

2014-2223

NUM INDEX  
COMPUTER  
PICTURED  
IMAGED

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 5-12-14 Time 10:17 AM

INST. 2014 2223  
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  
RET

2  
mor

**FINAL PLAT OF PARCELS 1A AND 1B,  
HARDIN SUBDIVISION BEING A PART OF TAX LOT 70,  
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA**

**PARCEL 1A PROPERTY DESCRIPTION**

A PARCEL OF LAND KNOWN AS PARCEL 1A OF THE HARDIN FINAL PLAT, CONTAINING 88.567 SQ. FT. (1.57 ACRES), MORE OR LESS, AND BEING A PART OF TAX LOT 70 IN THE NORTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE NORTH QUARTER OF SAID SECTION 15, BEARS NORTH 87°27'16" WEST, A DISTANCE OF 267.22 FEET; THENCE ALONG SAID NORTH LINE OF SECTION 15, NORTH 88°32'21" WEST, A DISTANCE OF 1062.06 FEET; THENCE SOUTH 81°29'28" WEST, A DISTANCE OF 662.83 FEET TO THE NORTH WEST CORNER OF PARCEL 1B OF THE HARDIN SUBDIVISION, THENCE ALONG THE WEST LINE OF SAID PARCEL 1B, SOUTH 82°42'08" WEST, A DISTANCE OF 437.41 FEET AND TO THE POINT OF BEGINNING.

THENCE SOUTH 89°57'49" EAST, A DISTANCE OF 338.21 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED AT OF BOOK 186 PAGE 162.

THENCE ALONG SAID WEST LINE, SOUTH 02°02'08" WEST, A DISTANCE OF 207.22 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CHARLES STREET.

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 82°29'18" WEST, A DISTANCE OF 338.00 FEET.

THENCE NORTH 82°29'18" EAST, A DISTANCE OF 198.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL 1B PROPERTY DESCRIPTION**

A PARCEL OF LAND KNOWN AS PARCEL 1B OF THE HARDIN FINAL PLAT, CONTAINING 146.291 SQ. FT. (3.35 ACRES), MORE OR LESS, AND BEING A PART OF TAX LOT 70 IN THE NORTHEAST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE NORTH QUARTER OF SAID SECTION 15, BEARS NORTH 87°27'16" WEST, A DISTANCE OF 267.22 FEET; THENCE ALONG SAID NORTH LINE OF SECTION 15, NORTH 88°32'21" WEST, A DISTANCE OF 1062.06 FEET; THENCE SOUTH 81°29'28" WEST, A DISTANCE OF 662.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°42'08" EAST, A DISTANCE OF 338.00 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED AT OF BOOK 186 PAGE 162.

THENCE ALONG SAID WEST LINE, SOUTH 82°42'08" WEST, A DISTANCE OF 428.21 FEET.

THENCE NORTH 89°57'49" WEST, A DISTANCE OF 338.21 FEET.

THENCE NORTH 82°29'18" EAST, A DISTANCE OF 437.41 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

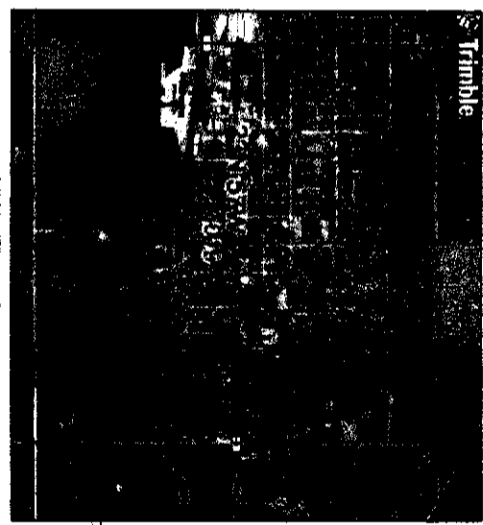
**SURVEY NOTES**

1. THIS SURVEY IS TO BE UTILIZED FOR THE SUBDIVISION OF PROPERTY FOR A PART OF TAX LOT 70, TO BE PLATTED AND SUBDIVIDED AS THE HARDIN SUBDIVISION AS SHOWN HEREON.
2. THE INFORMATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) STATIC RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
3. ANGLES OF BEARING: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTH EAST CORNER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN TO THE NORTH WEST CORNER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN. A BEARING OF 267.22 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHRN). SAID GRID BEARING IS HAD IS 291(1) NEBRASKA STATE PLANE ZONE 8901.
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. THIS SURVEY BEARS ON THOUGHEN TITLE CO., ORDER NO. 214027, EFFECTIVE DATE OF 5-1-11, 2014 AT 8:00 A.M. FOR ALL TITLE INFORMATION, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BAKER AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, REFERENCE THE COMMITMENT NUMBER LISTED ABOVE.

DATE	DESCRIPTION	BY
05-12-14	DETAILED SURVEY	JAB

**Land Survey & Replat**  
Title Sheet

Baker & Associates  
Project Number: 0270-001-14  
Project Location: Village of Morrill, Scotts Bluff County NE  
Client: Hardin Shull  
Project Control and Field Date: 05-08-2014  
Scale: 1" = 40'



VICINITY MAP

**OWNER'S STATEMENT**  
I, THE UNDERSIGNED, BEING ALL THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE PORTION OF TAX LOT 70, SITUATED IN SOUTH HALF OF THE NORTHEAST QUARTER OF NORTH-EAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, HEREBY SUBDIVIDE SAID LOT INTO HARDIN SUBDIVISION, AS SHOWN HEREON.

BY: Norma B. Faith  
OWNER: NORMA B. FAITH

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 2014.

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



**INDEX OF SHEETS**  
PAGE 1 TITLE SHEET  
PAGE 2 EXISTING BOUNDARY OF TAX LOT 70 & PROPOSED LOTS

VILLAGE OF MORRILL APPROVAL  
THE FOREGOING PARCELS 1A AND PARCEL 1B OF THE HARDIN SUBDIVISION BEING A PART OF TAX LOT 70, IN SCOTTS BLUFF COUNTY NEBRASKA, SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF NORTH-EAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA WAS APPROVED BY THE VILLAGE CLERK OF THE VILLAGE OF MORRILL, NEBRASKA.

BY: Denise J. Barker  
VILLAGE CLERK: TAMM COOLEY  
VILLAGE OF MORRILL CLERK: TAMM COOLEY

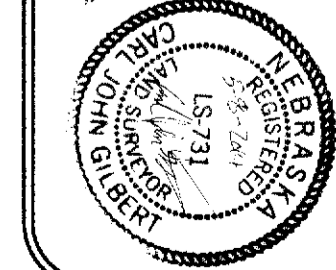
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2014.

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



**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 APRIL, 2014, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL, CLOSURE ERRORS ARE LESS THAN 1:10,000 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 SCOTTS BLUFF COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THE 8th DAY OF May, 2014.



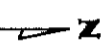
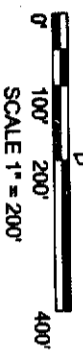
**FINAL PLAT OF PARCELS 1A AND 1B,  
HARDIN SUBDIVISION BEING A PART OF TAX LOT 70,  
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA**

Sheet Revisions		Land Survey & Replat	
Date	Revised	Plan Sheet	Part
04-28-14	DRILL HOLE SURVEY	6278-001-14	1
04-28-14	DRILL HOLE SURVEY	Project Location:	Village of Morrill, Scotts Bluff County, NE
04-28-14	DRILL HOLE SURVEY	Client:	Hardin Shale
04-28-14	DRILL HOLE SURVEY	Project (Local) and Local Date:	04-28-2014
04-28-14	DRILL HOLE SURVEY	Subplot	2 of 2
04-28-14	DRILL HOLE SURVEY	Sheet No.	2

**NORTH QUARTER  
SECTION 15, T. 23 N., R. 57 W., 6TH P.M.  
FOUND #5 REBAR, NO CAP, 0.40' ABOVE  
GROUND. LOCATION MATCHES PREVIOUS  
SURVEY BY (LS 476) IN 2008. I ATTACHED A  
1-5/16" DIAMETER ORANGE PLASTIC CAP TO THE  
EXISTING REBAR, STAMPED AS SHOWN  
HEREON.**

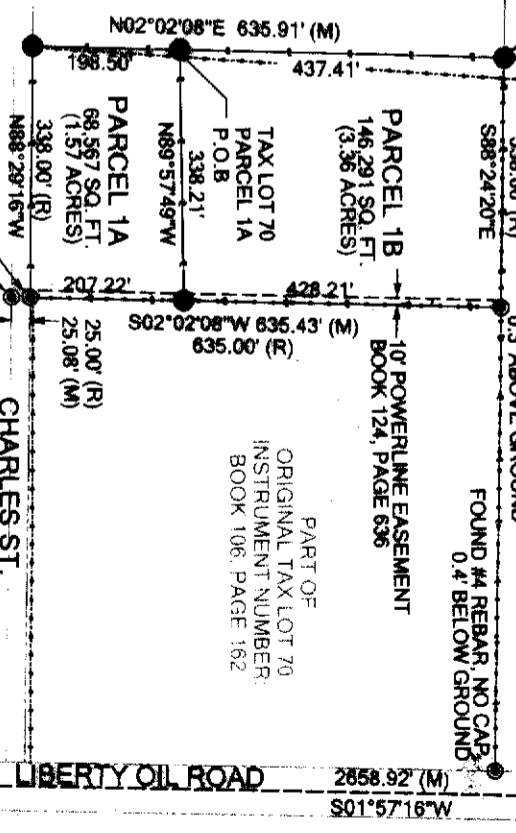
**SURVEY LEGEND**

- ◆ INDICATES FOUND SECTION CORNER
- ⊕ INDICATES FOUND QUARTER CORNER
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/8" IN DIAMETER ORANGE PLASTIC CAP ON A #5 REBAR, STAMPED "BAKER LS 731"
- INDICATES FOUND PROPERTY EVIDENCE AS DESCRIBED HEREON
- (M) INDICATES MEASURED BY BAKER & ASSOCIATES 2014
- (LS 476) INDICATES MEASURED DISTANCE BY KELLY A. BEATTY SURVEY IN 2008
- EXISTING BARBED WIRE FENCE



FOUND #5 REBAR, NO CAP,  
FLUSH IN CONCRETE S88°29'16"E 986.21'

FOUND #4 REBAR, NO CAP,  
0.3' BELOW GROUND  
FOUND #5 REBAR, NO CAP,  
0.3' BELOW ASPHALT



**NE 1/4, NE 1/4  
SECTION 15  
T 23 N, R 57 W  
6TH P.M.**

PART OF  
ORIGINAL TAX LOT 70  
INSTRUMENT NUMBER:  
BOOK 218, PAGE 733

PART OF  
ORIGINAL TAX LOT 70  
INSTRUMENT NUMBER:  
BOOK 106, PAGE 162

**POINT OF COMMENCEMENT  
NORTHEAST CORNER  
SECTION 15, T. 23 N., R. 57 W., 6TH P.M.  
FOUND #5 REBAR, NO CAP, 0.20' BELOW  
ASPHALT. LOCATION MATCHES PREVIOUS  
SURVEY BY (LS 476) IN 2008. I ATTACHED A  
1-5/16" DIAMETER ORANGE PLASTIC CAP TO THE  
EXISTING REBAR, STAMPED AS SHOWN  
HEREON.**

EAST QUARTER  
SECTION 15, T. 23 N., R. 57 W., 6TH P.M.  
FOUND 1" DIA. STEEL BOLT, WITH 1-1/4"  
WASHER, FLUSH IN ASPHALT, STAMPED  
"SURVEY MARK NDOR LS431"