

Date 6-22-16 Time 3:35pm
INST. 2016 3405
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 *Blg. zoning*
RET *Office Use Only*

COMPUTER *CF*
PICTURED
IMAGED

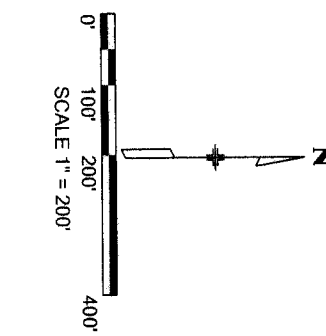
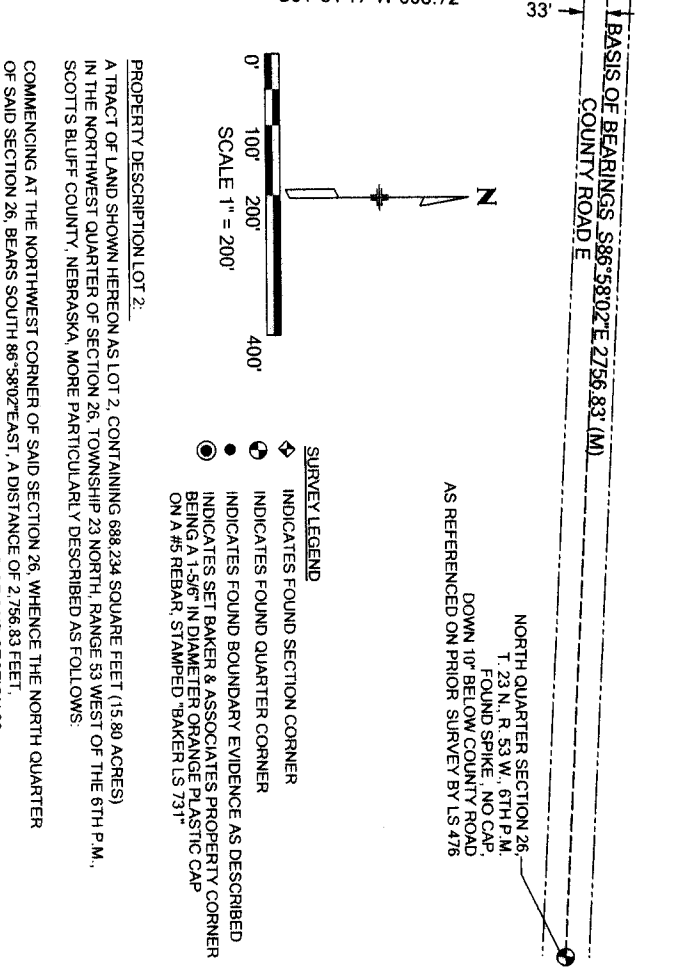
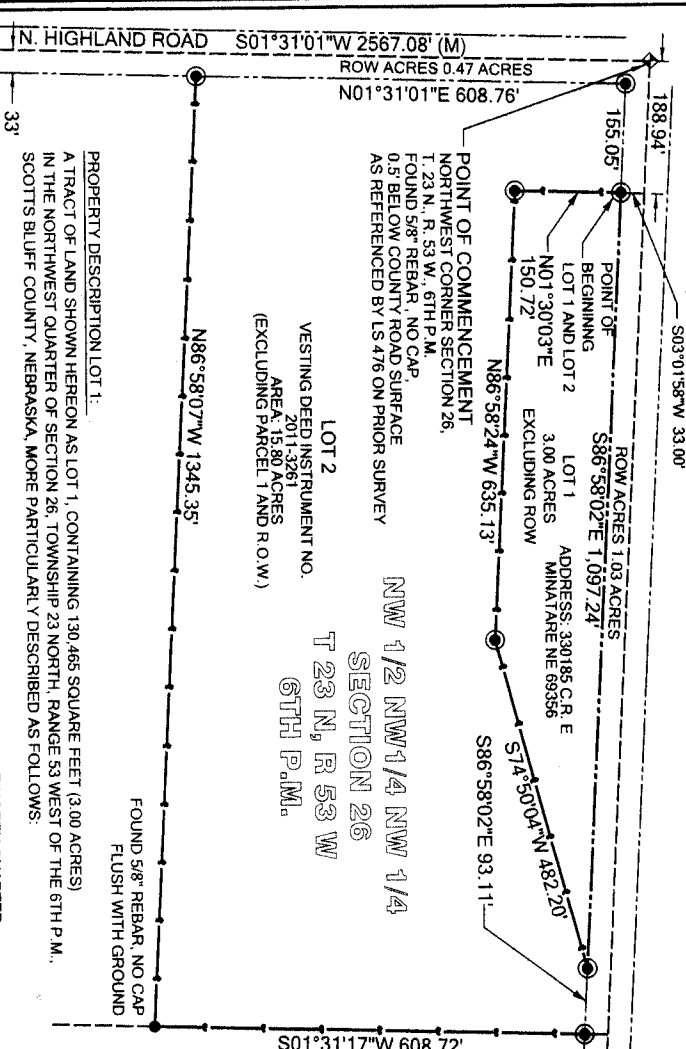
2016-3405

FINAL PLAT
LOT 1 AND LOT 2, JEREMY AND ELIZABETH WILLIAMS SUBDIVISION,
SITUATED IN SECTION 26, TOWNSHIP 23 NORTH, RANGE 53 WEST
OF THE 6TH P.M. ALSO BEING IN IN SCOTT'S BLUFF COUNTY NEBRASKA.

Date	Description	Initials
05-12-16	FIELD SURVEY	AM
05-16-16	DRAFTED SURVEY	CJG
05-18-16	FINALIZED SURVEY	CJG

Baker
2016 State Reg. No. 300
300 E. 23rd St.
Scotts Bluff County, NE 68903
Surveyors & Associates
P.C.

Project Number	Project Location	Client	Project Code	Last Mod. Date	Sheet No.
6331-001-16	Scottsbluff County Nebraska	ELIZABETH WILLIAMS	6331	05-16-2016	1 of 2

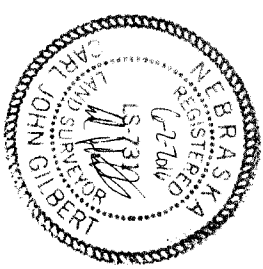


- SURVEY LEGEND**
- ◆ INDICATES FOUND SECTION CORNER
 - INDICATES FOUND QUARTER CORNER
 - INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
 - INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/8" IN DIAMETER ORANGE PLASTIC CAP ON A #5 REBAR, STAMPED "BAKER LS 731"

PROPERTY DESCRIPTION LOT 1:
A TRACT OF LAND SHOWN HEREOF AS LOT 1, CONTAINING 130,465 SQUARE FEET (3.00 ACRES) IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 53 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, WHENCE THE NORTH QUARTER OF SAID SECTION 26, BEARS SOUTH 86°58'02"E EAST, A DISTANCE OF 2,756.83 FEET, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 86°58'02"E EAST, A DISTANCE OF 188.94 FEET, THENCE SOUTH 03°01'58" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD E AND TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 86°58'02"E EAST, A DISTANCE OF 1,097.24 FEET;
THENCE DEPARTING SAID EXISTING SOUTH RIGHT OF WAY LINE, SOUTH 74°50'04" WEST A DISTANCE OF 482.20 FEET;
THENCE NORTH 86°58'24" WEST, A DISTANCE OF 653.13 FEET;
THENCE NORTH 01°30'03" EAST, A DISTANCE OF 150.72 FEET, TO A POINT ON SAID EXISTING SOUTH RIGHT OF WAY LINE AND TO THE POINT OF BEGINNING.
SAID LOT 1 CONTAINS 130,465 SQUARE FEET OR 3.00 ACRES MORE OR LESS.

WEST QUARTER SECTION 26,
T. 23 N., R. 53 W., 6TH P.M.,
FOUND 1" BRASS TAG, NO MARKINGS
FLUSH COUNTY ROAD SURFACE
AS REFERENCED BY LS 603 ON PRIOR SURVEY

PROPERTY DESCRIPTION LOT 2:
A TRACT OF LAND SHOWN HEREOF AS LOT 2, CONTAINING 688,234 SQUARE FEET (15.80 ACRES) IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 53 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, WHENCE THE NORTH QUARTER OF SAID SECTION 26, BEARS SOUTH 86°58'02"E EAST, A DISTANCE OF 2,756.83 FEET, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 86°58'02"E EAST, A DISTANCE OF 188.94 FEET, THENCE SOUTH 03°01'58" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD E AND TO THE POINT OF BEGINNING;
THENCE SOUTH 01°30'03" WEST, A DISTANCE OF 150.72 FEET;
THENCE SOUTH 86°58'24" EAST, A DISTANCE OF 635.13 FEET;
THENCE NORTH 74°50'04" EAST, A DISTANCE OF 482.20 FEET TO A POINT ON SAID EXISTING SOUTH RIGHT OF WAY LINE OF COUNTY ROAD E;
THENCE ALONG SAID SOUTH LINE, SOUTH 86°58'02"E EAST, A DISTANCE OF 93.11 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26;
THENCE ALONG SAID EAST LINE, SOUTH 01°31'17" WEST, A DISTANCE OF 608.72 FEET;
THENCE NORTH 86°58'07" WEST, A DISTANCE OF 1,345.35 FEET TO A POINT ON THE EXISTING EAST COUNTY ROAD RIGHT OF WAY OF NORTH HIGHLAND ROAD;
THENCE ALONG SAID EAST LINE, NORTH 01°31'01" EAST, A DISTANCE OF 608.76 FEET;
THENCE SOUTH 86°58'02" EAST, A DISTANCE OF 155.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
SAID LOT 2 CONTAINS 688,234 SQUARE FEET (15.80 ACRES) MORE OR LESS.



FINAL PLAT
 LOT 1 AND LOT 2, JEREMY AND ELIZABETH WILLIAMS SUBDIVISION,
 SITUATED IN SECTION 26, TOWNSHIP 23 NORTH, RANGE 53 WEST,
 OF THE 6TH P.M. ALSO BEING IN IN SCOTT'S BLUFF COUNTY NEBRASKA.

OWNERS STATEMENT

WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 26, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH P.M. IN SCOTT'S BLUFF COUNTY NEBRASKA, AS DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: LOT 1 AND LOT 2, JEREMY & ELIZABETH WILLIAMS SUBDIVISION PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 26, TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH P.M. IN SCOTT'S BLUFF COUNTY NEBRASKA.

THE FOREGOING, LOT 1 AND LOT 2, JEREMY & ELIZABETH WILLIAMS SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS:

JEREMY J WILLIAMS

ELIZABETH WILLIAMS

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
 COUNTY OF SCOTT'S BLUFF)

BEFORE ME A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JEREMY J WILLIAMS AND ELIZABETH WILLIAMS, HUSBAND AND WIFE, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.
 WITNESS MY NOTORIAL SEAL THIS 7th DAY OF June, 2016.

Notary Public



MY COMMISSION EXPIRES: July 1, 2019

SURVEY NOTES

1. BAKER AND ASSOCIATES PERFORMED ALL NECESSARY RESEARCH FOR OWNERSHIP AND PRIOR SURVEY INFORMATION, HOWEVER NO TITLE SEARCH WAS PERFORMED TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. ALL TAX INFORMATION, LIENS, LEASES, ASSIGNMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED BY THE SAID RESEARCH.

2. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTH CORNER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 53 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF SOUTH 86°58'07" EAST, A DISTANCE OF 2,756.83 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.

Sheet Revisions		Land Survey	
Date	Description	Title Sheet	Project Number
05-12-16	FIELD SURVEY		6331-001-16
05-16-16	DRAWN SURVEY		
05-16-16	FINALIZED SURVEY		



Engineer / Architect - Surveyors
 Baker Project Number: 6331-001-16
 Project Location: Scottsbluff County Nebraska
 CLIENT: ELIZABETH WILLIAMS
 Project Code (Last Plat Date): 6331 05-16-2016
 Project Code (Last Plat Date): 6331 05-16-2016

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE COUNTY COMMISSIONERS OF SCOTT'S BLUFF COUNTY, NEBRASKA.

Chairman

CHAIRMAN

ATTEST: *County Clerk*

COUNTY CLERK



SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSEURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID SURVEY 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 REGULATIONS.

I ATTEST THE ABOVE ON THIS 1ST DAY OF JUNE, 2016.

Carl John Gilbert

CARL JOHN GILBERT
 NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
 FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
 120 EAST 16TH STREET, SUITE A
 SCOTT'S BLUFF, NE 69361-3139
 PHONE : 308-632-3123

