

2014-2853

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 6-19-14 Time 3:16 pm

INST. 2014 2853
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 & Assoc.
RET For Office Use

NUM INDEX 13A
COMPUTER 13A
PICTURED 13A
IMAGED 13A

FINAL PLAT OF
LOT 7, BLOCK 13, FIVE OAKS SUBDIVISION,
CITY OF SCOTTS BLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

LOT 7, BLOCK 13 PROPERTY DESCRIPTION:
A PARCEL OF LAND KNOWN AS LOT 7, BLOCK 13 OF THE FIVE OAKS FINAL PLAT,
CONTAINING 12,898 SQ. FT. OR 30 ACRES 51 MORE OR LESS, IN THE NORTHWEST
QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT
OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH,
RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 1/4 CORNER STEEL
BOLT, FLUSH IN THE SURFACE OF HIGHWAY 71, STAMPED IN PART SURVEY MARK,
WHENCE THE WEST SOUTHWEST CORNER OF SAID SECTION 14, BEING A FOUND
3 1/4 DIAMETER ALUMINUM CAP, FLUSH IN THE SURFACE OF 42ND STREET, STAMPED IN PART
BAKER & ASSOCIATES INC. PLUS 731', BEARS SOUTH 13°07' EAST, A DISTANCE OF 1326.35 FEET;
THENCE SOUTH 85°07' EAST, A DISTANCE OF 183.87 FEET TO A POINT ON THE EXISTING
NORTHWEST CORNER OF THE INTERSECTION OF 38TH STREET AND FIVE OAKS DRIVE
AND TO THE POINT OF BEGINNING.
THENCE ALONG THE EAST RIGHT OF WAY LINE OF FIVE OAKS DRIVE ON AN ARC OF A CURVE TO
THE LEFT, A RADIUS OF 211.00 FEET, A CENTRAL ANGLE OF 21°30'00", A DISTANCE OF 78.80 FEET,
A CHORD BEARING NORTH 12°01'32" EAST, A DISTANCE OF 28.49 FEET;
THENCE DEPARTING SAID EAST RIGHT OF WAY LINE SOUTH 87°28'48" EAST,
A DISTANCE OF 128.75 FEET;
THENCE ALONG AN ARC OF A CURVE TO THE RIGHT, A RADIUS OF 318.00 FEET, A CENTRAL ANGLE
OF 21°52'17", A DISTANCE OF 121.38 FEET, A CHORD BEARING SOUTH 11°29'57" WEST,
A DISTANCE OF 120.64 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 38TH STREET,
THENCE ALONG THE NORTH RIGHT OF WAY LINE OF 38TH STREET,
NORTH 89°38'46" WEST, A DISTANCE OF 123.40 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES

- BAKER AND ASSOCIATES, INC. PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HEREON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS, HOWEVER NO TITLE COMPANY OR PROFESSIONAL TITLE SEARCH WAS PERFORMED ON THE SUBJECT PROPERTY.
- THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
- BASES OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE WEST SIXTEENTH CORNER OF SAID SECTION 14, BEING A GRID BEARING OF SOUTH 88°13'37" EAST, A DISTANCE OF 1326.35 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN), SAID GRID BEARING IS MADS (2011) NEBRASKA STATE PLANE ZONE 2600.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
- 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.
- THE ABOVE DESCRIBE PROPERTY IS BEING ANNEXED INTO THE CITY OF SCOTTS BLUFF PER THE APPROVAL OF THIS PLAT.

- LEGEND
- BAKER SET 1 1/2" ORANGE PLASTIC CAP ON A 5/8" REBAR, STAMPED BAKER AND ASSOCIATES LS 731
 - BOUNDARY EVIDENCE (PROPERTY CORNERS)
 - ◆ SECTION CORNER SYMBOL
 - ⊕ QUARTER AND SIXTEENTH SECTION MONUMENTS
 - NDOR CONCRETE RIGHT OF WAY MONUMENT
 - (R) RECORD PER PREVIOUSLY FILED SURVEYS
 - (M) MEASURED BY BAKER & ASSOCIATES INC.

PROJECT VICINITY MAP



| DATE | DESCRIPTION | BY |
|----------|--------------|----|
| 06-17-14 | DRAWN SURVEY | CS |
| | | |
| | | |
| | | |
| | | |

Sheet Revisions

1 and Survey & Final Plat of Five Oaks Block 13
Title Sheet

Baker & Associates Inc.

Project Number: 023-023-14
Project Location: Scottsbluff, Scotts Bluff County Nebraska
Owner: G & T Holdings, LLC
Project Code: 102-102-14

INDEX OF SHEETS
PAGE 1 TITLE SHEET
PAGE 2 PLAN SHEET

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 CLOSES ARE EMPLOYED AND 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 AND THE CITY OF SCOTTS BLUFF SUBDIVISION REGULATIONS.
I ATTEST THE ABOVE ON THIS 22 DAY OF MAY 2014.



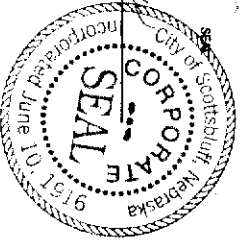
CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE: 308-433-3123

APPROVAL AND ACCEPTANCE
THE FOREGOING PLAT OF LOT 7, BLOCK 13, FIVE OAKS SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTS BLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTS BLUFF, NEBRASKA, BY RESOLUTION FULLY PASSED THIS 24 DAY OF MAY 2014.

BY: Michael A. Niekirk SEAL
MAYOR, MAYOR EAVOR

OWNERS STATEMENT
WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAND OUT AND UNDER THE NAME AND SUBDIVISION OF FIVE OAKS LOT 7, BLOCK 13, UNDER THE HAND AND SIGNATURE OF FIVE OAKS LOT 7, BLOCK 13.
BY: REPRESENTATIVE OF C & T HOLDINGS LLC.
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGED BEFORE ME THIS 16 DAY OF JUNE 2014
BY Michelle Franke
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 09-02-14
Michelle E. Weber NOTARY PUBLIC
GENERAL NOTARY, State of Nebraska
VICKI E. WEBER
My Comm. Exp. Sept. 2, 2014



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CITY OF SCOTTS BLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

| Date | Description | By | Check |
|----------|------------------|----|-------|
| 06-17-14 | DRAWN FOR SURVEY | | |

Baker
 Associates
 INC.
 Engineers, Architects, Surveyors
 and Planners

Land Survey & Final Plat of Five Oaks Block 13
 Plan Sheet
 Baker Project Number: 023-020-14
 Project Location: Scottsbluff, Scotts Bluff County, Nebraska
 Owners: C & T Holdings, LLC
 Project Code: 023-020-14-107
 Date: 06-17-2014

NORTH LINE OF SECTION 14 BASIS OF BEARINGS $S88^{\circ}13'30"E$ 1326.35'

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 14
 FOUND 1" STEEL BOLT FLUSH IN HIGHWAY,
 STAMPED "SURVEY MARK"

WEST 1/8TH OF SECTION 14
 FOUND 3 1/4" ALUMINUM CAP FLUSH IN ASPHALT
 STAMPED IN PLANT BAKER & ASSOCIATES 12 731, 2013
 SEE CURRENT CORNER RECORD S-24-2813

