

RECORDED
SCOTT'S BLUFF COUNTY, NE

Date 3-24-14 Time 12:55pm
INST. 2014 1357
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2 PD CHG RET
DOC TAX 16.00 PD CHG RET
FEES 16.00 PD CHG RET
TOTAL 16.00 PD CHG RET
REC'D *Baker & Associates*
RET *DEE-CE USE ONLY*

CHECKED: CUG

PROJ NO.: 088-017-18 DRAWN BY: JDS

PROPERTY DESCRIPTION OF BLOCK 2, AMENDED FIVE OAKS SUBDIVISION
LOTS 1A & 2A, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION, A REPLAT OF PART OF LOT 1 AND LOT 2, BLOCK 2, FIVE OAKS SUBDIVISION, AND LOTS 3-4, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION, CONTAINING 28,711 SQ. FT. (0.675 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTT'S BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST SIXTEENTH CORNER COMMON TO SECTION 14 AND SECTION 11, TOWNSHIP 22 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 5/8" DIAMETER REBAR WITH A 3-1/4" ALUMINUM CAP, 0.2 FEET BELOW THE SURFACE OF 42ND STREET, STAMPED IN PART "BAKER LS 731, 2013", WHENCE THE NORTH QUARTER OF SAID SECTION 14, BEING A FOUND 1-3/4" DIAMETER YELLOW DISK, FLUSH IN THE SURFACE OF 42ND STREET, NO STAMPING FOUND, BEARS SOUTH 88°11'33" EAST, A DISTANCE OF 1327.05 FEET; THENCE ALONG SAID NORTH LINE OF SECTION 14, SOUTH 88°11'33" EAST, A DISTANCE OF 287.23 FEET; THENCE SOUTH 92°0'33" WEST, A DISTANCE OF 148.85 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF AN ALLEY SOUTH OF 30TH STREET, BEING A FOUND 5/8" DIAMETER REBAR WITH NO CAP AND THE POINT OF BEGINNING;

THENCE ALONG THE EXISTING WESTERLY RIGHT OF WAY, SOUTH 82°04'30" WEST, A DISTANCE OF 170.02 FEET; THENCE NORTH 87°59'14" WEST, A DISTANCE OF 67.38 FEET;
THENCE NORTH 56°48'23" WEST, A DISTANCE OF 96.08 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF ASPEN DRIVE;
THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY NORTH 38°46'12" EAST, A DISTANCE OF 45.02 FEET TO A POINT OF CURVATURE;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 161.00 FEET, A CENTRAL ANGLE OF 33°37'01", A DISTANCE OF 88.88 FEET, (A CHORD BEARING NORTH 10°57'42" EAST, A DISTANCE OF 87.38 FEET);
THENCE NORTH 82°00'12" EAST, A DISTANCE OF 9.12 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY OF 30TH STREET;
THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY SOUTH 87°54'08" EAST, A DISTANCE OF 102.82 FEET; THENCE SOUTH 82°04'30" WEST, A DISTANCE OF 7.81 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 28,711 SQ. FT. (0.675 ACRES), MORE OR LESS.

OWNER'S STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE FOREGOING "PROPERTY DESCRIPTION" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS:

LOTS 1A & 2A, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION, A REPLAT OF PART OF LOT 1 AND LOT 2, BLOCK 2, FIVE OAKS SUBDIVISION, AND LOTS 3-4, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION.

THE FOREGOING PLAT IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATE: 3-26-14
AUTHORIZED REPRESENTATIVE OF
C & T HOLDINGS, L.L.C.

ACKNOWLEDGEMENT:

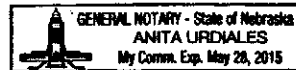
STATE OF NEBRASKA)
COUNTY OF SCOTT'S BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME Wm C Trumbull, AN AUTHORIZED REPRESENTATIVE OF C & T HOLDINGS, L.L.C., KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING "OWNER'S STATEMENT" AND "DEDICATION STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF March, 2014.

Anita Urdiales
NOTARY PUBLIC

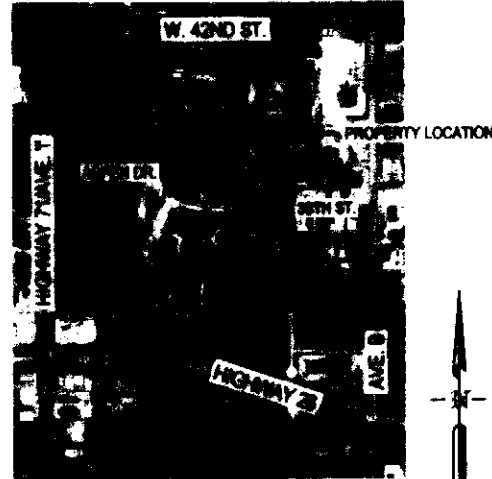
MY COMMISSION EXPIRES: 5-28-15



AutoCAD Plot: 088-017-18.dwg

FINAL PLAT

OF
LOTS 1A & 2A, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION, A REPLAT OF PART OF LOT 1 AND LOT 2, BLOCK 2, FIVE OAKS SUBDIVISION, AND LOTS 3-4, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION, SITUATED IN NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 56 WEST, OF THE 6TH PRINCIPAL MERIDIAN, TO THE CITY OF SCOTT'SBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA



VICINITY MAP
N.T.S.

APPROVAL:

FINAL PLAT OF LOTS 1A & 2A, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION, A REPLAT OF PART OF LOT 1 AND LOT 2, BLOCK 2, FIVE OAKS SUBDIVISION, AND LOTS 3-4, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION, TO THE CITY OF SCOTT'SBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTT'SBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS 26th DAY OF March, 2014.

BY: Randy Meininger
RANDY MEININGER, MAYOR
SEAL

ATTESTED: Christine Burbach
CITY CLERK

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTT'S BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RANDY MEININGER, MAYOR FOR THE CITY OF SCOTT'SBLUFF, NEBRASKA, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING "APPROVAL AND ACCEPTANCE" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF March, 2014.

Christine Burbach
NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb. 1, 2016



NOTES:

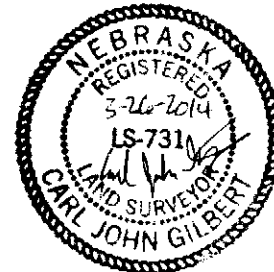
- NO TITLE SEARCH PERFORMED BY BAKER AND ASSOCIATES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. BAKER AND ASSOCIATES BASED OWNERSHIP OFF OF RECORDS FROM THE SCOTT'S BLUFF COUNTY REGISTER OF DEEDS OFFICE AND THE ASSESSOR'S OFFICE.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE WEST SIXTEENTH CORNER COMMON TO SECTION 14, TOWNSHIP 22 NORTH, RANGE 57 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE SOUTH QUARTER OF SAID SECTION 14, BEING A GRID BEARING OF SOUTH 88°11'33" EAST A DISTANCE OF 1327.05 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS HAD 83 (2011) NEBRASKA STATE PLANE ZONE 2808.
- NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN SCOTT'S BLUFF COUNTY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:100,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTT'S BLUFF COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 26th DAY OF March, 2014.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF THE BAKER AND ASSOCIATES, INC.
308-632-5123
120 E. 16TH STREET
SCOTT'SBLUFF, NEBRASKA 68381



PREPARED BY:
Baker & Associates
INC.

ENGINEERS ARCHITECTS SURVEYORS
SCOTT'SBLUFF, NE
2-88-14

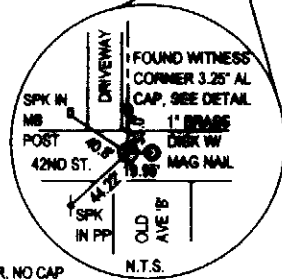
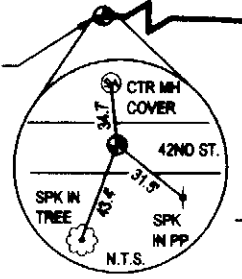
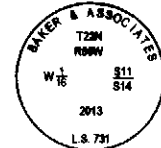
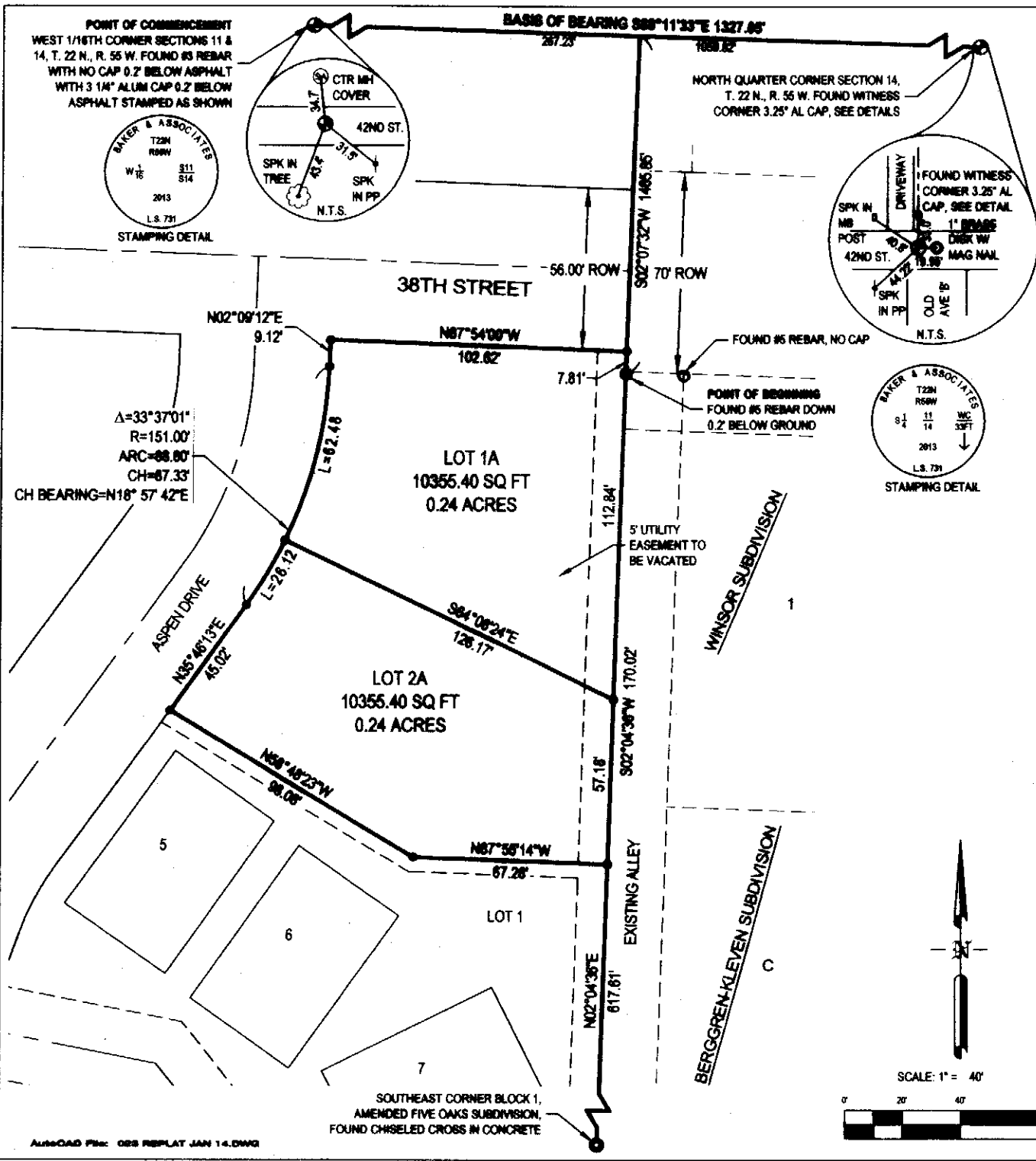


2014-1357

NUM INDEX 2
COMPUTER 2
PICTURED 2
IMAGED 2

INST. 2014 1357

PROJ. NO. 023
DRAWN BY: JDS
CHECKED: CJD



FINAL PLAT

SHEET 2 OF 2

OF
LOTS 1A & 2A, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION, A REPLAT OF PART OF LOT 1 AND LOT 2, BLOCK 2, FIVE OAKS SUBDIVISION, AND LOTS 3-4, BLOCK 2, AMENDED FIVE OAKS SUBDIVISION,
SITUATED IN NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

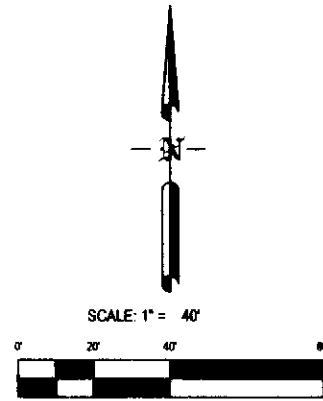
TYPICAL MONUMENT
(ESTABLISHED THIS SURVEY)



1.5/16" ORANGE PLASTIC CAP ON 5/8"x3/8" REBAR "BO" INDICATES A 1.0" BRASS DISK

LEGEND

- PROPERTY CORNER SET THIS SURVEY, SEE DETAIL
- BOUNDARY EVIDENCE (PROPERTY CORNERS)
- ◆ SECTION CORNER
- ⊕ QUARTER AND SIXTEENTH SECTION MONUMENTS
- ▣ RIGHT OF WAY MONUMENT (INDOR CONC. MONUMENT STAMPED ROW)
- (R) RECORD PER PREVIOUSLY FILED SURVEYS
- (M) MEASURED BY BAKER & ASSOCIATES INC.



PREPARED BY:
Baker & Associates Inc.
ENGINEERS ARCHITECTS SURVEYORS
SCOTTSBLUFF, NE
2-28-14