



2005-6315

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NUM PAGES 3  
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TOTAL \_\_\_\_\_  
REC'D Baker & Assoc.  
RET \_\_\_\_\_

Inst 2005 - 6315

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 8-26-05 Time 11:00 AM

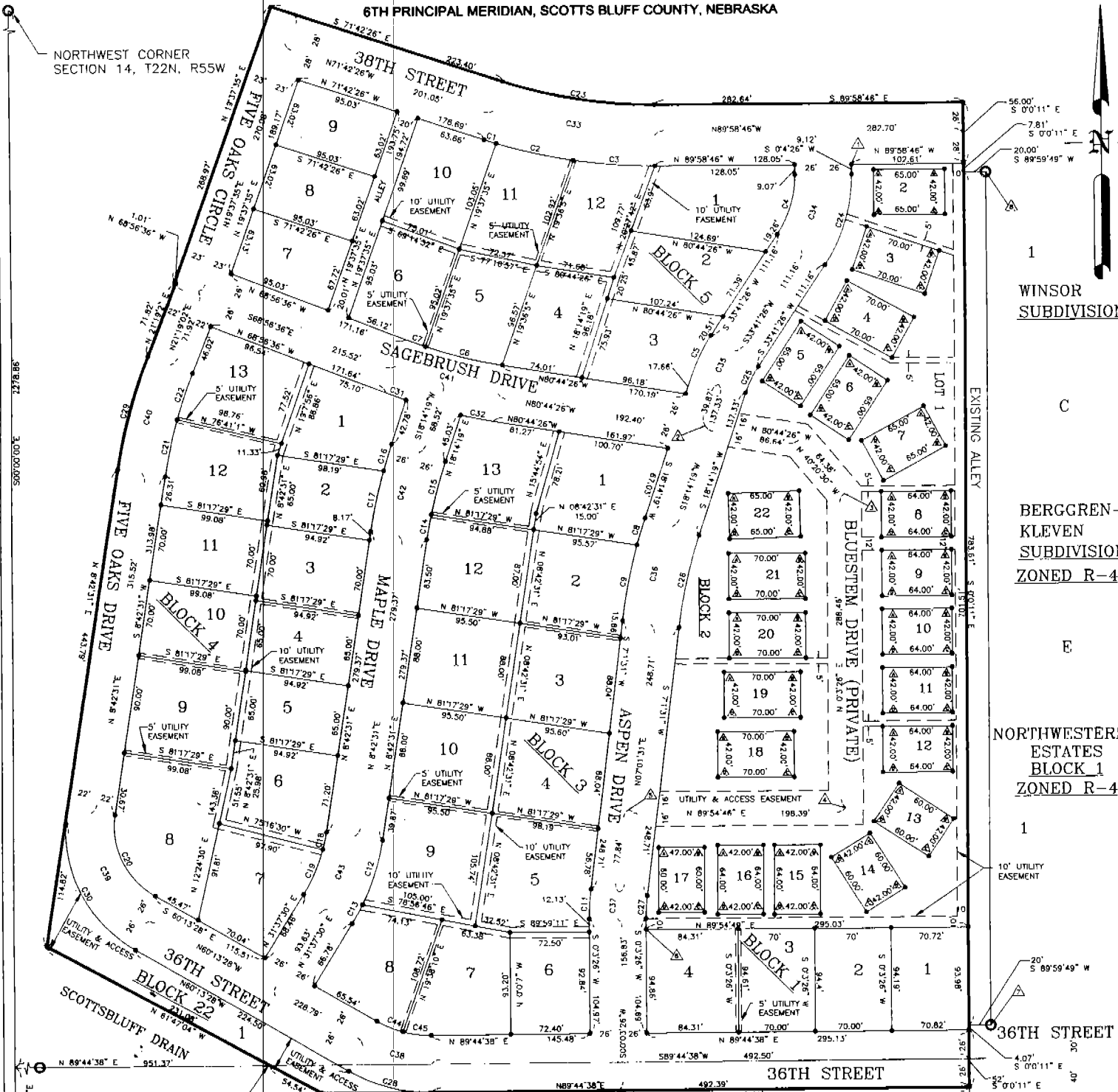
*Jean A. Bauer*

REGISTER OF DEEDS

### AMENDED FIVE OAKS SUBDIVISION

A Plat of Lots 3,4, 18-21, Block 2, Lots 1-13, Block 3, Lots 1-13, Block 4  
A Replat of Lots 3,4, 18-21, Block 2, Lots 1-15, Block 3, Lots 1-14, Block 4,  
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



SCALE: 1" = 100'



- 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

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 10<sup>TH</sup> day of August, 2005.  
Scott M. Bosse  
Nebraska Registered Land Surveyor Number 603



Owners:  
C & T Holdings, L.L.C.  
Gritzfeld Trust

Prepared by:



1  
WINSOR  
SUBDIVISION

BERGGREN-  
KLEVEN  
SUBDIVISION  
ZONED R-4

NORTHWESTERN  
ESTATES  
BLOCK 1  
ZONED R-4

COORDINATE TABLE - LOT CORNERS (BLOCK 2)

LOT NUMBER	CORNER	NORTHING	EASTING
2	△	N 8521.6694	E 10668.9482
	△	N 8521.7016	E 10733.9482
	△	N 8479.7016	E 10733.969
	△	N 8479.6694	E 10668.969
3	△	N 8469.2968	E 10662.2295
	△	N 8446.5450	E 10726.4286
	△	N 8406.8354	E 10714.7775
	△	N 8429.5771	E 10648.5784
4	△	N 8419.5428	E 10643.5647
	△	N 8388.4843	E 10704.7264
	△	N 8348.7909	E 10684.2854
	△	N 8382.8493	E 10623.1296
5	△	N 8382.6282	E 10601.155
	△	N 8358.5194	E 10636.2261
	△	N 8305.2427	E 10600.4674
	△	N 8328.3516	E 10665.3913
	△	N 8351.337	E 10645.1937
	△	N 8328.2339	E 10680.2885
6	△	N 8273.9514	E 10644.4137
	△	N 8297.0545	E 10609.4388

COORDINATE TABLE - LOT CORNERS (BLOCK 2)

LOT NUMBER	CORNER	NORTHING	EASTING
7	△	N 8204.6068	E 10713.0446
	△	N 8267.7653	E 10733.2128
	△	N 8235.5547	E 10676.1961
	△	N 8273.3963	E 10656.0293
8	△	N 8226.5535	E 10674.0743
	△	N 8226.7992	E 10738.0738
	△	N 8184.7995	E 10738.2357
	△	N 8184.5528	E 10674.2392
9	△	N 8172.5527	E 10674.2242
	△	N 8172.7994	E 10738.2237
	△	N 8130.7997	E 10738.2856
	△	N 8130.553	E 10674.386
	△	N 8118.5521	E 10674.1702
	△	N 8118.7988	E 10738.1698
	△	N 8076.7991	E 10738.3316
	△	N 8064.5515	E 10674.1163
11	△	N 8064.7982	E 10738.1158
	△	N 8022.7986	E 10738.2777
	△	N 8022.5518	E 10674.2782

COORDINATE TABLE - LOT CORNERS (BLOCK 2)

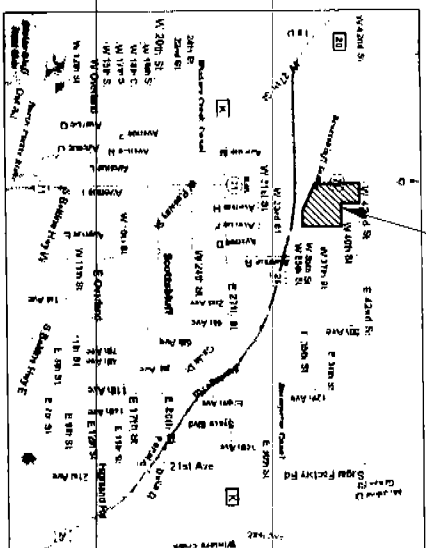
LOT NUMBER	CORNER	NORTHING	EASTING
12	△	N 8010.5551	E 10674.0624
	△	N 8010.8018	E 10738.0619
	△	N 7968.8021	E 10738.2238
	△	N 7968.5554	E 10674.2243
13	△	N 7968.6115	E 10688.7824
	△	N 7925.5544	E 10738.8547
	△	N 7890.5038	E 10715.7147
	△	N 7923.5639	E 10665.6425
	△	N 7912.7756	E 10661.8736
14	△	N 7862.0867	E 10693.977
	△	N 7839.6143	E 10658.4947
	△	N 7890.3033	E 10626.3913
	△	N 7901.9704	E 10574.4036
15	△	N 7901.9251	E 10616.4038
	△	N 7837.9252	E 10616.3348
	△	N 7837.3705	E 10574.3348
	△	N 7902.0266	E 10522.4039
	△	N 7901.9812	E 10564.4036
16	△	N 7837.9813	E 10564.3346
	△	N 7838.0286	E 10522.3346

COORDINATE TABLE - LOT CORNERS (BLOCK 2)

LOT NUMBER	CORNER	NORTHING	EASTING
17	△	N 7900.0827	E 10466.4017
	△	N 7909.0373	E 10510.4017
	△	N 7840.0374	E 10510.337
	△	N 7840.0827	E 10466.337
18	△	N 8006.7285	E 10522.9109
	△	N 8006.6556	E 10582.9109
	△	N 7964.6556	E 10592.8669
	△	N 7964.7255	E 10522.8669
19	△	N 8061.2421	E 10529.0661
	△	N 8061.1722	E 10599.0661
	△	N 8019.1723	E 10599.0242
	△	N 8019.2422	E 10529.0242
20	△	N 8115.7598	E 10534.1572
	△	N 8115.6899	E 10604.1571
	△	N 8073.6899	E 10604.1152
	△	N 8073.7596	E 10534.1152
21	△	N 8170.2825	E 10534.2411
	△	N 8170.2126	E 10604.2410
	△	N 8128.2126	E 10604.1991
	△	N 8128.2825	E 10534.1991
22	△	N 8225.5599	E 10533.9625
	△	N 8227.7019	E 10688.9272
	△	N 8186.7247	E 10600.3112
	△	N 8183.5827	E 10533.3465

CURVE TABLE

CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11.36	498.00	118.26°	S72.1397E	11.36
C2	72.58	498.00	82.100°	S77.122E	72.57
C3	74.88	498.00	83.654°	S85.4019E	74.81
C4	58.09	99.00	33.3701°	N16.5256E	57.26
C5	40.72	151.00	15.2707°	S25.5753W	40.60
C6	72.52	444.00	92.132°	S78.0340E	72.44
C7	18.90	444.00	226.18°	S70.0945E	18.88
C8	25.80	496.00	256.49°	S16.4456W	25.80
C9	71.27	496.00	81.400°	S11.0831W	71.21
C10	27.481	226.00	6.5806°	S03.3228W	27.47
C11	62.52	206.00	17.2324°	N17.2413E	62.28
C12	19.87	206.00	5.3135°	N28.5143E	19.86
C13	23.51	444.00	3.0204°	S107.1333W	23.51
C14	50.24	444.00	8.2945°	S14.5927W	50.31
C15	50.24	444.00	2.3702°	S16.4547W	25.54
C16	23.59	496.00	2.3702°	S11.9853W	25.92
C17	56.95	496.00	6.3445°	N11.4656E	16.51
C18	16.52	154.00	6.0848°	N0.3742E	44.91
C19	45.07	154.00	16.4810°	S25.4528E	50.80
C20	89.03	74.00	68.5598°	S12.2904W	22.39
C21	53.83	448.00	6.5306°	S4.3724°	54.73
C22	44.25	448.00	18.1620°	S80.5036E	140.36
C23	140.96	442.00	18.1620°	N16.6525E	87.33
C24	88.80	151.00	33.3701°	S25.5753W	26.62
C25	26.20	98.00	15.2707°	S12.3728W	43.09
C26	86.90	442.00	11.2748°	S03.3728W	21.15
C27	21.16	174.00	6.5806°	S03.3728W	78.24
C28	79.15	151.00	30.0155°	S25.1425E	108.05
C29	108.27	492.00	12.3631°	S15.0046W	132.57
C30	139.60	126.00	63.2846°	S28.2905E	77.94
C31	18.78	496.00	2.1711°	S70.0512E	19.79
C32	30.26	496.00	3.2944°	S78.5934E	30.26
C33	49.89	470.00	18.1620°	S80.5036E	149.25
C34	73.34	125.00	33.3701°	N16.9256E	72.29
C35	33.71	125.00	15.2707°	S25.5753W	33.61
C36	91.98	470.00	11.2748°	S03.3728W	24.31
C37	24.32	200.00	6.5805°	S03.3728W	64.77
C38	65.52	125.00	33.53	S78.1425E	113.18
C39	120.31	100.00	68.5598°	S25.4528E	103.22
C40	103.43	470.00	12.3631°	S15.0046W	96.60
C41	86.77	470.00	11.4750°	S74.5031E	78.09
C42	78.18	470.00	9.3148°	S33.2825W	71.52
C43	71.99	180.00	22.5459°	N20.1001E	25.87
C44	25.95	99.00	13.05	S67.4356E	25.87
C45	25.95	99.00	15.0057°	S87.4454E	25.87



VICINITY MAP  
Not to Scale

COORDINATES OF CONTROL

SYMBOL	NORTHING	EASTING
△	N 8526.6595	E 10648.9457
△	N 8287.9207	E 10573.0856
△	N 8224.808	E 10640.2763
△	N 7936.3502	E 10639.9883
△	N 7936.0486	E 10441.5994
△	N 7824.6724	E 10456.6877
△	N 7735.2066	E 10771.6025
△	N 8518.8131	E 10771.581

**AMENDED FIVE OAKS SUBDIVISION**  
 A Part of Lots 3, 4, 16-21, Block 2, Lots 1-13, Block 3, Lots 1-13, Block 4  
 A Part of Lots 3, 4, 16-21, Block 2, Lots 1-15, Block 3, Lots 1-14, Block 4  
**FIVE OAKS SUBDIVISION,**  
**SCOTTS BLUFF COUNTY, NEBRASKA**  
 SITUED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 36  
 WEST OF THE PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA



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:

REFERRING 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, N88°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°58'48"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:

AMENDED FIVE OAKS SUBDIVISION, A Plat of Lots 3,4, 18-21, Block 2, Lots 1-13, Block 3, Lots 1-13, Block 4, A Replat of Lots 3,4, 18-21, Block 2, Lots 1-15, Block 3, Lots 1-14, Block 4, 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, LLC  
By: *[Signature]* Date: 8-11-05  
Representative

ACKNOWLEDGEMENT:

STATE OF NEBRASKA

COUNTY OF SCOTTS BLUFF

ss.

Before me, a Notary Public, qualified and acting in said County, personally came *[Signature]* 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 11<sup>th</sup> day of August, 2005.

*[Signature]*

My Commission Expires: 5-28-07



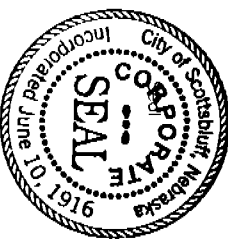
AMENDED FIVE OAKS SUBDIVISION  
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FIVE OAKS SUBDIVISION,  
SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

APPROVAL:

The foregoing AMENDED FIVE OAKS SUBDIVISION, A Plat of Lots 3,4, 18-21, Block 2, Lots 1-13, Block 3, Lots 1-13, Block 4, A Replat of Lots 3,4, 18-21, Block 2, Lots 1-15, Block 3, Lots 1-14, Block 4, FIVE OAKS Subdivision, Scotts Bluff County, Nebraska was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution only passed this 15<sup>th</sup> day of August, 2005.

By: *[Signature]*  
Dove Beekner, Mayor

Attested: *[Signature]*  
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 Dove Beekner, 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 15<sup>th</sup> day of August, 2005.

*[Signature]*  
Notary Public

My Commission Expires: 11/16/07

