



2005-8578

NUM PAGES 2  
 DOC TAX PD CHG RET  
 FEES 14.50 PD CHG RET  
 TOTAL  
 REC'D John Baker Assoc.  
 RET

# FINAL PLAT

## Block 1, Lots 1-8

### CLEMENS-REINHARDT SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY NEBRASKA, LYING NORTH OF HIGHWAY 28 RIGHT-OF-WAY AND SOUTH OF PLATTED BOONE, FIVE OAKS AND NORTHWESTERN ESTATES SUBDIVISIONS AND LYING WEST OF PLATTED GRITZFELD TRACTS

RECORDED  
 SCOTTS BLUFF COUNTY, NE

SHEET 1 OF 2 *13A*

Date 11-23-05 Time 12:00 PM  
 Inst. 2005 - 8578  
*Jean A. Bauer*

REGISTER OF DEEDS

#### 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 21<sup>st</sup> day of November 2005.

Scott M. Bosse  
 Nebraska Registered Land Surveyor Number 603

#### SECTION CORNER TIES

NW CORNER SEC 14-22-55  
 FOUND CAP IN ASPHALT ROAD  
 SE 77.18' TO SPIKE IN POWERPOLE  
 SW 70.28' TO SPIKE IN POWERPOLE  
 NE 69.24' TO SPIKE IN POWERPOLE  
 NW 66.75' TO CENTER OF MANHOLE

W1/4 CORNER SEC 14-22-55  
 FOUND ALUMINUM CAP IN ASPHALT ROAD  
 ESE 58.08' TO SPIKE IN POWERPOLE  
 SE 56.34' TO TOP OF HYDRANT  
 SSE 54.09' TO SW CORNER OF LIFT  
 WSW 80.31' TO R.O.W. MARKER

C1/4 CORNER SEC 14-22-55  
 FOUND 5/8" REBAR IN MANHOLE  
 NNW 35.31' TO SPIKE IN POWERPOLE  
 NE 71.21' TO TOP OF HYDRANT  
 ENE 76.42' TO 1" PIPE BLOCK CORNER  
 ESE 65.43' TO GATE STEM



#### TYPICAL MONUMENTS (ESTABLISHED THIS SURVEY)

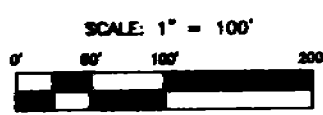
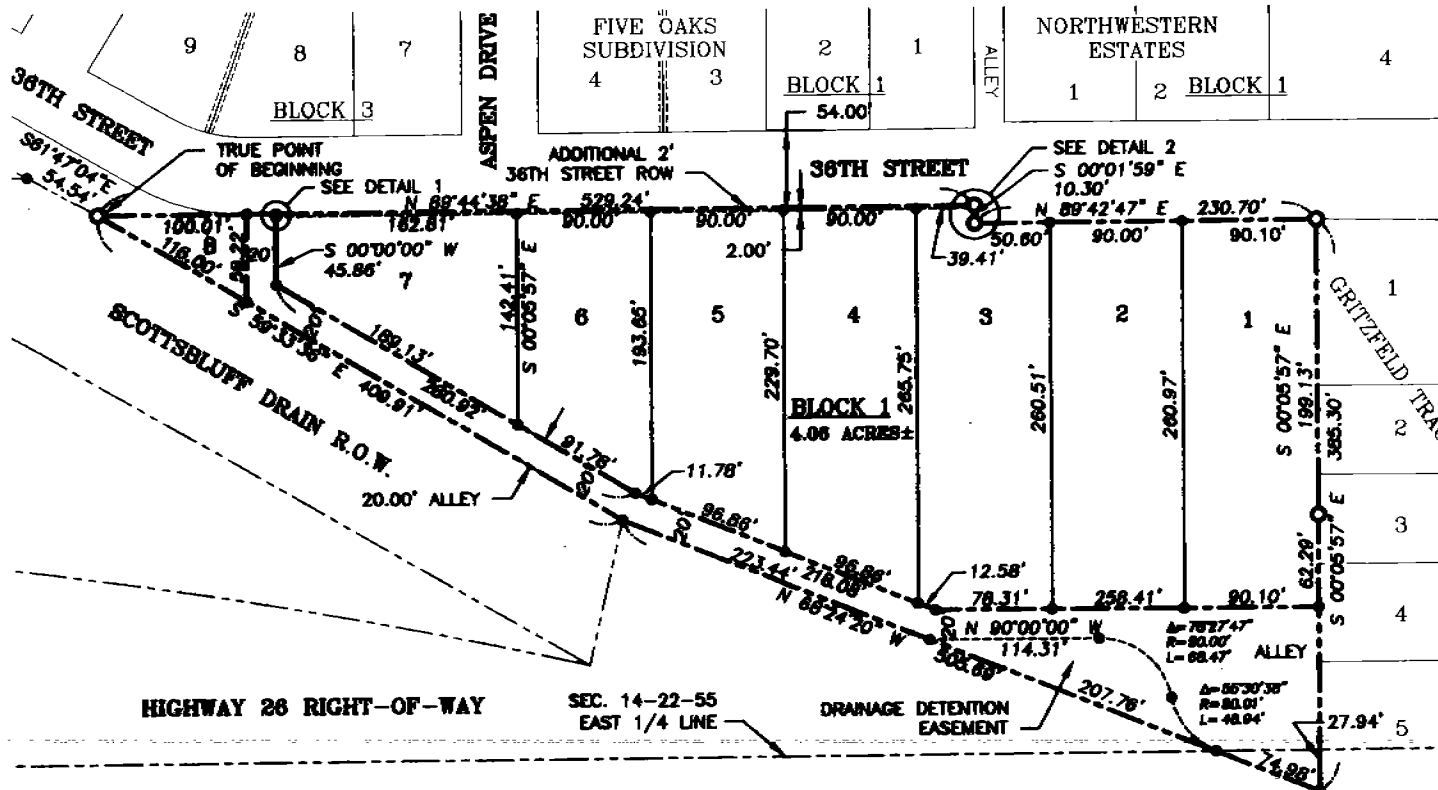
BAKER & ASSOC.  
 BOSSE LS-603

1 1/2" YELLOW PLASTIC CAP  
 ON 3/4"x36" REBAR

PREPARED BY:

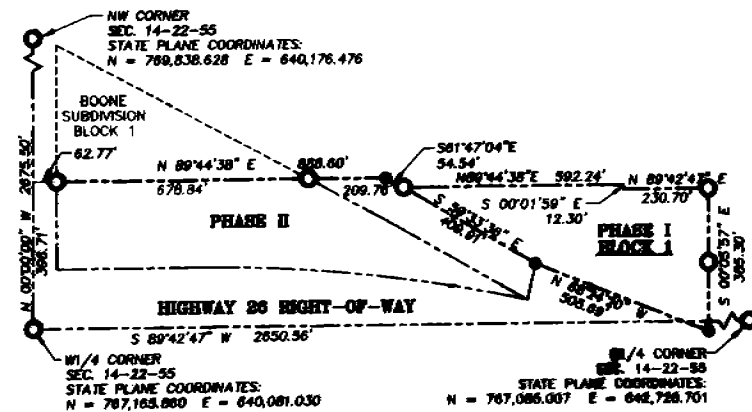
**Baker Associates Inc.**

JOB NO.: 6076-002-05

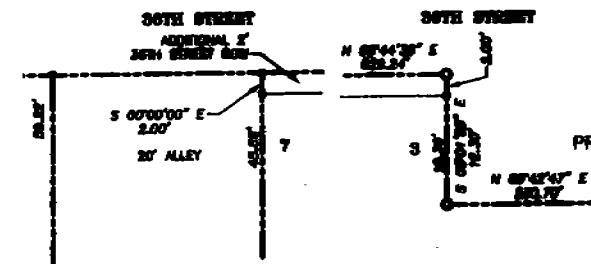


#### LEGEND

- FOUND MONUMENT AS SHOWN
- SET 3/4" MONUMENT



OVERVIEW MAP  
 NO SCALE



DETAIL 1  
 NO SCALE

DETAIL 2  
 NO SCALE

BAKERS  
 COMPUTER  
 PICTURES  
 SERVICES

PROPERTY DESCRIPTION:

A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA, LYING NORTH OF HIGHWAY 26 RIGHT-OF-WAY AND SOUTH OF PLATTED BOONE, FIVE OAKS AND NORTHWESTERN ESTATES SUBDIVISIONS AND LYING WEST OF PLATTED GRITZFELD TRACTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE, ON THE WEST LINE OF SAID SECTION, N00°00'00"W FOR A DISTANCE OF 398.71 FEET; THENCE, AT RIGHT ANGLES, N80°00'00"E FOR A DISTANCE OF 62.77 FEET TO THE SOUTHWEST CORNER OF PLATTED BOONE SUBDIVISION; THENCE, ON THE SOUTH LINE AND TRUE EXTENSION THEREOF OF BOONE SUBDIVISION: N89°44'38"E FOR A DISTANCE 898.80 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF PLATTED FIVE OAKS SUBDIVISION; THENCE, ON SAID SOUTHERLY BOUNDARY: S61°47'04"E FOR A DISTANCE OF 54.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE, N89°44'38"E FOR A DISTANCE OF 592.24 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY FOR 36TH STREET; THENCE, ALONG SAID RIGHT-OF-WAY, S00°01'59"E FOR A DISTANCE OF 12.30, N89°42'47"E FOR A DISTANCE OF 230.70 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PLATTED GRITZFELD TRACTS; THENCE, ON THE WEST LINE OF SAID GRITZFELD TRACTS, S00°05'57"E FOR A DISTANCE OF 365.30 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE FOR HIGHWAY 26; THENCE, ON SAID NORTHERLY RIGHT-OF-WAY, N68°24'29"W FOR A DISTANCE OF 505.69 FEET; THENCE, N59°33'36"W FOR A DISTANCE OF 409.91 FEET TO THE TRUE POINT OF BEGINNING CONTAINING AN AREA OF 4.06 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 BLOCK 1, LOTS 1-8, CLEMENS-REINHARDT SUBDIVISION, CITY OF SCOTT'SBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA

The foregoing Plat is made with my free consent and in accordance with the desires of the undersigned Owners, Clemens-Reinhardt, LLC.

By: [Signature] Date: 11-21-05  
Representative

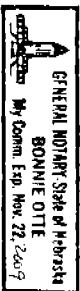
ACKNOWLEDGEMENT:

STATE OF NEBRASKA }  
COUNTY OF SCOTT'S BLUFF } SS.

Before me, a Notary Public, qualified and acting in said County, personally came [Signature] a representative of Clemens-Reinhardt, LLC, known to me to be the identified 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 21st day of November, 2005.

My Commission Expires: 11-23-2009



FINAL PLAT

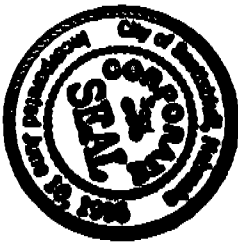
Block 1, Lots 1-8  
CLEMENS-REINHARDT SUBDIVISION, CITY OF SCOTT'SBLUFF,  
SCOTT'S BLUFF COUNTY, NEBRASKA

A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA, LYING NORTH OF HIGHWAY 26 RIGHT-OF-WAY AND SOUTH OF PLATTED BOONE, FIVE OAKS AND NORTHWESTERN ESTATES SUBDIVISIONS AND LYING WEST OF PLATTED GRITZFELD TRACTS

APPROVAL:

The foregoing FINAL PLAT OF BLOCK 1, LOTS 1-8, CLEMENS-REINHARDT SUBDIVISION, CITY OF SCOTT'SBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 17th day of October, 2005.

By: [Signature]  
Dana Brockner, Mayor



ACKNOWLEDGEMENT

STATE OF NEBRASKA }  
SCOTT'S BLUFF COUNTY } SS.

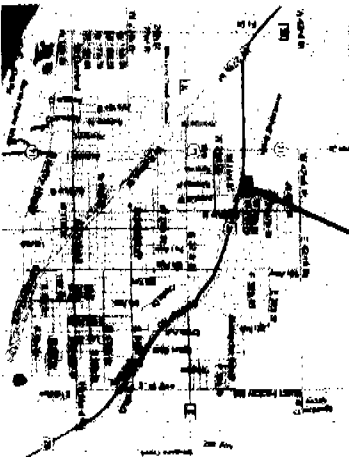
Before me, a Notary Public, qualified and acting in said County, personally came Dana Brockner, Mayor of the City of Scottsbluff, Nebraska, known to me to be the identified person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 17th day of October, 2005.  
[Signature]  
Notary Public

My Commission Expires: 5-28-07



PROJECT LOCATOR



VICINITY MAP  
NO SCALE

PREPARED BY:

[Signature]  
Baker Associates