

RECORDED  
SCOTT'S BLUFF COUNTY, NE

Date 8-27-15 Time 9:15 am  
INST. 2015 4330  
Jean A. Bauer

REGISTER OF DEEDS

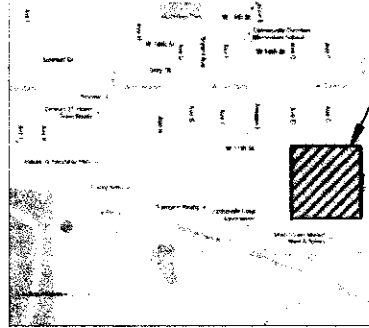
NUM PAGES 3 PD CHG RET  
DOC TAX PD CHG RET  
FEES 22.00 CHG RET  
TOTAL 22 REC'D Baker & Associates  
RET



2015-4330

COMPUTER PICTURED IMAGED  
JAC

**FINAL PLAT OF  
LOTS 7, 8 AND 9, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION**  
A REPLAT OF BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION,  
CITY OF SCOTT'SBLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE  
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTT'SBLUFF, SCOTT'S BLUFF  
COUNTY, NEBRASKA



AREA OF SURVEY



VICINITY MAP  
NOT TO SCALE

INDEX OF SHEETS

- PAGE 1 TITLE SHEET
- PAGE 2 SIGNATURE SHEET
- PAGE 3 PLAN SHEET

LEGAL DESCRIPTION:

A PARCEL OF LAND KNOWN AS LOTS 7, 8 AND 9 BLOCK 6A, OF PANHANDLE COOPERATIVE SUBDIVISION, CONTAINING 504,405 SQ. FT. (11.580 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTT'S BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE NORTHWEST CORNER OF SAID SECTION 26 BEARS NORTH 88°50'27" WEST, A DISTANCE OF 2644.95 FEET, THENCE SOUTH 02°02'14" WEST, A DISTANCE OF 633.00' FEET THENCE NORTH 88°01'52" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AVE B, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 02°02'14" WEST, A DISTANCE OF 735.62 FEET;

THENCE NORTH 88°03'17" WEST, A DISTANCE OF 685.23 FEET;

THENCE NORTH 02°08'38" EAST, A DISTANCE OF 738.31 FEET;

THENCE SOUTH 87°49'46" EAST, A DISTANCE OF 683.64 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 504,405 SQ. FT. (11.580 ACRES), MORE OR LESS.

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON MEASURED FIELD OBSERVATION DUE TO THE SMALL DISCREPANCY BETWEEN RECORD AND MEASURED DISTANCES, AND THE MISCLOSURE OF LOT 6A ON THE PREVIOUS PLAT.

Sheet Revisions		
Date	Description	Drawn By
7-3-2015	DRAFTED FINAL PLAT	BEG



Final Plat of Block 6A, Panhandle Cooperative Subdivision		
Title Sheet		
Baker Project Number: 6229-002-15		
Project Location: City of Scottsbluff, Nebraska		
Owners: Carl Francisco		
Project Code	Issue Mod. Date	Sheet No.
6229	10-15-2015	1 of 3

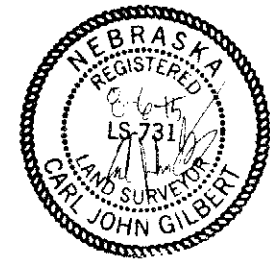
SURVEYOR'S CERTIFICATE

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 JULY 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 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 SCOTT'S BLUFF COUNTY AND THE CITY OF SCOTT'SBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 27<sup>th</sup> DAY OF August, 2015.

*Carl John Gilbert*

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



INST. 2015 4330

FINAL PLAT OF  
LOTS 7, 8 AND 9, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION  
A REPLAT OF BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION,  
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE  
55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF  
COUNTY, NEBRASKA

Sheet Revisions		
Date	Description	By
7-9-2015	DRAFTED FINAL PLAT	REG

**B**  
**A**  
Associates  
INC.  
Engineers \* Architects \* Surveyors  
CORPORATE SEAL

Final Plat			
Signature Sheet			
Blk/Plat Project Number: 6229-002-15			
Project Location: City of Scottsbluff, Nebraska			
Owner: Carl Francisco			
Project	Scale	Last Mod. Date	Sheet No.
024	1/8" = 10'	08-05-2015	2 of 2

SURVEY NOTES

1. 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.
2. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTH 1/4 CORNER OF SAID SECTION 26, BEING A GRID BEARING OF SOUTH 87°50'27" EAST A DISTANCE OF 2,644.96' 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 2600.
3. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET
4. 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.
5. THE CITY OF SCOTTSBLUFF REQUIRES THAT ALL STORM WATER DRAINAGE FROM LOTS 7 AND 8, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION, UTILIZES THE EXISTING STORM WATER COLLECTION SYSTEM ALONG ADJOINING RIGHT OF WAY OF AVENUE 'B'.

APPROVAL AND ACCEPTANCE

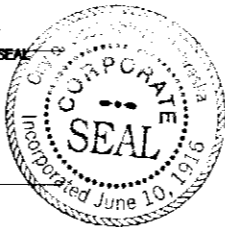
THE FOREGOING PLAT OF LOTS 7, 8 AND 9, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION, A REPLAT OF BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS 17<sup>th</sup> DAY OF August, 2015.

BY:

RANDY MEININGER, MAYOR

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 7, 8 AND 9, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION, A REPLAT OF BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AS WELL AS ALL PUBLIC ALLEYS SHOWN HEREON, AND THE 28' ACCESS AND UTILITY EASEMENT AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOTS 7, 8 AND 9, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION, A REPLAT OF BLOCKS 5A AND 6A, PANHANDLE COOPERATIVE SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE RIGHT OF WAYS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES.

BY:

Carl Francisco  
CARL FRANCISCO

BY:

Cynthia Francisco  
CYNTHIA FRANCISCO

STATE OF NEBRASKA

COUNTY OF SCOTTS BLUFF

ACKNOWLEDGED BEFORE ME THIS 12 DAY OF Aug., 2015.

BY Carl Francisco  
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 09-02-18

Vicki E. Weber  
NOTARY PUBLIC



STATE OF NEBRASKA

COUNTY OF SCOTTS BLUFF

ACKNOWLEDGED BEFORE ME THIS 12 DAY OF Aug., 2015.

BY Cynthia Francisco  
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 09-02-18

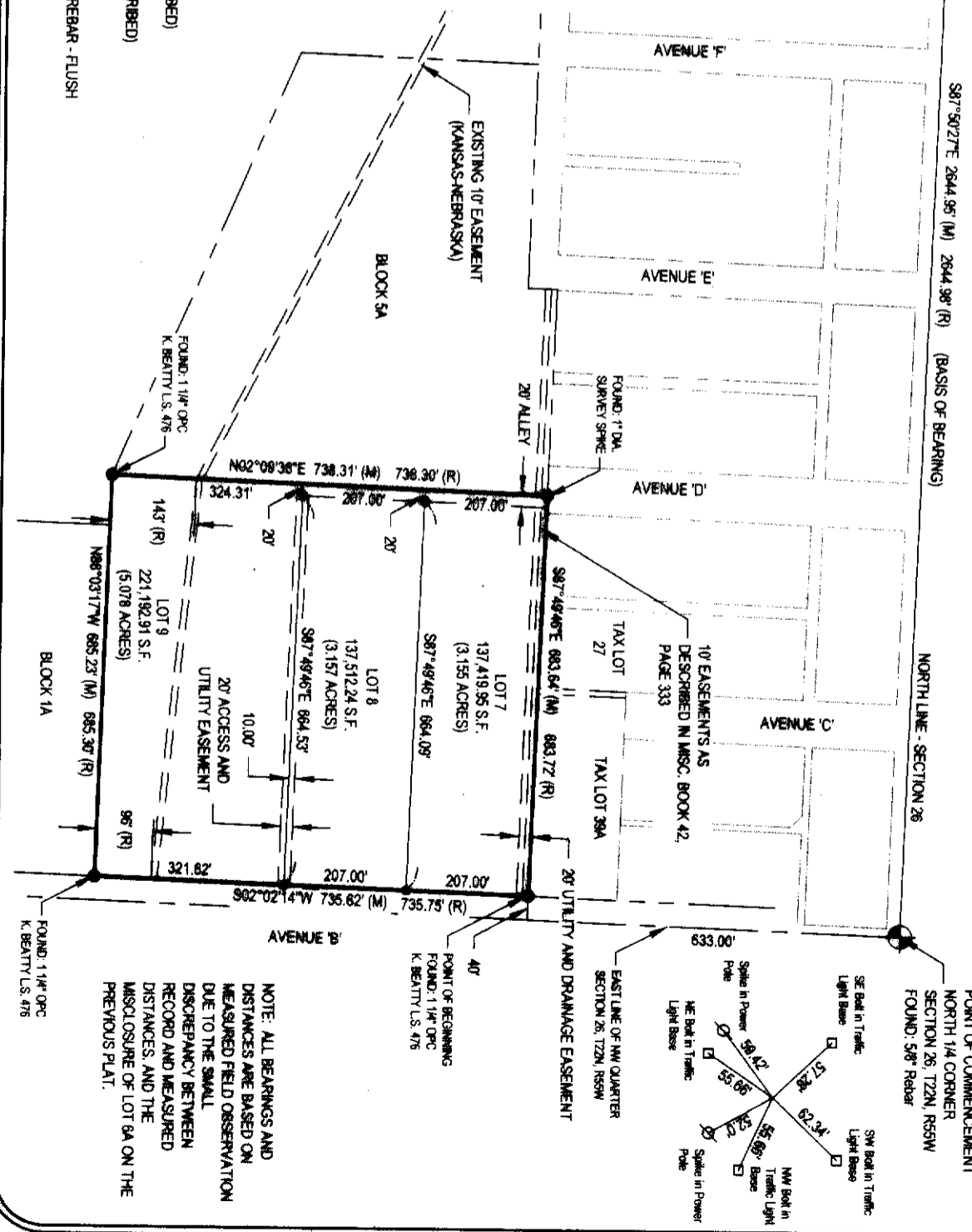
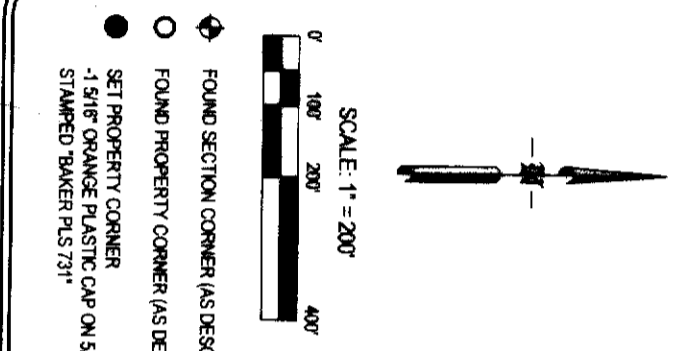
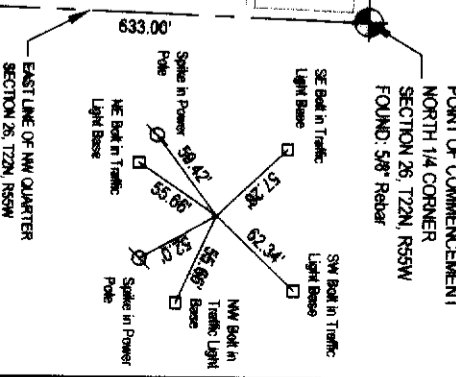
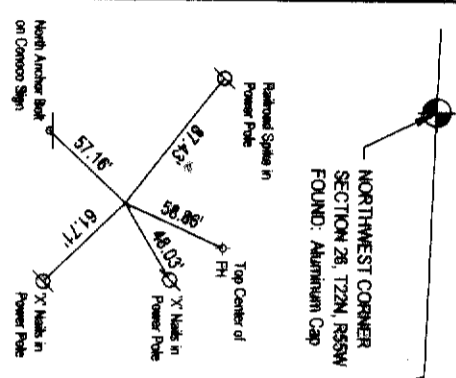
Vicki E. Weber  
NOTARY PUBLIC



**FINAL PLAT OF**  
**LOTS 7, 8 AND 9, BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION**  
 A REPLAT OF BLOCK 6A, PANHANDLE COOPERATIVE SUBDIVISION,  
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 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTT'S BLUFF  
 COUNTY, NEBRASKA

Sheet Revisions	
1	ISSUED FOR PERMIT
2	REVISION TO PERMIT
3	REVISION TO PERMIT
4	REVISION TO PERMIT
5	REVISION TO PERMIT
6	REVISION TO PERMIT
7	REVISION TO PERMIT
8	REVISION TO PERMIT
9	REVISION TO PERMIT
10	REVISION TO PERMIT

**Final Plat**  
 Sheet  
 Baker Engineering Associates, Inc.  
 1111 North 14th Street  
 Scottsbluff, Nebraska 68903  
 Project Number: 6229-002-15  
 Project Location: City of Scottsbluff, Nebraska  
 Owners: Carl Francisco  
 Project Code: Final Plat Date: 11/15/2015  
 Project Code: Final Plat Date: 11/15/2015



**NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON MEASURED FIELD OBSERVATION DUE TO THE SMALL DISCREPANCY BETWEEN RECORD AND MEASURED DISTANCES, AND THE ENCLOSURE OF LOT 6A ON THE PREVIOUS PLAT.**

- FOUND SECTION CORNER (AS DESCRIBED)
- FOUND PROPERTY CORNER (AS DESCRIBED)
- SET PROPERTY CORNER  
- 1 5/16" ORANGE PLASTIC CAP ON 5/8" REBAR - FLUSH STAMPED BAKER PLUS 731"