

Date 7-22-16 Time 9:35am

INST. 2016 4039

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2 PD CHG. RET
 DOC TAX 16.00 PD CHG. RET
 FEES 16.00 PD CHG. RET
 TOTAL 16.00 Csk
 REC'D Baker Assoc.
 RET Fet Office Use

ADMINISTRATIVE PLAT OF LOT 2A AND 2B, BLOCK 1, MILLER PLACE ADDITION, A REPLAT OF

A PORTION OF THE NORTH TWO HUNDRED FEET OF THE WEST FIFTY FEET OF LOT TWO AND THE EAST 82 FEET OF LOT 2, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTT'SBLUFF, NEBRASKA, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF THE SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. ALSO BEING IN THE CITY OF SCOTT'SBLUFF, IN SCOTT'S BLUFF COUNTY NEBRASKA.

Sheet Revisions

Date	Description	Initials
07-05-16	DRAFTED SURVEY	CJG



Land Survey & Final Plat
Plan Sheet

Baker Project Number: 6324-0014-16
 Project Location: Scottsbluff, Scotts Bluff County Nebraska
 Client: VAQUERO SCOTT'SBLUFF PARTNERS, LP
 Project Code | Last Mod. Date | Subject | Sheet No.
 6324 | 07-08-2016 | 1 of 2 | 2

PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS A PORTION OF THE NORTH TWO HUNDRED FEET OF THE WEST FIFTY FEET OF LOT TWO AND THE EAST 82 FEET OF LOT 2, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTT'SBLUFF, NEBRASKA, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF THE SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. ALSO BEING IN THE CITY OF SCOTT'SBLUFF, IN SCOTT'S BLUFF COUNTY NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE NORTH LINE OF SAID SECTION 25, NORTH 88°41'16" WEST, A DISTANCE OF 1644.85 FEET, THENCE SOUTH 01°18'44" WEST, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;
 THENCE ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF EAST OVERLAND STREET SOUTH 88°41'16" EAST, A DISTANCE OF 132.00 FEET;
 THENCE ALONG THE EAST LINE OF LOT 2, BLOCK 1 MILLER PLACE ADDITION SOUTH 01°48'36" WEST, A DISTANCE OF 389.80 FEET ** TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF 12TH STREET;
 THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, NORTH 88°41'16" WEST, A DISTANCE OF 82.00 FEET TO THE SOUTHWEST CORNER OF A PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2000-6916 OF THE SCOTT'S BLUFF COUNTY RECORDS;
 THENCE ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2000-6916, NORTH 01°48'36" EAST, A DISTANCE OF 192.50 FEET;
 THENCE NORTH 88°41'16" WEST, A DISTANCE OF 50.00 FEET;
 THENCE NORTH 01°48'36" EAST, A DISTANCE OF 197.30 FEET **, MORE OR LESS, TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINS 41,829 SQ. FT. (0.960 ACRES), MORE OR LESS.

** DENOTES MEASURED DISTANCE BASED OF PROPERTY EVIDENCE AND LINES OF POSSESSION.

OWNER'S STATEMENT

WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THE SUBJECT PROPERTY AS DESCRIBED IN THE FOREGOING SURVEY AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: LOT 2A AND 2B, BLOCK 1, MILLER PLACE ADDITION, A REPLAT OF A PORTION OF THE NORTH TWO HUNDRED FEET OF THE WEST FIFTY FEET OF LOT TWO AND THE EAST 82 FEET OF LOT 2, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTT'SBLUFF, NEBRASKA, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF THE SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. ALSO BEING IN THE CITY OF SCOTT'SBLUFF, IN SCOTT'S BLUFF COUNTY NEBRASKA. THE FOREGOING SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS:

Marilyn P. Dirks
 MARILYN P. DIRKS

ACKNOWLEDGMENT:

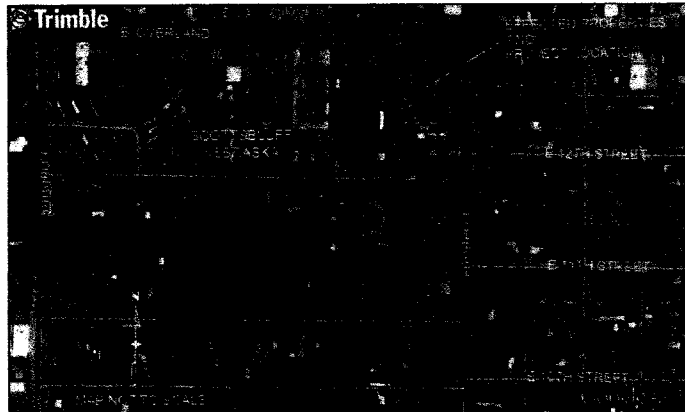
STATE OF Nebraska
 COUNTY OF Scotts Bluff

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MARILYN DIRKS, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 22 DAY OF July, 2016

Teresa Swanson
 TERESA SWANSON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20154040453
 MY COMMISSION EXPIRES OCT. 14, 2019

MY COMMISSION EXPIRES: October 14, 2019



VICINITY MAP

OWNER'S STATEMENT

WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THE SUBJECT PROPERTY AS DESCRIBED IN THE FOREGOING SURVEY AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: LOT 2A AND 2B, BLOCK 1, MILLER PLACE ADDITION, A REPLAT OF A PORTION OF THE NORTH TWO HUNDRED FEET OF THE WEST FIFTY FEET OF LOT TWO AND THE EAST 82 FEET OF LOT 2, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTT'SBLUFF, NEBRASKA, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF THE SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. ALSO BEING IN THE CITY OF SCOTT'SBLUFF, IN SCOTT'S BLUFF COUNTY NEBRASKA. THE FOREGOING SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS:

Merlin G. Dirks
 MERLIN G. DIRKS

ACKNOWLEDGMENT:

STATE OF Nebraska
 COUNTY OF Scotts Bluff

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME MERLIN G DIRKS, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 22 DAY OF July, 2016

Vicki E. Weber
 VICKI E. WEBER
 GENERAL NOTARY - State of Nebraska
 My Comm. Exp. Sept. 2, 2018

MY COMMISSION EXPIRES: Sept 2, 2018

SURVEY NOTES

1. THIS SURVEY RELIES ON COMMON WEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBERS L20163025 AND FILE NO. L20163024 BOTH EFFECTIVE DATES OF JANUARY 8, 2016 AT 8:00 A.M. FOR ALL TITLE INFORMATION. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BAKER AND ASSOCIATES INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, REFERENCE THE COMMITMENT NUMBER LISTED ABOVE.
2. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTH QUARTER OF SAID SECTION 25, BEING A GRID BEARING OF SOUTH 88°41'16" EAST, A DISTANCE OF 2666.32 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.

APPROVAL AND ACCEPTANCE:

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

THE FOREGOING ADMINISTRATIVE PLAT OF LOT 2A AND 2B, BLOCK 1, MILLER PLACE ADDITION, A REPLAT OF A PORTION OF THE NORTH TWO HUNDRED FEET OF THE WEST FIFTY FEET OF LOT TWO AND THE EAST 82 FEET OF LOT 2, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTT'SBLUFF, NEBRASKA, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF THE SECTION 25, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. ALSO BEING IN THE CITY OF SCOTT'SBLUFF, IN SCOTT'S BLUFF COUNTY NEBRASKA, WAS APPROVED BY THE CITY ADMINISTRATOR OF THE CITY OF SCOTT'SBLUFF, NEBRASKA.

[Signature]
 CITY OF SCOTT'SBLUFF CITY MANAGER

ATTES: [Signature]
 CITY CLERK

GENERAL NOTARY - State of Nebraska
 VICKI E. WEBER
 My Comm. Exp. Sept. 2, 2018

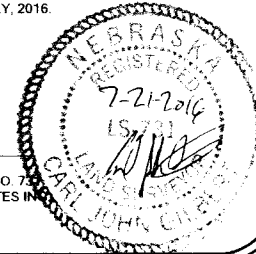
SURVEYOR'S CERTIFICATE Vicki E. Weber - 7-22-16

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 JULY 2016, 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 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 21TH DAY OF JULY, 2016.

[Signature]

CARL JOHN GILBERT
 NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 777
 FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
 120 EAST 16TH STREET, SUITE A
 SCOTT'SBLUFF, NE 69361-3139
 PHONE : 308-632-3123



2016-4039

COMPUTER PICTURED IMAGED

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Land Survey & Final Plat			
Plan Sheet			
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Client:	VAQUERO SCOTTSBLUFF PARTNERS, LP		
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6324	07-08-2016	1 of 2	2

