW CORNER SW1/4 SW1/4 SECTION 11-T22N-R55W
FOUND A SURVEY SPIKE, AS RECORDED ON A SURVEY BY DONALD BRUSH, LS 511, DATED 05/26/2023, FLUSH WITH ASPHALT ROAD.

SE	63.06'	TO "X" NAILS FOUND IN THE NORTH FACE OF A POWER POLE (2' ABOVE GROUND)
NE	72.03'	TO "X" NAILS FOUND IN THE SOUTH FACE OF A POWER POLE (2' ABOVE GROUND)
NW	59.62'	TO "X" NAILS FOUND IN THE SOUTH FACE OF A POWER POLE (2' ABOVE GROUND)
SW	88.54'	TO "X" NAILS FOUND IN THE SOUTH FACE OF A POWER POLE (2' ABOVE GROUND)
E	3'	TO THE CENTERLINE OF THE ASPHALT NORTH-SOUTH HIGHWAY #71

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF EDUCATIONAL SERVICE UNIT 13. THE PURPOSE OF THIS SURVEY WAS TO PLAT THE PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA AS BLOCK 1, ESU 13 SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTSBLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBAR OR DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "A. GOERTZEN PLS 704", UNLESS NOTED OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A R12i GNSS BASE RECEIVER.

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 8/12/2026
ADAM J. GOERTZEN, PLS 704

NEBRASKA PROFESSIONAL PLS-704 LAND SURVEYOR ADAM J. GOERTZEN

Project No.: 242279
Date: 6/29/2026
QAQC AG
Scale:
Field Book: SCOTTS BLUFF CO. #3
Field Crew: AM/AP
Drawn By: MLD

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Sheet 3 **of** 3

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