

# **City of Scottsbluff, Nebraska**

**Monday, March 16, 2020**

**Regular Meeting**

## **Item Resolut.1**

**Council to discuss and consider action on a Certificate for Recording the Agricultural Estate Dwelling Site for property owned by Laverne T. Scoggan and authorize the Mayor to sign the Certificate.**

*Legal Description of tract to be separated: A Tract of land situated in the Southeast Quarter of the Southeast Quarter of Section 7, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska.*

Staff Contact: Rick Kuckkahn, Interim City Manager

**For Recording Only**  
**RET: Development Services, City of Scottsbluff**

**CERTIFICATE**

**This certificate should be indexed and recorded against the real estate described in Paragraph 2 and 3 below.**

**The following action was taken by the Scottsbluff City Planning Commission, and the Scottsbluff City Council.**

**TO-WIT:**

- 1. Laverne T. Scoggan, has made application to the City of Scottsbluff Planning Commission, and the City Council for an Agricultural Dwelling Estate Site located at 230856 County Road J, a Tract of land situated in the Southeast Quarter of the Southeast Quarter of Section 7, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska under part 25-3-19, 1-13, of the Scottsbluff Municipal Code zoning regulations. The Planning Commission approved the same at their regular meeting on March 9, 2020 and the City Council Accepted such recommendations by approving the same, as provided by law, at the meeting of the Scottsbluff City Council on March 16, 2020.**
- 2. Legal description of the tract-site (AEDS), separated as an Agricultural Estate Dwelling Site is:  
A Tract of land situated in the Southeast Quarter of the Southeast Quarter of Section 7, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska, more particularly described as follows:**

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, THENCE WESTERLY ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, ON AN ASSUMED BEARING OF N89°58'57"W, A DISTANCE OF 363.24 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF A TRACT OF LAND AS SHOWN ON A SURVEY PLAT, SIGNED BY RONALD L. VOGEL, DATED OCT. 27, 1972, AS FILED IN THE SCOTTS BLUFF COUNTY SURVEYORS OFFICE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE BEARING N02°28'03"E, ON THE WEST LINE OF SAID SURVEYED TRACT, A DISTANCE OF 435.97 FEET, TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1A, SCOGGAN ADDITION, AS RECORDED IN DEED BOOK 215, PAGE 208, SCOTTS BLUFF COUNTY, REGISTER OF DEEDS, THENCE BEARING N89°58'18"W, ON THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 463.45 FEET, TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF SAID LOT 1A, SCOGGAN ADDITION, THENCE BEARING S00°01'14"W,

ON THE EAST LINE OF SAID LOT 1A, A DISTANCE OF A DISTANCE OF 435.66 FEET MEASURED (435.60 FEET RECORD), TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF SAID LOT 1A, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, THENCE BEARING S89°58'57"E, ON SAID SOUTH LINE, A DISTANCE OF 444.83 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 4.54 ACRES, MORE OR LESS.

3. **The legal description of the reserved real estate pursuant to Part 25-3-19 (reserved for the above described tract site as a one-time exception from the requirement of platting, and inclusive of all of the other provisions of the applicable zoning regulation) is a tract of land:**

All that part of the E½SE¼ of Section 7, Township 22 North, Range 54 West of the 6<sup>th</sup> P.M., Scotts Bluff County, Nebraska lying south of the Farmers Irrigation District Lateral, including Lots 1A, Replatted Lot 1, Scoggan Addition, and Unplatted Land SE 7, 22, 54 and 2 of the Scoggan Addition, an addition to Scotts Bluff County, Nebraska. Reserved acreage of 47.29 acres, more or less.

STATE OF NEBRASKA )  
CITY OF SCOTTSBLUFF )  
COUNTY OF SCOTTS BLUFF )

I, Raymond Gonzales the duly appointed, qualified, and acting Mayor for the City of Scottsbluff, County of Scotts Bluff, State of Nebraska, do hereby certify that the foregoing is a true and complete recitation of the action taken by the City Planning Commission, and City Council, as it relates to the subject therein described, as shown by the records and minutes of the referenced public bodies.  
IT WITNESS WHEREOF, I DO HERBY SET MY OFFICIAL HAND, THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Scottsbluff  
Raymond Gonzales

STATE OF NEBRASKA )  
CITY OF SCOTTSBLUFF )  
COUNTY OF SCOTTS BLUFF )

On the date immediately above set out, before me, a Notary Public duly commissioned and qualified to act in Scottsbluff, Scotts Bluff County, personally came the referenced Mayor Raymond Gonzales, to me known to be the identical person whose name is affixed to the foregoing certificate, and acknowledged the same to be his voluntary act and deed as such official.

\_\_\_\_\_  
Notary Public  
(NOTARY SEAL & COMMISSION EXPIRES)