

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 6-19-14 Time 3:19 pm

INST. 2014 2856

Jean A. Bauer

REGISTER OF DEEDS

NUM INDEX
COMPUTER
PICTURED
IMAGED

13A

NUM PAGES 2
Y.C. # PD CHG RET
1.00 16.00 PD CHG RET
1.00 16.00 PD CHG RET
TOTAL 16.00
Baker & Assoc.
NET FOR OFFICE USE

FINAL PLAT OF
LOTS 1-3 AND TRACT 2, BLOCK 6, 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 | Initials |
| 04-14-14 | DRAFTED SURVEY | CJG |
| | | |
| | | |
| | | |
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Baker & Associates Inc.
www.baker-eng.com
Engineers * Architects * Surveyors
CORPORATE

| Land Survey & Final Plat of Five Oaks Block 6 | | | |
|---|----------------|--------|-----------|
| Title Sheet | | | |
| Baker Project Number: 023-020-14 | | | |
| Project Location: Scottsbluff, Scotts Bluff County Nebraska | | | |
| Owners: C & T Holdings, L.L.C. | | | |
| Project Code | Last Mod. Date | Subset | Sheet No. |
| 023 | 04-14-2014 | 1 of 2 | 1 |

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
 - NDOR CONCRETE RIGHT OF WAY MONUMENT
 - (R) RECORD PER PREVIOUSLY FILED SURVEYS
 - (M) MEASURED BY BAKER & ASSOCIATES INC.

LOTS 1-3 AND TRACT 2, BLOCK 6 PROPERTY DESCRIPTION:

A PARCEL OF LAND KNOWN AS LOTS 1-3 AND TRACT 2, BLOCK 6 OF THE FIVE OAKS FINAL PLAT, CONTAINING 55,136 SQ. FT. (1.27 ACRES), 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 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" DIAMETER STEEL BOLT, FLUSH IN THE SURFACE OF HIGHWAY 71, STAMPED IN PART "SURVEY MARK", WHENCE THE WEST SIXTEENTH 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. PLS 731", BEARS SOUTH 88°13'30" EAST, A DISTANCE OF 1326.35 FEET; THENCE SOUTH 13°34'36" EAST, A DISTANCE OF 2155.72 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 18°00'06" EAST, A DISTANCE OF 278.21 FEET;
THENCE NORTH 28°17'28" EAST, A DISTANCE OF 146.80 FEET;
THENCE SOUTH 60°42'34" EAST, A DISTANCE OF 72.76 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 01°10'48", A DISTANCE OF 10.71 FEET, (A CHORD BEARING SOUTH 11°21'35" WEST, A DISTANCE OF 10.71 FEET);
THENCE SOUTH 10°46'11" WEST, A DISTANCE OF 143.23 FEET;
THENCE SOUTH 10°46'11" WEST, A DISTANCE OF 83.85 FEET;
THENCE SOUTH 10°46'11" WEST, A DISTANCE OF 61.32 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 12°16'28", A DISTANCE OF 32.56 FEET, (A CHORD BEARING SOUTH 04°37'57" WEST, A DISTANCE OF 32.50 FEET);
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 152.00 FEET, A CENTRAL ANGLE OF 22°58'24", A DISTANCE OF 60.94 FEET, (A CHORD BEARING SOUTH 12°59'28" WEST, A DISTANCE OF 60.54 FEET);
THENCE SOUTH 10°38'24" WEST, A DISTANCE OF 67.65 FEET;
THENCE NORTH 58°43'24" WEST, A DISTANCE OF 189.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SURVEY NOTES

- BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, 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.
- 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 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 NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2000.
- 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.
- TRACT 2, BLOCK 6 AS SHOWN HEREON IS DEDICATED FOR THE USE OF DRAINAGE AND UTILITY EASEMENTS FOR THE BENEFIT OF FIVE OAKS SUBDIVISION AND THE CITY OF SCOTTSBLUFF.

INDEX OF SHEETS

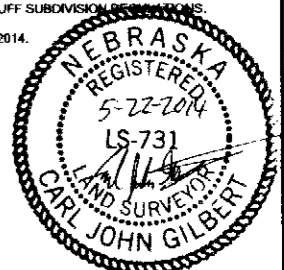
- PAGE 1 TITLE SHEET
- PAGE 2 PLAN SHEET

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 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 AND THE CITY OF SCOTTSBLUFF SUBDIVISIONS LAWS.

I ATTEST THE ABOVE ON THIS 22 DAY OF MAY, 2014.

Carl John Gilbert PLS 731
CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE: 308-632-3123



APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1-3 AND TRACT 2, BLOCK 6, FIVE OAKS SUBDIVISION, AN 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 ___ DAY OF ___, 2014.

BY: *Randy Meninger*
RANDY MENINGER, MAYOR



Andrea P. Dubois SEAL
ATTESTED: CITY CLERK

OWNER'S 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 LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS 1-3 AND TRACT 2, BLOCK 6 OF FIVE OAKS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIVE OAKS LOTS 1-3 AND TRACT 2, BLOCK 6.

BY: *William Trumbull*
REPRESENTATIVE OF C & T HOLDINGS L.L.C.

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

ACKNOWLEDGED BEFORE ME THIS 6 DAY OF June, 2014,

BY: *Vicki E. Weber* William Trumbull
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 09-02-14

Vicki E. Weber
NOTARY PUBLIC



