



2005-3337

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 REC'D Baker & Associates  
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RECORDED  
 SCOTT'S BLUFF COUNTY, NE

Date 5-11-05 Time 8:45 AM

Inst. 2005- **3337**

*Jean A. Bauer*

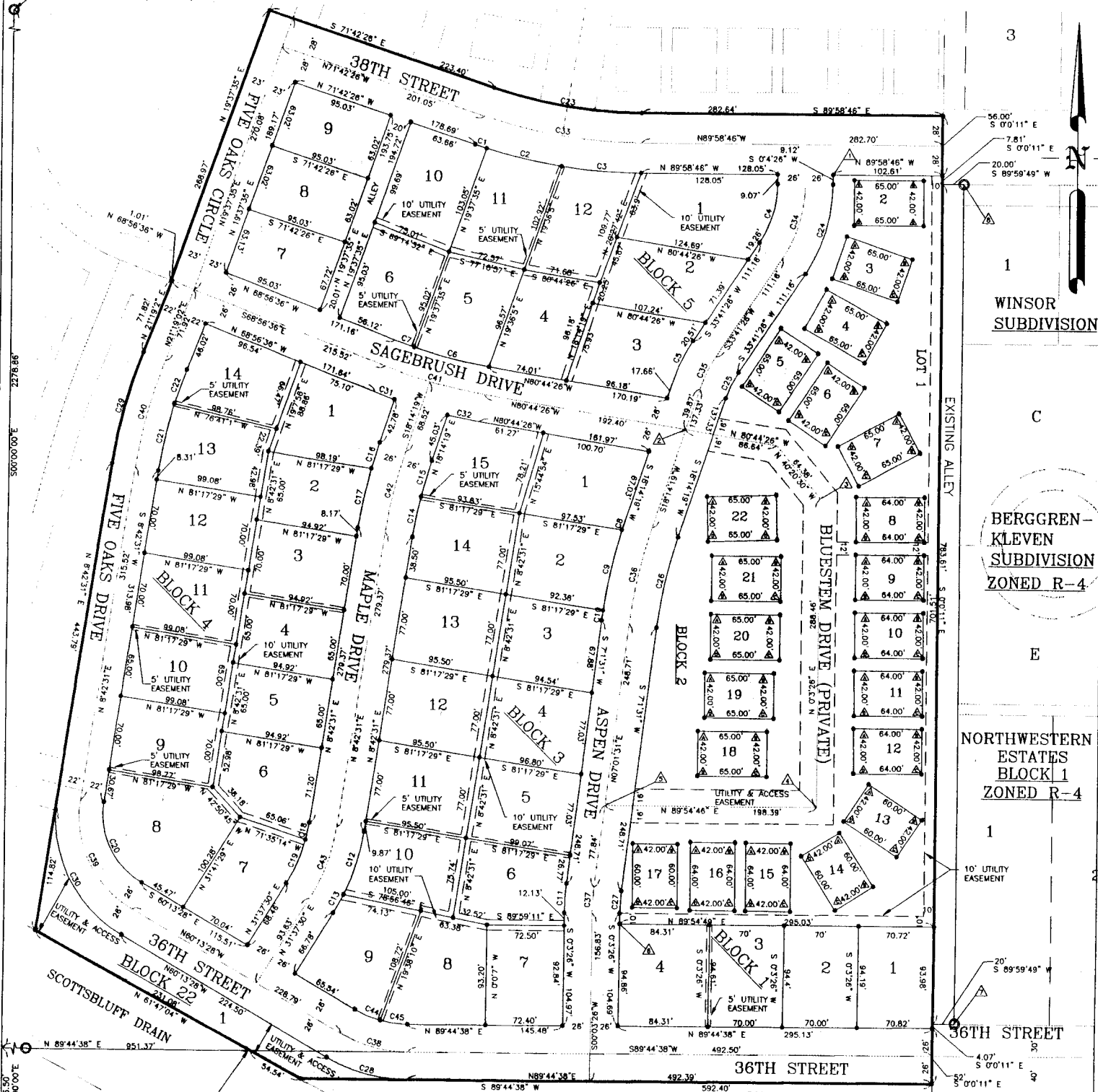
REGISTER OF DEEDS

### FINAL PLAT

**Lots 1-4, Block 1, Lots 1-22, Block 2, Lots 1-15, Block 3, Lots 1-14, Block 4, Lots 1-12, Block 5, and Lot 1, Block 22, FIVE OAKS SUBDIVISION, SCOTT'S BLUFF COUNTY, NEBRASKA**

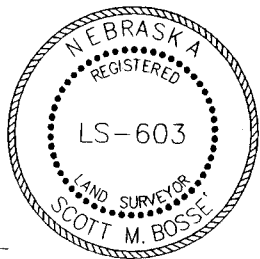
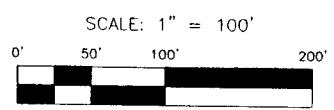
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA

NORTHWEST CORNER SECTION 14, T22N, R55W



3  
 1  
 WINSOR SUBDIVISION  
 C  
 BERGGREN-KLEVEN SUBDIVISION ZONED R-4  
 E  
 NORTHWESTERN ESTATES BLOCK 1 ZONED R-4  
 1

POINT OF BEGINNING OF LEGAL DESCRIPTION (SEE SHEET 3 OF 3)



WEST QUARTER CORNER SECTION 14, T22N, R55W  
 SURVEYORS CERTIFICATE:  
 I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT THE TRACT OF LAND DESCRIBED AND SHOWN ON THE ACCOMPANYING DRAWING WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE ACCOMPANYING DRAWING IS A TRUE AND CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT ALL DIMENSIONS GIVEN ARE IN FEET AND DECIMALS OF A FOOT; AND THAT THE MONUMENTS WERE FOUND OR SET AS INDICATED.  
 WITNESS MY HAND AND SEAL this 15<sup>TH</sup> day of FEBRUARY 2005.  
 Scott M. Bosse  
 Nebraska Registered Land Surveyor Number 603

- FOUND MONUMENT
- SET MONUMENT
- △ INDICATES COORDINATE OF PROPERTY CORNER (SEE SHEET 2 OF 3)
- △ INDICATED COORDINATE OF CONTROL (SEE SHEET 2 OF 3)
- C1 INDICATES CURVE DATA LABEL (SEE SHEET 2 OF 3)
- EASEMENT LINE

Prepared by:  
**Baker & Associates Inc.**  
 Owners:  
 C & T Holdings, L.L.C.  
 Gritzfeld Trust

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFFERING TO THE NORTHWEST CORNER OF SAID SECTION 14; THENCE, S00°00'00"E, ON THE WEST LINE OF SAID SECTION 14 ALSO BEING AN ASSUMED BEARING, A DISTANCE OF 2278.86 FEET; THENCE, N89°44'38"E A DISTANCE OF 951.37 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE SCOTTSBLUFF DRAIN, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET NORTHERLY OF THE CENTERLINE OF SAID DRAIN, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, N61°47'04"W, ON SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 231.08 FEET; THENCE, DEPARTING FROM SAID RIGHT-OF-WAY, N08°42'31"E A DISTANCE OF 443.79 FEET TO A POINT OF CURVATURE; THENCE, ON A 492.00 FOOT RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 12°36'31", CHORD BEARING N15°00'46"E, 108.05 FEET, A DISTANCE OF 108.27 FEET TO A POINT OF TANGENCY; THENCE, N21°19'02"E A DISTANCE OF 71.82 FEET; THENCE, N68°56'36"W A DISTANCE OF 1.01 FEET; THENCE, N19°37'35"E A DISTANCE OF 268.97 FEET; THENCE, S71°42'26"E A DISTANCE OF 223.40 FEET TO A POINT OF CURVATURE; THENCE, ON A 442.00 FOOT RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 18°16'20", CHORD BEARING S80°50'36"E, 140.36 FEET, A DISTANCE OF 140.96 FEET TO A POINT OF TANGENCY; THENCE, S89°58'46"E A DISTANCE OF 282.64 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF PLATTED GEORGE BALTES ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA; THENCE, S00°00'11"E, ALONG SAID WESTERLY LINE, ALSO BEING THE WESTERLY BOUNDARY FOR WINSOR SUBDIVISION, BERGGREN-KLEVEN SUBDIVISION AND NORTHWESTERN ESTATES, A DISTANCE OF 877.49 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID NORTHWESTERN ESTATES SUBDIVISION; THENCE, CONTINUING ON A TRUE EXTENSION OF SAID WESTERLY LINE, S00°00'11"E A DISTANCE OF 26.00 FEET; THENCE, S89°44'38"W A DISTANCE OF 592.40 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF THE SCOTTSBLUFF DRAIN; THENCE, ON SAID NORTHERLY RIGHT-OF-WAY LINE, N61°47'04"W A DISTANCE OF 54.54 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 16.24 ACRES, MORE OR LESS.

OWNER'S STATEMENT:

We, the undersigned, being the owners of the real estate described in the foregoing "Legal Description" and shown on the accompanying plat, have caused such real estate to be platted as:

FINAL PLAT OF Lots 1-4, Block 1, Lots 1-22, Block 2, Lots 1-15, Block 3, Lots 1-14, Block 4, Lots 1-12, Block 5, and Lot 1, Block 22, FIVE OAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA

The foregoing Plat is made with my free consent and in accordance with the desires of the undersigned Owners.

C & T Holdings, L.L.C.

By: [Signature] Date: 2-15-05  
Representative

Amelia G. Fuehrer and Lyda Styskal, Co-Trustees of the Trust created by Last Will and Testament of Amelia Gritzfeld and Amelia G. Fuehrer, Trustee of the Testamentary Trust created under Paragraph Twelfth of the Last Will and Testament of Henry Gritzfeld, Deceased

By: Patty Gritzfeld Date: 2-15-05  
Patty Gritzfeld, their Attorney in Fact

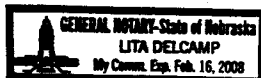
ACKNOWLEDGEMENT:

STATE OF NEBRASKA )  
 )  
COUNTY OF SCOTTS BLUFF ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came William Turnbull, a representative of C & T Holdings, L.L.C., known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 15<sup>th</sup> day of Feb, 2005.

Lita Delcamp  
My Commission Expires: 2-16-08



**FINAL PLAT**  
Lots 1-4, Block 1, Lots 1-22, Block 2, Lots 1-15, Block 3,  
Lots 1-14, Block 4, Lots 1-12, Block 5, AND Lot 1, Block 22,  
FIVE OAKS SUBDIVISION,  
SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH,  
RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY,  
NEBRASKA

ACKNOWLEDGEMENT:

STATE OF NEBRASKA )  
 )  
COUNTY OF SCOTTS BLUFF ) ss.

Before me, a Notary Public, qualified and acting in said County, personally came Patty Gritzfeld, Their Attorney in Fact, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 15<sup>th</sup> day of Feb, 2005.

Lita Delcamp

My Commission Expires: 2-16-08



APPROVAL:

The foregoing FINAL PLAT OF Lots 1-4, Block 1, Lots 1-22, Block 2, Lots 1-15, Block 3, Lots 1-14, Block 4, Lots 1-12, Block 5, AND Lot 1, Block 22, FIVE OAKS SUBDIVISION, SCOTTS BLUFF COUNTY, NEBRASKA was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 20<sup>th</sup> day of February, 2005.

By: Dave Boeckner  
Dave Boeckner, Mayor

Attested: Bonnie Otte  
Bonnie Otte, City Clerk



ACKNOWLEDGMENT

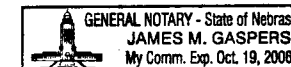
STATE OF NEBRASKA )  
 )  
SCOTTS BLUFF COUNTY ) ss.

Before me, a Notary public, qualified and acting in said County, personally came Dave Boeckner, Mayor of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 20<sup>th</sup> day of February, 2005.

[Signature]  
Notary Public

My Commission Expires: 10-19-2006



**Baker & Associates Inc.**

COORDINATE TABLE - LOT CORNERS (BLOCK 2)

LOT NUMBER	CORNER	NORTHING	EASTING
2	A	N 8521.6694	E 10668.9482
	B	N 8521.7016	E 10733.9482
	C	N 8479.7016	E 10733.969
	D	N 8479.6694	E 10668.969
3	A	N 8469.2968	E 10662.2295
	B	N 8448.1701	E 10723.7003
	C	N 8408.4505	E 10710.0492
	D	N 8429.5771	E 10648.5784
4	A	N 8419.5428	E 10643.5647
	B	N 8387.9171	E 10700.3522
	C	N 8351.2236	E 10679.9171
	D	N 8382.8493	E 10623.1296
5	A	N 8362.6282	E 10601.155
	B	N 8359.5194	E 10636.2261
	C	N 8305.2427	E 10600.4624
	D	N 8328.3516	E 10565.3913
6	A	N 8351.337	E 10645.1937
	B	N 8328.2339	E 10680.2685
	C	N 8273.9514	E 10644.5137
	D	N 8297.0545	E 10609.4388

COORDINATE TABLE - LOT CORNERS (BLOCK 2)

LOT NUMBER	CORNER	NORTHING	EASTING
7	A	N 8304.8068	E 10713.046
	B	N 8267.7653	E 10733.2128
	C	N 8236.5547	E 10676.1961
	D	N 8273.3963	E 10656.0293
8	A	N 8226.5525	E 10674.0743
	B	N 8226.7992	E 10738.0738
	C	N 8184.7995	E 10738.2357
	D	N 8184.5528	E 10674.2382
9	A	N 8172.5527	E 10674.2242
	B	N 8172.7994	E 10738.2237
	C	N 8130.7967	E 10738.3856
	D	N 8130.553	E 10674.386
10	A	N 8118.5521	E 10674.1702
	B	N 8118.7988	E 10738.1698
	C	N 8076.7991	E 10738.3316
	D	N 8076.5524	E 10674.3321
11	A	N 8064.5515	E 10674.1163
	B	N 8064.7982	E 10738.1158
	C	N 8022.7985	E 10738.2777
	D	N 8022.5518	E 10674.2782

COORDINATE TABLE - LOT CORNERS (BLOCK 2)

LOT NUMBER	CORNER	NORTHING	EASTING
12	A	N 8010.5551	E 10674.0624
	B	N 8010.8018	E 10738.0619
	C	N 7968.8021	E 10738.2238
	D	N 7968.5554	E 10674.2243
13	A	N 7958.6115	E 10688.7824
	B	N 7925.5544	E 10738.6547
	C	N 7890.5038	E 10715.7147
	D	N 7923.5809	E 10665.6425
14	A	N 7912.7756	E 10661.8736
	B	N 7862.0867	E 10693.977
	C	N 7839.6143	E 10658.4947
	D	N 7890.3033	E 10626.3913
15	A	N 7901.9704	E 10574.4038
	B	N 7901.9251	E 10616.4038
	C	N 7837.9252	E 10616.3348
	D	N 7837.9705	E 10574.3348
16	A	N 7902.0266	E 10522.4039
	B	N 7901.9812	E 10564.4038
	C	N 7837.9813	E 10564.3348
	D	N 7838.0266	E 10522.3348

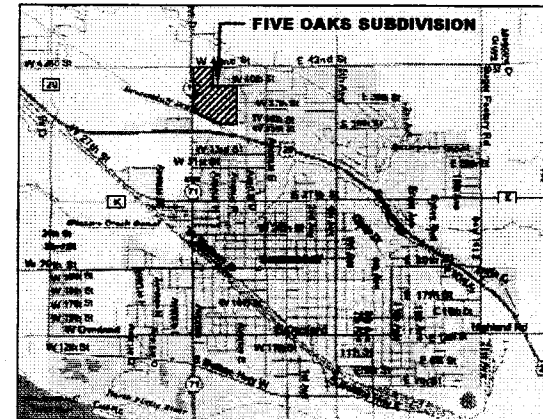
**FINAL PLAT**  
 Lots 1-4, Block 1, Lots 1-22, Block 2, Lots 1-15, Block 3,  
 Lots 1-14, Block 4, Lots 1-12, Block 5, and Lot 1, Block 22,  
**FIVE OAKS SUBDIVISION,**  
**SCOTTS BLUFF COUNTY, NEBRASKA**  
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH,  
 RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY,  
 NEBRASKA

COORDINATE TABLE - LOT CORNERS (BLOCK 2)

LOT NUMBER	CORNER	NORTHING	EASTING
17	A	N 7900.0827	E 10468.4017
	B	N 7900.0373	E 10510.4017
	C	N 7840.0374	E 10510.337
	D	N 7840.0827	E 10468.337
18	A	N 8006.7205	E 10527.9109
	B	N 8006.6556	E 10592.9109
	C	N 7964.6556	E 10592.8689
	D	N 7964.7205	E 10527.8689
19	A	N 8061.2371	E 10534.0661
	B	N 8061.1722	E 10599.0661
	C	N 8019.1723	E 10599.0242
	D	N 8019.2372	E 10534.0242
20	A	N 8115.7548	E 10539.1571
	B	N 8115.6899	E 10604.1571
	C	N 8073.6899	E 10604.1152
	D	N 8073.7548	E 10539.1152
21	A	N 8170.2775	E 10539.2411
	B	N 8170.2126	E 10604.241
	C	N 8128.2126	E 10604.1991
	D	N 8128.2775	E 10539.1991
22	A	N 8225.5599	E 10533.9625
	B	N 8227.7019	E 10598.9272
	C	N 8185.7247	E 10600.3112
	D	N 8183.5827	E 10535.3465

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11.36	498.00	1°18'26"	5.68	S72°21'39"E	11.36
C2	72.58	498.00	8°21'00"	36.35	S77°11'22"E	72.51
C3	74.88	498.00	8°36'54"	37.51	S85°40'19"E	74.81
C4	58.09	99.00	33°37'01"	29.91	N16°52'56"E	57.26
C5	40.72	151.00	15°27'07"	20.49	S25°57'53"W	40.80
C6	72.52	444.00	9°21'32"	36.34	S76°03'40"E	72.44
C7	18.90	444.00	2°26'18"	9.45	S70°09'45"E	18.89
C8	10.67	496.00	1°13'56"	5.34	S17°37'20"W	10.67
C9	77.25	496.00	8°55'25"	38.70	S12°32'39"W	77.17
C10	9.15	498.00	1°03'25"	4.58	S07°33'13"W	9.15
C11	27.48	226.00	6°58'05"	13.78	S03°32'28"W	27.47
C12	62.52	206.00	17°23'24"	31.50	N17°24'13"E	62.28
C13	19.87	206.00	5°31'35"	9.94	N26°51'43"E	19.86
C14	38.55	444.00	4°58'28"	19.29	S11°11'46"W	38.54
C15	35.30	444.00	4°33'19"	17.68	S15°57'40"W	35.29
C16	25.55	496.00	2°57'04"	12.76	S16°45'47"W	25.54
C17	56.95	496.00	8°34'45"	28.51	S11°59'53"W	56.82
C18	16.52	154.00	6°08'49"	8.27	N11°46'58"E	16.51
C19	45.07	154.00	16°48'10"	22.70	N23°14'26"E	44.91
C20	89.03	74.00	68°55'56"	50.80	S25°45'28"E	83.76
C21	64.85	448.00	8°17'38"	32.48	S12°51'20"W	64.79
C22	33.74	448.00	4°18'53"	16.88	S19°08'35"W	33.73
C23	140.96	442.00	18°18'20"	71.08	S80°50'36"E	140.36
C24	88.60	151.00	33°37'01"	45.61	N16°52'56"E	87.33
C25	26.70	99.00	15°27'07"	13.43	S25°57'53"W	26.62
C26	86.90	444.00	11°12'48"	43.59	S12°37'55"W	86.76
C27	21.16	174.00	6°58'05"	10.59	S03°32'28"W	21.15
C28	79.15	151.00	30°01'55"	40.51	S75°14'25"E	78.24
C29	108.27	492.00	12°36'31"	54.35	S15°00'46"W	108.05
C30	139.60	126.00	63°28'46"	77.94	S28°29'05"E	132.57
C31	19.79	496.00	2°17'11"	9.90	S70°05'12"E	19.79
C32	30.26	496.00	3°29'44"	15.14	S78°59'34"E	30.26
C33	149.89	470.00	18°18'20"	75.59	S80°50'36"E	149.25
C34	73.34	125.00	33°37'01"	37.76	N16°52'56"E	72.29
C35	33.71	125.00	15°27'07"	16.86	S25°57'53"W	33.61
C36	91.98	470.00	11°12'48"	46.14	S12°37'55"W	91.84
C37	24.32	200.00	6°58'05"	12.18	S03°32'28"W	24.31
C38	65.52	125.00	30°01'55"	33.53	S75°14'25"E	64.77
C39	120.31	100.00	68°55'56"	68.64	S25°45'28"E	113.18
C40	103.43	470.00	12°36'31"	51.92	S15°00'46"W	103.22
C41	96.77	470.00	11°47'50"	48.58	S74°50'31"E	96.60
C42	78.18	470.00	9°31'48"	39.18	S13°28'25"W	78.09
C43	71.99	180.00	22°54'58"	36.48	N20°10'01"E	71.52
C44	25.95	99.00	15°00'57"	13.08	S67°43'56"E	25.87
C45	25.95	99.00	15°00'57"	13.05	S62°44'54"E	25.87



VICINITY MAP  
Not to Scale

COORDINATES OF CONTROL

SYMBOL	NORTHING	EASTING
A	N 8526.6595	E 10648.9457
B	N 8287.8207	E 10513.0856
C	N 8224.808	E 10640.2783
D	N 7936.3502	E 10639.8883
E	N 7936.0486	E 10441.5994
F	N 7824.6724	E 10456.5677
G	N 7735.2086	E 10771.8025
H	N 8518.8131	E 10771.561