

NUM PAGES 3 PD CHG RET
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TOTAL 44.00 PD CHG RET
REC'D Baker & Assoc.
RET

NUM INDEX A C
COMPUTER C
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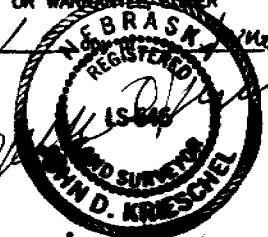
Inst. 2010 3180
Date 6-15-10 Time 11:51am
Jan a. Bauer

REGISTER OF DEEDS

SURVEYOR'S STATEMENT

I, JOHN D. KRISCHEL, A LICENSED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY STATE THAT THIS FINAL PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND BASED UPON MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
WITNESS MY HAND AND SEAL this 15th day of June, 2010.

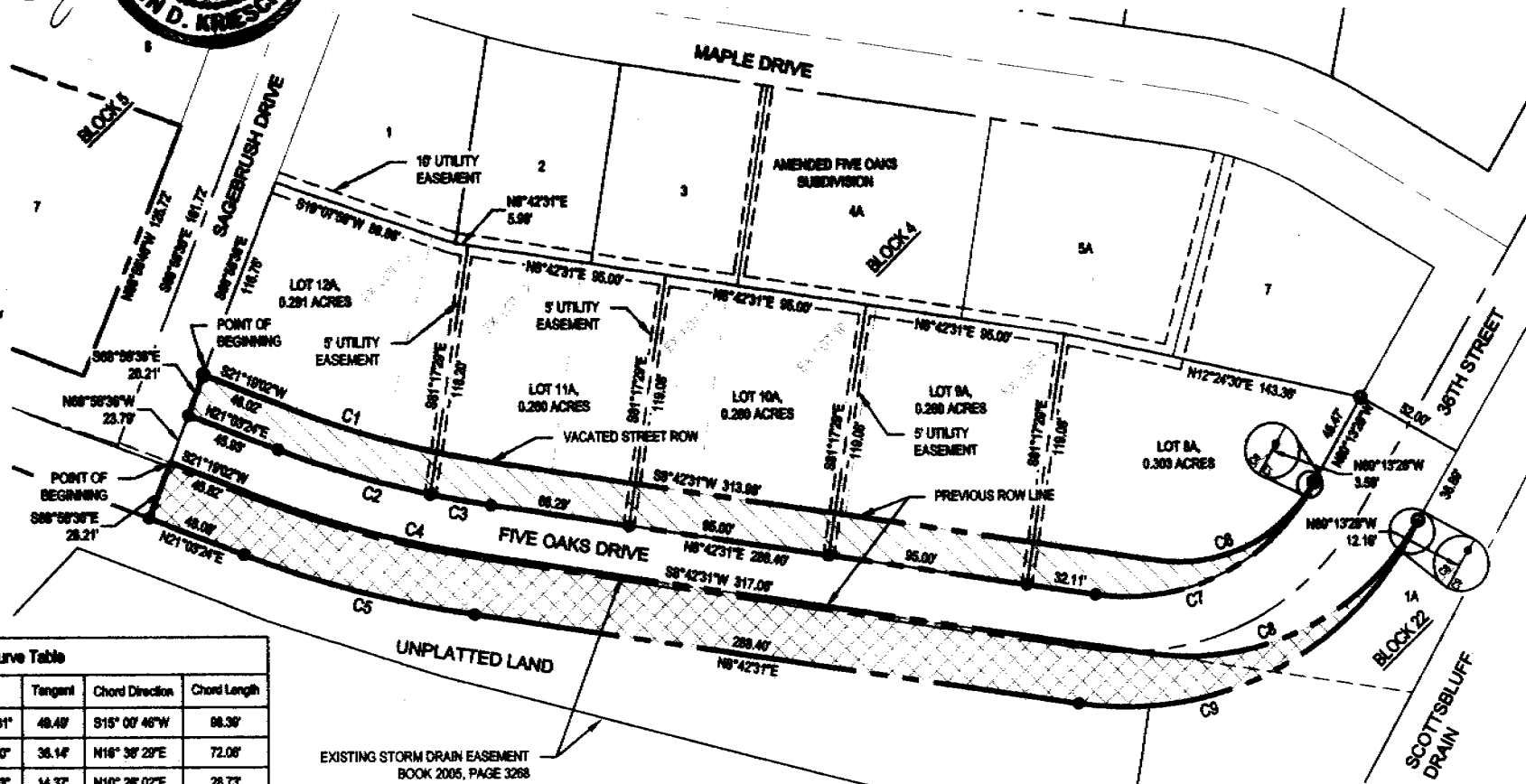
JOHN D. KRISCHEL
NEBRASKA PLS #648
FOR AND BEHALF OF
BAKER & ASSOCIATES, INC.



FINAL PLAT
OF
Lots 8A-12A, Block 4, Lot 1A, Block 22, a Re-plat of Lots 8-13, Block 4,
Lot 1, Block 22, and Part of Vacated Five Oaks Drive,
AMENDED FIVE OAKS SUBDIVISION, CITY OF SCOTT'S BLUFF,
SCOTT'S BLUFF COUNTY, NEBRASKA, AND UNPLATTED LANDS
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA

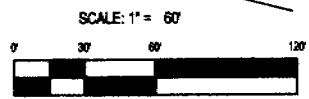
LEGEND:

- FOUND MONUMENT
- SET MONUMENT
- - - EASEMENT LINE
- - - EXISTING LOT LINE (TO BE REMOVED)
- NEW LOT LINE
- BOUNDARY LINE
- ▨ VACATED PORTION OF STREET
- ▩ PROPOSED STREET ROW



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	98.59'	448.00'	12°36'31"	48.49'	S15°00'46"W	98.39'
C2	72.13'	468.00'	8°49'50"	36.14'	N16°38'29"E	72.08'
C3	28.73'	468.00'	3°31'03"	14.37'	N10°26'02"E	28.73'
C4	108.27'	492.00'	12°36'31"	54.35'	S15°00'46"W	108.05'
C5	112.07'	520.00'	12°20'53"	56.25'	N14°52'57"E	111.85'
C6	89.03'	74.00'	88°55'58"	90.80'	S25°45'28"E	83.78'
C7	120.31'	100.00'	88°55'58"	88.94'	N25°45'28"W	113.18'
C8	151.59'	128.00'	88°55'58"	86.46'	S25°45'28"E	142.61'
C9	182.87'	152.00'	88°55'58"	104.34'	N25°45'28"W	172.04'

EXISTING STORM DRAIN EASEMENT
BOOK 2005, PAGE 3268



Owners:
C & T HOLDINGS, L.L.C.



2010-3180

13K

FINAL PLAT

SHEET 2 OF 3

Lots BA-12A, Block 4, Lot 1A, Block 22, a Re-plot of Lots 8-13, Block 4,
 Lot 1, Block 22, and Part of Vacated Five Oaks Drive,
 AMENDED FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF,
 SCOTTS BLUFF COUNTY, NEBRASKA, AND UNPLATTED LANDS
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 56 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

LAND DESCRIPTION - STREET VACATION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 13, BLOCK 4, AMENDED FIVE OAKS SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 2009-6315 OF THE RECORDS OF THE REGISTER OF DEEDS OF SCOTTS BLUFF COUNTY, THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID LOT 13, S21°19'02"W, 48.02 FEET TO A POINT OF CURVE LEFT; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 13 ALONG SAID CURVE WITH A CENTRAL ANGLE OF 127°36'31", A RADIUS OF 448.00 FEET, ARC LENGTH OF 98.59 FEET, LONG CHORD BEARS S15°00'46"W, 88.39 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 13, S87°42'31"W, 313.98 FEET TO A POINT OF CURVE LEFT; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 13 ALONG SAID CURVE WITH A CENTRAL ANGLE OF 88°55'59", A RADIUS OF 74.00 FEET, ARC LENGTH OF 88.03 FEET, LONG CHORD BEARS S25°45'28"E, 83.78 FEET; THENCE, N60°15'28"W, 3.58 FEET TO A POINT OF CURVE RIGHT; THENCE ALONG SAID CURVE WITH A CENTRAL ANGLE OF 68°55'59", A RADIUS OF 100.00 FEET, ARC LENGTH OF 120.31 FEET, LONG CHORD BEARS N25°45'28"W, 113.18 FEET; THENCE, N87°42'31"E, 288.40 FEET TO A POINT OF CURVE RIGHT; THENCE ALONG SAID CURVE WITH A CENTRAL ANGLE OF 73°10'07", A RADIUS OF 468.00 FEET, ARC LENGTH OF 28.73 FEET, LONG CHORD BEARS N10°28'02"E, 28.73 FEET; THENCE CONTINUING ALONG SAID CURVE WITH A CENTRAL ANGLE OF 87°49'50", A RADIUS OF 468.00 FEET, ARC LENGTH OF 72.13 FEET, LONG CHORD BEARS N16°38'29"E, 72.08 FEET; THENCE, N21°03'24"E, 45.83 FEET; THENCE, S88°58'36"E, 20.21 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 9,786.45 SQUARE FEET OR 0.224 ACRES, MORE OR LESS.

LAND DESCRIPTION - PROPOSED FIVE OAKS DRIVE RIGHT OF WAY

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 13, BLOCK 4, AMENDED FIVE OAKS SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 2009-6315 OF THE RECORDS OF THE REGISTER OF DEEDS OF SCOTTS BLUFF COUNTY; THENCE, N68°56'36"W, 20.21 FEET; THENCE, N68°56'36"W, 23.79 FEET TO A POINT ON THE WEST LINE OF FIVE OAKS DRIVE AS SHOWN ON SAID SUBDIVISION PLAT, THE TRUE POINT OF BEGINNING;

THENCE, S21°19'02"W, 45.82 FEET TO A POINT OF CURVE LEFT; THENCE CONTINUING ALONG SAID WEST LINE ALONG SAID CURVE WITH A CENTRAL ANGLE OF 127°36'31", A RADIUS OF 492 FEET, ARC LENGTH OF 108.27 FEET, LONG CHORD BEARS S15°00'46"W, 108.05 FEET; THENCE CONTINUING ALONG SAID WEST LINE, S87°42'31"W, 317.08 FEET TO A POINT OF CURVE LEFT; THENCE CONTINUING ALONG SAID WEST LINE ALONG SAID CURVE WITH A CENTRAL ANGLE OF 88°55'59", A RADIUS OF 128 FEET, ARC LENGTH OF 151.59 FEET, LONG CHORD BEARS S25°45'28"E, 142.61 FEET; THENCE, N60°15'28"W, 12.16 FEET TO A POINT OF CURVE RIGHT; THENCE ALONG SAID CURVE WITH A CENTRAL ANGLE OF 68°55'59", A RADIUS OF 152.00 FEET, ARC LENGTH OF 182.87 FEET, LONG CHORD BEARS N25°45'28"W, 172.04 FEET; THENCE, N87°42'31"E, 288.40 FEET TO A POINT OF CURVE RIGHT; THENCE ALONG SAID CURVE WITH A CENTRAL ANGLE OF 127°03'57", A RADIUS OF 520.00 FEET, ARC LENGTH OF 112.07 FEET, LONG CHORD BEARS N14°52'57"E, 111.86 FEET; THENCE, N21°03'24"E, 48.08 FEET; THENCE, S88°56'36"E, 20.21 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 14,932.48 SQUARE FEET OR 0.343 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 BA-12A, Block 4, Lot 1A, Block 22, a Re-plot of Lots 8-13, Block 4, Lot 1, Block 22, and Part of Vacated Five Oaks Drive, AMENDED FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND UNPLATTED LANDS SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

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

[Signature]
 REPRESENTATIVE OF C & T HOLDINGS, LLC.

Date: 5/28/10

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
 COUNTY OF SCOTTS BLUFF } ss.

Before me, a Notary Public, qualified and acting in said County, personally came _____, a representative of C & T Holdings, LLC, 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 _____ day of _____, 2010.

My Commission Expires: _____

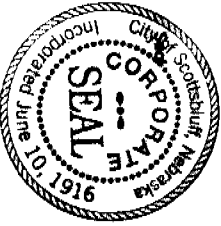


FINAL PLAT
OF
Lots 8A-12A, Block 4, Lot 1A, Block 22, a Re-plat of Lots 8-13, Block 4,
Lot 1, Block 22, and Part of Vacated Five Oaks Drive,
AMENDED FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA, AND UNPLATTED LANDS
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

APPROVAL:

FINAL PLAT OF Lots 8A-12A, Block 4, Lot 1A, Block 22, a Re-plat of Lots 8-13, Block 4, Lot 1, Block 22, and Part of Vacated Five Oaks Drive, AMENDED FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND UNPLATTED LANDS SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution 2010. day of June, 2010.

By: [Signature]
Randy Muehler, Mayor
Attested: [Signature]
City Clerk



ACKNOWLEDGMENT
STATE OF NEBRASKA }
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary public, qualified and acting in said County, personally came Randy Muehler, 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 21st day of June, 2010.

[Signature]
My Commission Expires: 12-22-2013

