



2016-4263

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RET'D Bill Mabin
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RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8-1-16 Time 4:10pm

INST. 2016 4263

Jean A. Bauer

REGISTER OF DEEDS

AMENDED PLAT JEREMY AND ELIZABETH WILLIAMS SUBDIVISION
LOT 1 AND LOT 2, JEREMY AND ELIZABETH WILLIAMS SUBDIVISION,
A REPLAT OF 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 SCOTTS BLUFF COUNTY NEBRASKA.

Date	Description	Author	Index
05-12-16	FIELD SURVEY	JAM	
05-16-16	DRAFTED SURVEY	CHG	
05-16-16	FINALIZED SURVEY	CHG	

Baker & Associates
2211 West 10th St.
Scotts Bluff, NE 68308
www.bakerandassociates.com
Engineers • Architects • Surveyors

Land Survey	
Title Sheet	Sheet No.
Baker Project Number: 6331-001-16	2
Project Location: Scottsbluff County Nebraska	
CLIENT: ELIZABETH WILLIAMS	
Project Code: 6331	
Est Mod Date: 05-16-2016	
Surveyor: <u>JAM</u>	

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 53 WEST OF THE 6TH P.M. IN SCOTTS 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: AMENDED PLAT JEREMY AND ELIZABETH WILLIAMS SUBDIVISION LOT 1 AND LOT 2, JEREMY AND ELIZABETH WILLIAMS SUBDIVISION, A REPLAT OF 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. IN SCOTTS BLUFF COUNTY NEBRASKA PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 26, TOWNSHIP 23 NORTH, RANGE 53 WEST OF THE 6TH P.M. IN SCOTTS BLUFF COUNTY NEBRASKA. 53 (6.6)

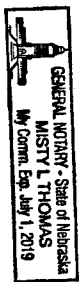
JEREMY J. WILLIAMS
ELIZABETH WILLIAMS

ACKNOWLEDGMENT
STATE OF NEBRASKA
COUNTY OF SCOTTS 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 05 DAY OF July, 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°58'02" 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.

APPROVAL AND ACCEPTANCE

THE ACCOMPANYING PLAT WAS APPROVED BY THE ZONING DIRECTOR OF SCOTTSBLUFF COUNTY, NEBRASKA, AS PRESCRIBED IN SECTION 3.3 OF THE SCOTTS BLUFF COUNTY SUBDIVISION REGULATIONS.

THIS 1st DAY OF August, 2016.

DIRECTOR: WILLIAM MABIN

ATTEST: Gene Bulman
COUNTY CLERK



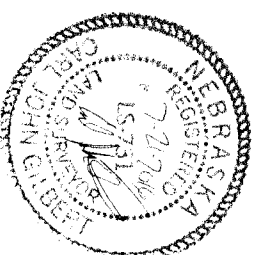
SURVEYOR'S CERTIFICATE

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 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 SCOTTS BLUFF COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 21ST DAY OF JULY, 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
SCOTTSBLUFF, NE 68301-3139
PHONE: 308-632-3123



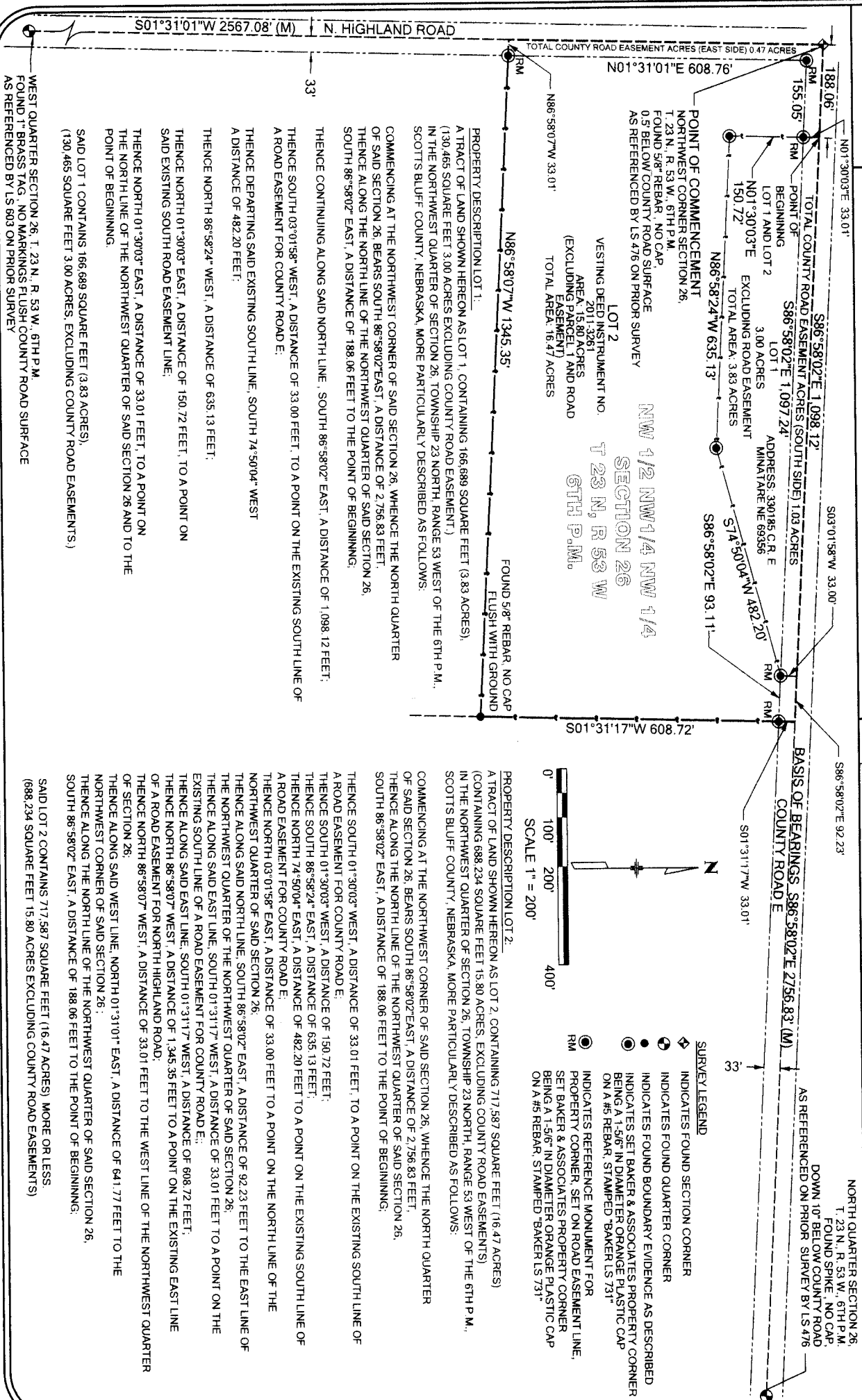
AMENDED PLAT JEREMEY AND ELIZABETH WILLIAMS SUBDIVISION

LOT 1 AND LOT 2, JEREMEY AND ELIZABETH WILLIAMS SUBDIVISION,
A REPLAT OF LOT 1 AND LOT 2, JEREMEY 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
05-27-16	FIELD SURVEY	AM
05-16-16	DRAFTED SURVEY	CJS
05-16-16	FINALIZED SURVEY	CJS

Baker & Associates
INC.
120 East 96th Street
Scottsbluff, NE 68903
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Phone: 308.234.3122
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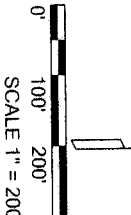
Land Survey	
Plan Sheet	
Baker Project Number:	6331-001-16
Project Location:	Scottsbluff County Nebraska
CLIENT:	ELIZABETH WILLIAMS
Project Code:	16162016
Sheet No.	1 of 2



POINT OF COMMENCEMENT
NORTHWEST CORNER SECTION 26,
T. 23 N., R. 53 W., 6TH P.M.
FOUND 5/8" REBAR, NO CAP,
0.5' BELOW COUNTY ROAD SURFACE
AS REFERENCED BY LS 476 ON PRIOR SURVEY

PROPERTY DESCRIPTION LOT 1:
A TRACT OF LAND SHOWN HEREON AS LOT 1, CONTAINING 166,898 SQUARE FEET (3.83 ACRES),
(130,465 SQUARE FEET 3.00 ACRES EXCLUDING COUNTY ROAD EASEMENT)
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" 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" EAST, A DISTANCE OF 188.06 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 86°58'02" EAST, A DISTANCE OF 1,098.12 FEET;
THENCE SOUTH 03°01'58" WEST, A DISTANCE OF 33.00 FEET, TO A POINT ON THE EXISTING SOUTH LINE OF
A ROAD EASEMENT FOR COUNTY ROAD E;
THENCE DEPARTING SAID EXISTING SOUTH LINE, SOUTH 74°50'04" WEST
A DISTANCE OF 482.20 FEET;
THENCE NORTH 86°58'24" WEST, A DISTANCE OF 635.13 FEET;
THENCE NORTH 01°30'03" EAST, A DISTANCE OF 150.72 FEET, TO A POINT ON
SAID EXISTING SOUTH ROAD EASEMENT LINE;
THENCE NORTH 01°30'03" EAST, A DISTANCE OF 33.01 FEET, TO A POINT ON
THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND TO THE
POINT OF BEGINNING.
SAID LOT 1 CONTAINS 166,898 SQUARE FEET (3.83 ACRES),
(130,465 SQUARE FEET 3.00 ACRES, EXCLUDING COUNTY ROAD EASEMENTS.)

PROPERTY DESCRIPTION LOT 2:
A TRACT OF LAND SHOWN HEREON AS LOT 2, CONTAINING 717,587 SQUARE FEET (16.47 ACRES)
(CONTAINING 688,234 SQUARE FEET 15.80 ACRES, EXCLUDING COUNTY ROAD EASEMENTS)
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" 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" EAST, A DISTANCE OF 188.06 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°30'03" WEST, A DISTANCE OF 33.01 FEET, TO A POINT ON THE EXISTING SOUTH LINE OF
A ROAD EASEMENT FOR COUNTY ROAD E;
THENCE SOUTH 01°30'03" WEST, A DISTANCE OF 150.72 FEET;
THENCE SOUTH 86°58'24" EAST, A DISTANCE OF 482.20 FEET TO A POINT ON THE EXISTING SOUTH LINE OF
A ROAD EASEMENT FOR COUNTY ROAD E;
THENCE NORTH 03°01'58" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 26;
THENCE ALONG SAID NORTH LINE, SOUTH 86°58'02" EAST, A DISTANCE OF 92.23 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 33.01 FEET TO A POINT ON THE
EXISTING SOUTH LINE OF A ROAD EASEMENT FOR COUNTY ROAD E;
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 LINE
OF A ROAD EASEMENT FOR NORTH HIGHLAND ROAD;
THENCE NORTH 86°58'07" WEST, A DISTANCE OF 33.01 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER
OF SECTION 26;
THENCE ALONG SAID WEST LINE, NORTH 01°31'01" EAST, A DISTANCE OF 641.77 FEET TO THE
NORTHWEST CORNER OF SAID SECTION 26;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26,
SOUTH 86°58'02" EAST, A DISTANCE OF 188.06 FEET TO THE POINT OF BEGINNING;
SAID LOT 2 CONTAINS 717,587 SQUARE FEET (16.47 ACRES), MORE OR LESS,
(688,234 SQUARE FEET 15.80 ACRES EXCLUDING COUNTY ROAD EASEMENTS)



- 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"
 - INDICATES REFERENCE MONUMENT FOR PROPERTY CORNER, SET ON ROAD EASEMENT LINE, SET BAKER & ASSOCIATES PROPERTY CORNER BEING A 1-5/8" IN DIAMETER ORANGE PLASTIC CAP ON A #5 REBAR, STAMPED "BAKER LS 731"

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 803 ON PRIOR SURVEY