



2014-2855

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 6-19-14 Time 3:18pm

INST. 2014 2855
Jean A. Bauer

REGISTER OF DEEDS

IUM PAGES 2
ICC TAX PD CHG RET
FEES 16.00 PD CHG RET
TOTAL 16.00
REC'D BAKER - ASSOC.
ET FOR OFFICE USE

NUM INDEX 101
COMPUTER 101
PICTURED 101
IMAGED 101

13A

**FINAL PLAT OF
LOT 8 AND TRACT 1 OF BLOCK 14 OF FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF,
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 8 AND TRACT 1, BLOCK 14 PROPERTY DESCRIPTION:

A PARCEL OF LAND KNOWN AS LOT 8 AND TRACT 1, BLOCK 14 OF THE FIVE OAKS FINAL PLAT, CONTAINING 7,408 SQ. FT. (1.68 ACRES) OR LESS IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, SAID 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, NEBRASKA, A FOUND TOWNSHIP STEEL RAIL FURST IN THE SURFACE OF HIGHWAY 11, STAMPEDED IN PART, SURVEY MARK, THENCE THE WEST SOUTHWEST CORNER OF SAID SECTION 14, BEING A FOUND SURVEY MARK ASSOCIATED WITH R.S. 711 BEARS SOUTH 87°15'00" EAST, A DISTANCE OF 120.55 FEET; THENCE SOUTH 20°15'00" EAST, A DISTANCE OF 170.88 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 38°14'05" EAST, A DISTANCE OF 52.00 FEET;
THENCE NORTH 38°14'05" EAST, A DISTANCE OF 143.53 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 154.90 FEET, A CENTRAL ANGLE OF 2°13'14", A DISTANCE OF 57.26 FEET, (A CHORD BEARING NORTH 49°18'08" WEST, A DISTANCE OF 57.52 FEET);
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 154.90 FEET, A CENTRAL ANGLE OF 2°12'20", A DISTANCE OF 57.48 FEET, (A CHORD BEARING NORTH 18°48'37" WEST, A DISTANCE OF 57.14 FEET);
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 154.90 FEET, A CENTRAL ANGLE OF 2°11'28", A DISTANCE OF 57.22 FEET, (A CHORD BEARING NORTH 02°30'37" EAST, A DISTANCE OF 56.90 FEET);
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 154.90 FEET, A CENTRAL ANGLE OF 0°57'19"17", A DISTANCE OF 24.71 FEET, (A CHORD BEARING NORTH 17°45'00" EAST, A DISTANCE OF 24.68 FEET);
THENCE NORTH 22°20'57" EAST, A DISTANCE OF 54.48 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 134.90 FEET, A CENTRAL ANGLE OF 2°21'34", A DISTANCE OF 51.98 FEET, (A CHORD BEARING NORTH 33°27'44" EAST, A DISTANCE OF 51.66 FEET);
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 134.90 FEET, A CENTRAL ANGLE OF 2°31'42"43", A DISTANCE OF 55.46 FEET, (A CHORD BEARING NORTH 36°25'52" EAST, A DISTANCE OF 55.08 FEET);
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 134.90 FEET, A CENTRAL ANGLE OF 2°42'24"39", A DISTANCE OF 57.80 FEET, (A CHORD BEARING NORTH 38°28'53" EAST, A DISTANCE OF 58.00 FEET);
THENCE SOUTH 87°18'07" EAST, A DISTANCE OF 56.55 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 159.90 FEET, A CENTRAL ANGLE OF 1°31'19"11", A DISTANCE OF 50.34 FEET, (A CHORD BEARING SOUTH 07°51'17" EAST, A DISTANCE OF 50.52 FEET);
THENCE SOUTH 88°41'38" EAST, A DISTANCE OF 52.00 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 211.90 FEET, A CENTRAL ANGLE OF 2°17'06"20", A DISTANCE OF 78.85 FEET, (A CHORD BEARING SOUTH 12°07'02" WEST, A DISTANCE OF 78.48 FEET);
THENCE NORTH 68°38'46" WEST, A DISTANCE OF 52.06 FEET;
THENCE SOUTH 23°07'07" WEST, A DISTANCE OF 249.90 FEET;
THENCE SOUTH 23°07'07" WEST, A DISTANCE OF 52.00 FEET;
THENCE SOUTH 23°07'07" WEST, A DISTANCE OF 48.09 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 0°57'14"57", A DISTANCE OF 47.64 FEET, (A CHORD BEARING SOUTH 20°22'31" WEST, A DISTANCE OF 47.82 FEET);
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 0°57'35"02", A DISTANCE OF 47.64 FEET, (A CHORD BEARING SOUTH 14°54'51" WEST, A DISTANCE OF 53.08 FEET);
THENCE NORTH 88°42'34" WEST, A DISTANCE OF 72.78 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 349.90 FEET, A CENTRAL ANGLE OF 0°38'38"40", A DISTANCE OF 54.48 FEET, (A CHORD BEARING NORTH 58°41'57" WEST, A DISTANCE OF 54.43 FEET);
MORE OR LESS, TO THE POINT OF BEGINNING.

SURVEY NOTES

1. BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HEREON, UTILIZING CURRENT RECORDS FROM PUBLIC RECORDS, HOWEVER, NO TITLE COMPANY OR PROFESSIONAL TITLE SEARCH WAS PERFORMED ON THE SUBJECT PROPERTY.
2. 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.

PROJECT VICINITY MAP



LEGEND

- BAKER SET 1 5/16" ORANGE PLASTIC CAP ON A 5/8" REBAR, STAMPED BAKER AND ASSOCIATES LS 731
- FOUND BOUNDARY EVIDENCE (PROPERTY CORNERS)
- ◊ FOUND SECTION CORNER
- ◐ FOUND QUARTER AND SIXTEENTH SECTION MONUMENTS
- MONOR CONCRETE RIGHT OF WAY MONUMENT
- (R) RECORD PER PREVIOUSLY FILED SURVEYS
- (M) MEASURED BY BAKER & ASSOCIATES INC.

SURVEY NOTES

3. BASIS 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°13'30" EAST, A DISTANCE OF 138.35 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHAN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2890.
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. TRACT 1, BLOCK 14 AS SHOWN HEREON IS DEDICATED TO CITY OF SCOTTSBLUFF, FOR THE USE OF DRIVEWAY AND A PUBLIC PARK FOR THE BENEFIT OF FIVE OAKS SUBDIVISION AND THE CITY OF SCOTTSBLUFF.

Table with columns: Date, Description, Status, File No. Row 1: 04-15-14, DRAFTED SURVEY, CUB, [blank]

Table with columns: Title, Project Number, Project Location, Owners, Project Code, Date, Sheet No., Total Sheets. Values: Land Survey & Final Plat of Five Oaks Block 14, Title Sheet, 023-020-14, Baker Project Number: 023-020-14, Project Location: Scottsbluff, Scotts Bluff County Nebraska, Owners: C & T Holdings, L.L.C., Project Code: 04-15-2014, Sheet No. 102, Total Sheets 102

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 FINAL AND CORRECTLY REPRESENTS THE TRUE AND ACCURATE POSITION OF THE MONUMENTS SHOWN HEREON, THAT MATHEMATICAL CALCULATIONS AND MEASUREMENTS WERE MADE AS SHOWN HEREON, THAT MATHEMATICAL CALCULATIONS 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 SCOTTSBLUFF SUBDIVISION REGULATIONS.
I ATTEST THE ABOVE ON THIS 12 DAY OF May, 2014.

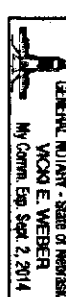


APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOT 8 AND TRACT 1, BLOCK 14 OF FIVE OAKS SUBDIVISION, IN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS 14 DAY OF May, 2014.

BY: *[Signature]*
MAYOR
BY: *[Signature]*
CITY CLERK
SEAL: Incorporated June 10, 1871, Scottsbluff, Nebraska

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, SUBDIVIDED AND PLATTED SAID LANDS INTO LOT 8 AND TRACT 1 OF BLOCK 14 OF FIVE OAKS AND THE STREETS OF PINE CIRCLE AND FIVE OAKS DRIVE, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIVE OAKS LOT 8 AND TRACT 1, BLOCK 14.
BY: *[Signature]*
REPRESENTATIVE OF C & T HOLDINGS, L.L.C.
STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 09 DAY OF June, 2014.
BY: *[Signature]*
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: 09-08-14
[Signature]
NOTARY PUBLIC

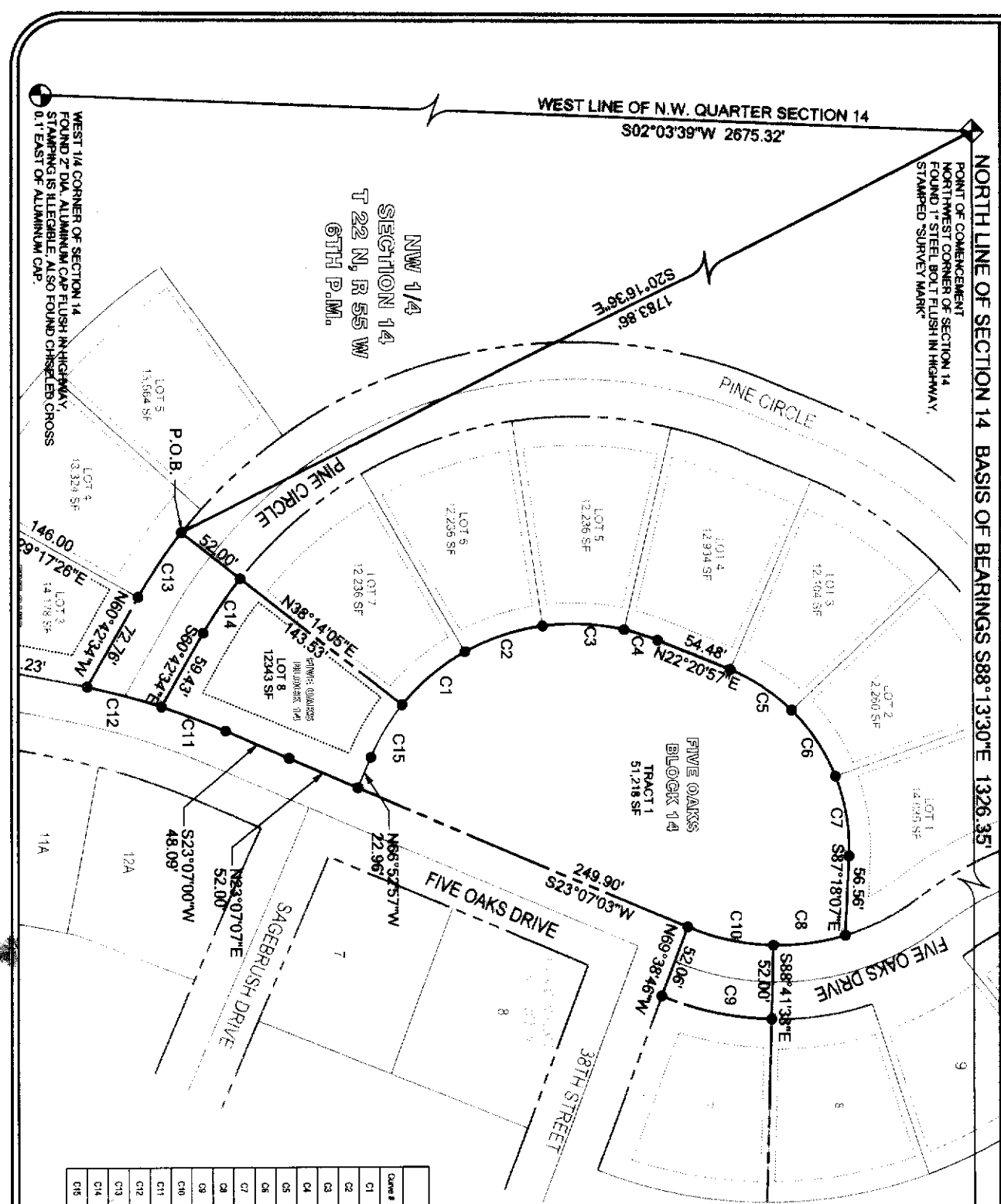


FINAL PLAT OF
LOT 8 AND TRACT 1 OF BLOCK 14 OF FIVE OAKS SUBDIVISION,
CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH RANGE 55 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions	
Date	Description
02/14	INITIAL SURVEY
	CUG

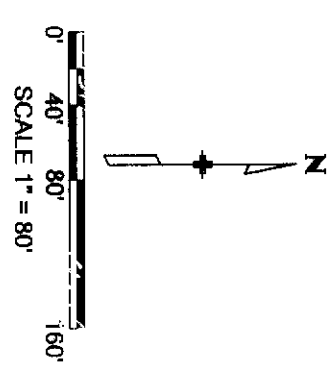
Land Survey & Final Plat of Five Oaks Block 14
 Plan Sheet
 Baker
 Project Number: 023-020-14
 Project Location: Scottsbluff, Scotts Bluff County Nebraska
 Owners: C & T Holdings, L.L.C.
 Project Code: 023-020-14
 Date: 02/14/2014
 Sheet 2 of 2
 Sheet No. 2

WEST 1/16TH OF SECTION 14
 FOUND 3 1/4" ALUMINUM CAP
 FLUSH IN ASPHALT, STAMPED IN PART
 "BAKER & ASSOCIATES LS 731, 2013"
 SEE CURRENT CORNER RECORD 9-24-2013



WEST 1/4 CORNER OF SECTION 14
 FOUND 2" DIA. ALUMINUM CAP FLUSH IN HIGHWAY
 STAMPING IS ILLEGIBLE ALSO FOUND CHASELED CROSS
 0.1' EAST OF ALUMINUM CAP.

NW 1/4
 SECTION 14
 T 22 N, R 55 W
 6TH P.M.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	57.86	154.00	27°37'40"	N46° 46' 58"W	57.52
C2	57.46	154.00	27°23'02"	N48° 49' 37"W	57.14
C3	57.22	164.00	27°17'26"	N42° 30' 37"E	56.90
C4	24.71	164.00	9°11'37"	N17° 48' 07"E	24.88
C5	51.98	134.00	22°10'34"	N63° 27' 44"E	51.86
C6	56.46	124.00	23°42'43"	N65° 26' 52"E	56.36
C7	57.69	134.00	24°24'35"	N66° 29' 33"E	56.56
C8	50.84	162.00	18°16'11"	S7° 51' 13"E	50.82
C9	78.85	211.00	27°25'28"	S12° 01' 32"W	78.49
C10	80.53	199.00	27°46'41"	S12° 12' 43"W	80.16
C11	67.84	520.00	5°14'57"	S88° 28' 31"W	67.82
C12	53.71	520.00	5°26'03"	S14° 54' 31"W	53.86
C13	54.46	349.00	6°56'40"	N65° 14' 15"W	54.43
C14	46.36	297.00	8°26'40"	S88° 14' 13"E	46.32
C15	42.96	154.00	15°20'08"	S58° 57' 53"E	42.83