



2014-1876

RECORDED  
SCOTT'S BLUFF COUNTY, NE

Date 4-22-14 Time 2:40PM  
INST. 2014 1876  
*Jean A. Bauer*

REGISTER OF DEEDS

NUM PAGES 2  
DOC TAX PD CHG RET  
FEES 16.00 PD CHG RET  
TOTAL 16.00  
REC'D Baker & Associates - Cash  
RET

NUM INDEX 2  
COMPUTER 2  
PICTURED 2  
IMAGED 2

**LOT 9A, BLOCK 1, MONUMENT SHADOWS ESTATES, A REPLAT LOTS 9 & 10, BLOCK 1, MONUMENT SHADOWS ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA**

**PROPERTY DESCRIPTION**  
LOT 9A, BLOCK 1, MONUMENT SHADOWS ESTATES, A REPLAT OF LOTS 9 AND 10, BLOCK 1, MONUMENT SHADOWS ESTATES, AN ADDITION TO THE CITY OF GERING, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA.

**SURVEY NOTES**

1. THIS SURVEY IS TO BE UTILIZED FOR THE REPLAT OF LOTS 9 & 10, BLOCK 1, MONUMENT SHADOWS ESTATES TO COMBINE LOTS 9 & 10 INTO ONE LOT AS SHOWN HEREON.
2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNOLOGIES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
3. BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE SOUTHWEST CORNER OF LOT 9 & BLOCK 1, OF MONUMENT SHADOWS ESTATES AND THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, OF MONUMENT SHADOWS ESTATES, BEING A GRID BEARING OF NORTH 87° 30' 00" WEST A MEASURED DISTANCE OF 246.32 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHNHRN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2809.
4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

5. 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.  
6. NO TITLE SEARCH WAS MADE BY BAKER AND ASSOCIATES INC. ONLY VESTING DOCUMENTS FROM THE SCOTT'S BLUFF COUNTY RECORDS WERE UTILIZED FOR THIS SURVEY TO DETERMINE OWNERSHIP, EASEMENTS, OF RECORD, ALL TAX INFORMATION, LENS, LEASES, ASSIGNMENTS, AGREEMENTS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY WERE NOT RESEARCHED.

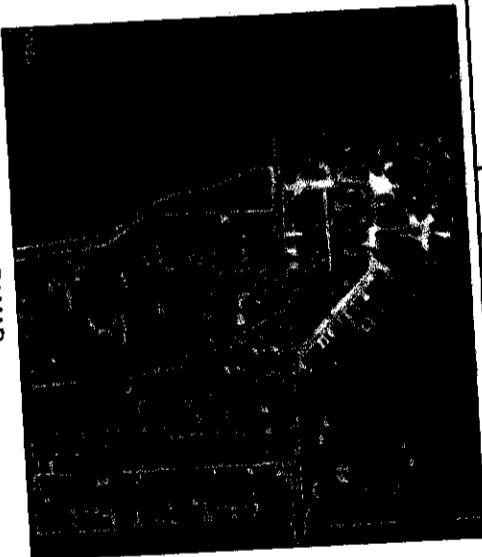
**SURVEYOR'S CERTIFICATE**

I, CARL JOHN GILBERT, A duly registered professional land surveyor in the state of Nebraska, do hereby certify that this plat, title and correctly represents the results of a survey made in April, 2014, by me, Carl Gilbert, under my direct supervision and that the monuments exist as shown hereon. This has been prepared in full and true and correct accordance with the laws of the state of Nebraska dealing with monuments and surveys on surveying of land and all applicable provisions of the Scott's Bluff County Surveying Regulations.  
I ATTEST THE ABOVE ON THIS 17th DAY OF April, 2014.

CARL JOHN GILBERT  
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731  
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.  
PHONE: 308-632-5153



GENERAL NOTARY - State of Nebraska  
DENISE J. BARKER  
My Comm. Exp. April 17, 2016



VICINITY MAP

**OWNERS STATEMENT**  
WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN BOTH LOTS 9 & 10, BLOCK 1, OF MONUMENT SHADOWS ESTATES, HEREBY REPLAT SAID LOTS INTO LOT 9A, AS SHOWN HEREON.

BY: *Wayne Brozek*  
OWNER: WAYNE BROZEK  
STATE OF NEBRASKA )  
COUNTY OF SCOTT'S BLUFF )  
ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2014.

BY: *Denise J. Barker*  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: April 17, 2016  
GENERAL NOTARY - State of Nebraska  
DENISE J. BARKER  
My Comm. Exp. April 17, 2016

BY: *Denise J. Barker*  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: April 17, 2016  
NOTARY PUBLIC

Date	Revisions	By
04-14-14	DRYED SURVEY	CJG

Baker & Associates  
Engineers • Architects • Surveyors

Land Survey & Replat  
Title Sheet  
Sales Project Number: 638-001-14  
Project Location: Scottsbluff, Scott's Bluff County, Nebraska  
Owners: Wayne & Tori Brozek  
Project Code: 08-10-2014  
Scale: 1" = 40'

INDEX OF SHEETS  
PAGE 1 TITLE SHEET  
PAGE 2 EXISTING BOUNDARY & REPLATTED LOTS

**CITY OF GERING APPROVAL**  
THE FOREGOING LOT 9A, A REPLAT OF LOTS 9 & 10, BLOCK 1, MONUMENT SHADOWS ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA WAS APPROVED BY THE CITY ADMINISTRATOR AND CITY ENGINEER OF THE CITY OF GERING, NEBRASKA PURSUANT TO SECTION 19-916, ARTICLE 21, SECTION 21, 307 BY ORDINANCE NO. 1517 TO THE CITY OF GERING, NEBRASKA.

BY: *Carol Martin*  
CITY ENGINEER  
STATE OF NEBRASKA )  
COUNTY OF SCOTT'S BLUFF )  
ACKNOWLEDGED BEFORE ME THIS 15th DAY OF April, 2014.

BY: *Paul Snarr*  
CITY OF GERING ENGINEER  
STATE OF NEBRASKA )  
COUNTY OF SCOTT'S BLUFF )  
ACKNOWLEDGED BEFORE ME THIS 15th DAY OF April, 2014.

BY: *Carol Martin*  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: Sept 22, 2014  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
CAROL MARTIN  
My Comm. Exp. Sept 22, 2014

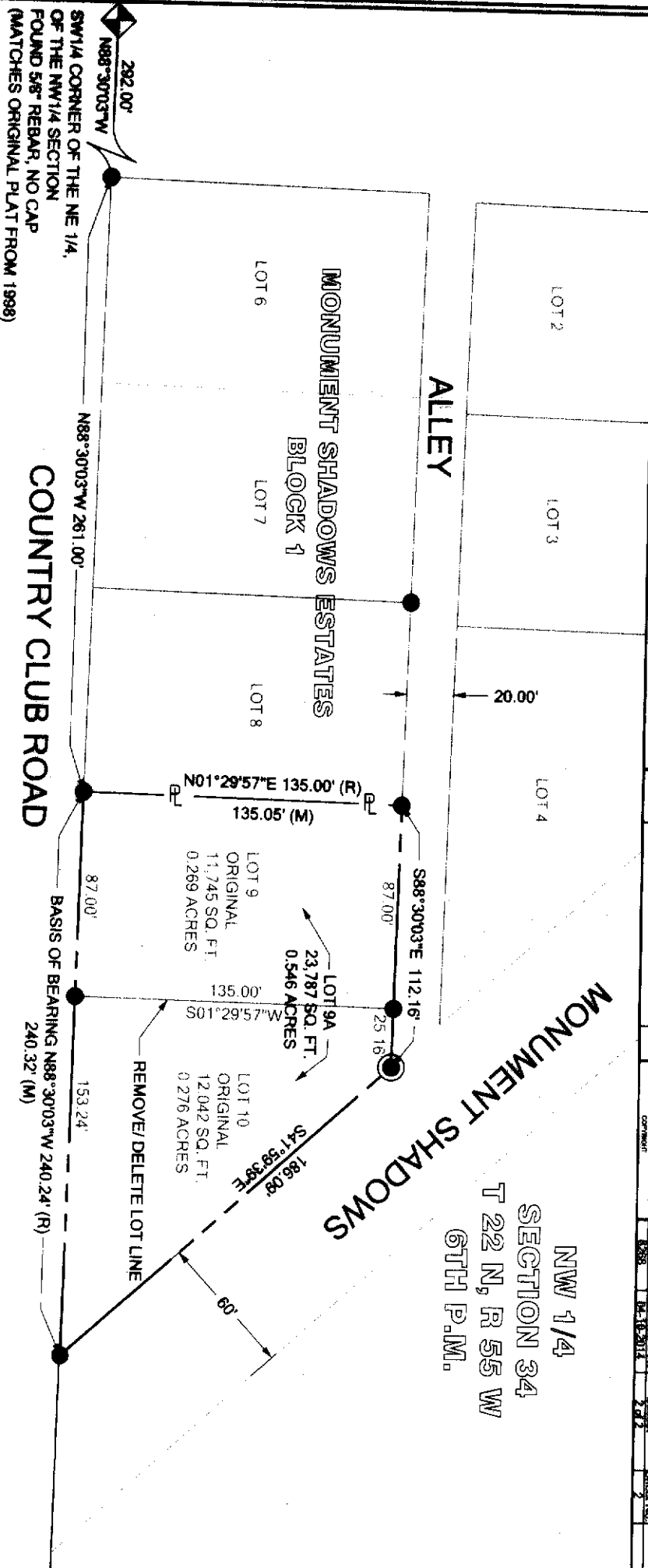
LOT 9A, BLOCK 1, MONUMENT SHADOWS ESTATES, A REPLAT LOTS 9 & 10, BLOCK 1, MONUMENT SHADOWS ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Date	Description	By
04/14/14	DELETED SURVEY	CJS

**Baker**  
Associates  
Engineers & Architects - Surveyors  
CORPORATE

Project Number	Project Location	Owner
5298-001-14	Scottsbluff, Scotts Bluff County Nebraska	Wayne & Toni Brozak

NW 1/4  
SECTION 34  
T 22 N, R 55 W  
6TH P.M.



SW 1/4 CORNER OF THE NE 1/4, OF THE NW 1/4 SECTION FOUND 5/8" REBAR, NO CAP (MATCHES ORIGINAL PLAT FROM 1998)

- SURVEY LEGEND**
- ◆ INDICATES FOUND SIXTEENTH CORNER
  - INDICATES FOUND 5/8" REBAR, NO CAP
  - INDICATES SET 1.5/16" ORANGE PLASTIC CAP ON 5/8" REBAR, STAMPED "BAKER PLS 731"
  - P- INDICATES EXISTING PROPERTY LINE
  - - - INDICATES EXISTING RIGHT OF WAY LINE
  - (R) INDICATES RECORD DISTANCE PER ORIGINAL PLAT
  - (M) INDICATES MEASURED DISTANCE PER THIS SURVEY

