

DATE 8-18-16 Time 12:00 pm
INST. 2016 4574
Jean A. Bauer

REGISTER OF DEEDS

COMPUTER
PICTURED
IMAGED

NUM PAGES 2
DOC TAX PD CHG RET
FEES 16.00 PD CHG RET
TOTAL 16.00
REG'D Baker & Assoc.



ADMINISTRATIVE REPLAT OF LOT 1A, BLOCK 1, MILLER PLACE ADDITION, A REPLAT OF
A PORTION OF THE NORTH 100 FEET OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT 1 AND THE EAST 66 FEET OF THE NORTH 150 FEET OF LOT 1 AND THE WEST 66 FEET OF THE NORTH 150 FEET OF LOT 1 MILLER PLACE ADDITION AND LOT 2B OF THE REPLAT OF LOTS 2A AND 2B, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, SCOTTS 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 SCOTTSBLUFF, IN SCOTTS 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 SCOTTSBLUFF PARTNERS, LP			
Project Code	Last Mod. Date	Sheet	Sheet No.
6324	07-05-2016	1 of 2	2

PROPERTY DESCRIPTION FOR LOT 1A, BLOCK 1, MILLER PLACE, AN ADDITION
A PARCEL OF LAND KNOWN AS THE NORTH 100 FEET OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT ONE (1), MILLER PLACE, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND THE EAST 66 FEET OF THE NORTH 150 FEET OF LOT ONE (1), MILLER PLACE, AN ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, AND THE WEST 66 FEET OF THE NORTH 150 FEET OF LOT ONE (1), MILLER PLACE, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, AND LOT 2B OF THE REPLAT OF LOTS 2A AND 2B, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 25, 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 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 1380.85 FEET, THENCE SOUTH 01°18'44" WEST, A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;
THENCE ALONG THE EXISTING WEST RIGHT OF WAY OF 9TH AVENUE, SOUTH 01°48'36" WEST, A DISTANCE OF 246.26 FEET**;
THENCE DEPARTING SAID EXISTING WEST RIGHT OF WAY, NORTH 88°41'16" WEST, A DISTANCE OF 132.00 FEET TO A POINT ON THE EAST LINE OF LOT 2, BLOCK 1 MILLER PLACE ADDITION;
THENCE ALONG SAID EAST LINE OF LOT 2, NORTH 01°48'36" EAST, A DISTANCE OF 176.26 FEET;
THENCE NORTH 88°41'16" EAST, A DISTANCE OF 60.00 FEET;
THENCE NORTH 01°48'36" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF EAST OVERLAND STREET;
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 88°41'16" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH WEST CORNER OF LOT 1, BLOCK 1, MILLER PLACE, AN ADDITION TO THE CITY OF SCOTTSBLUFF;
THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 88°41'16" EAST, A DISTANCE OF 132.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 36,706 SQ. FT. (0.842 ACRES), MORE OR LESS.

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



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: REPLAT OF LOT 1A, BLOCK 1, MILLER PLACE ADDITION, A REPLAT OF A PORTION OF THE NORTH 100 FEET OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT 1 AND THE EAST 66 FEET OF THE NORTH 150 FEET OF LOT 1 AND THE WEST 66 FEET OF THE NORTH 150 FEET OF LOT 1 MILLER PLACE ADDITION AND LOT 2B OF THE REPLAT OF LOTS 2A AND 2B, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, SCOTTS 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 SCOTTSBLUFF, IN SCOTTS BLUFF COUNTY NEBRASKA. THE FOREGOING, SUBDIVISION, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

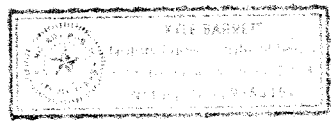
W.A. Henderson
REPRESENTATIVE OF VAQUERO SCOTTSBLUFF PARTNERS, LP

ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME W.A. Henderson, A REPRESENTATIVE OF VAQUERO SCOTTSBLUFF PARTNERS, LP, 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 4th DAY OF August, 2016.



Kyle Bauhoff
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-17-18

SURVEY NOTES

- 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.
- 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.
- ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE CITY OF SCOTTSBLUFF OF SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING ADMINISTRATIVE REPLAT OF LOT 1A, BLOCK 1, MILLER PLACE ADDITION, A REPLAT OF A PORTION OF THE NORTH 100 FEET OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT 1 AND THE EAST 66 FEET OF THE NORTH 150 FEET OF LOT 1 AND THE WEST 66 FEET OF THE NORTH 150 FEET OF LOT 1 MILLER PLACE ADDITION AND LOT 2B OF THE REPLAT OF LOTS 2A AND 2B, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, SCOTTS 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 SCOTTSBLUFF, IN SCOTTS BLUFF COUNTY NEBRASKA.

[Signature]
CITY OF SCOTTSBLUFF CITY MANAGER

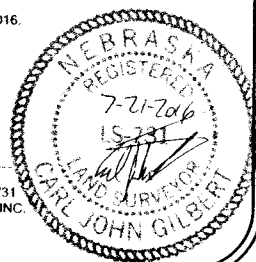
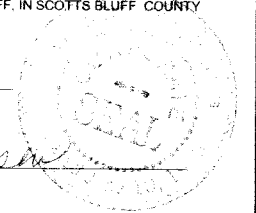
ATTEST: [Signature]
CITY CLERK

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 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 SCOTTS BLUFF COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 8TH DAY OF JULY, 2016.

[Signature]
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 69361-3139
PHONE : 308-632-3123



ADMINISTRATIVE REPLAT OF LOT 1A, BLOCK 1, MILLER PLACE ADDITION, A REPLAT OF A PORTION OF THE NORTH 100 FEET OF THE SOUTH 150 FEET OF THE NORTH 300 FEET OF LOT 1 AND THE EAST 66 FEET OF THE NORTH 150 FEET OF LOT 1 AND THE WEST 66 FEET OF THE NORTH 150 FEET OF LOT 1 MILLER PLACE ADDITION AND LOT 2B OF THE REPLAT OF LOTS 2A AND 2B, ALL BEING IN BLOCK 1, MILLER PLACE ADDITION AND LOT 2B OF SCOTTSBLUFF, NEBRASKA, SCOTTS 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 SCOTTSBLUFF, IN SCOTTSBLUFF COUNTY NEBRASKA

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07-05-16	DRAFTED SURVEY	CJG

Engineers / Architects / Surveyors	Project Location	Project Number
Baker Associates Inc.	Scottsbluff, Scotts Bluff County Nebraska	6324-0014-16

Client	Project Code	Sheet No.
VAQUERO SCOTT SBUFF PARTNERS, LP	6324	1 of 2

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