

PAGE 3

PLAN SHEET

PAGE 1

TITLE SHEET

PAGE 2

SIGNATURE SHEET

INDEX OF SHEETS

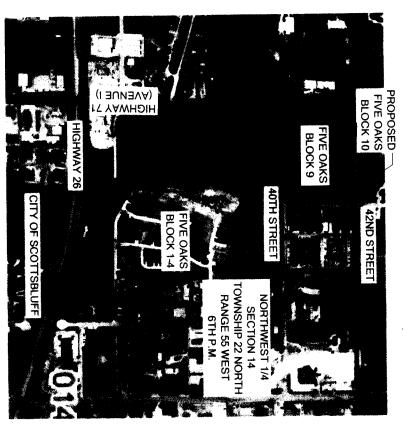
COMPUTER PICTURED.

RECORDED SCOTTS BLUFF COUNTY, NE

2-10-16 Time 9:42am 64

REGISTER OF DEEDS

00 CHG\_\_\_\_ 82.00 Baker A5500 USE D REC D



### SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF LOTS 1 AND 2, TRACTS B AND C, BLOCK 10, FIVE OAKS SUBDIVISION THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA **BLOCK 10 PROPERTY DESCRIPTION** DRAFTED FINAL PLAT

Sheet Revisions

Final Plat of Block 10, Five Oaks Subdivision

ect Location: City of Scottsbluff, Nebraska er Project Number: 023-005-11

Sheet No.

FINAL PLAT OF

(INCLUDING RIGHT OF WAY)

A PARCEL OF UNPLATTED LANDS KNOWN AS BLOCK 10 FIVE OAKS SUBDIVISION INCLUDING THE WEST HALF OF AVENUE G AND 7 FEET OF RIGHT OF WAY DEDICATION FOR 42ND STREET, CONTAINING 121,920 SQ. FT. (2.799 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF DESCRIBED AS FOLLOWS: THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY

SOUTH 88°13'30" EAST, A DISTANCE OF 707.67 FEET; THENCE SOUTH 01°46'30" WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY OF 42ND STREET AND TO THE POINT OF BEGINNING: A DISTANCE OF 2675.32 FEET; THENCE ALONG NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, PRINCIPAL MERIDIAN, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" WEST COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH THENCE ALONG THE SOUTH RIGHT OF WAY OF 42ND STREET SOUTH 88°13'30" EAST, A DISTANCE OF 176.50 FEET

A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF WEST OAK BLVD TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE FOR AVENUE G; THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE, SOUTH 02°09'33" WEST, A DISTANCE OF 691.92 FEET TO

POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE ALONG THE EAST LINE OF BLOCK 9 FIVE OAKS, NORTH 02°09′33" EAST, A DISTANCE OF 689.61 FEET, TO THE SOUTH RIGHT OF WAY OF 42ND STREET AND TO THE THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, NORTH 87°28′29" WEST, A DISTANCE OF 176.50 FEET

## SURVEYOR'S CERTIFICATE

PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID PLAT HAS BEEN NOVEMBER 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF . CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO

I ATTEST THE ABOVE ON THIS  $^{\prime )\prime ^{\prime }}$ DAY OF *Uccessbirk*, 2015

VICINITY MAP NOT TO SCALE

FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731

CARL JOHN GILBERT

PHONE: 308-632-3123

# LOTS 1 AND 2, TRACTS B AND C, BLOCK 10 ,FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA FINAL PLAT OF

SITUATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA

#### SURVEY NOTES

1. THIS SURVEY RELIES ON CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 24309. NO TITLE SEARCH WAS MADE BY A THIS SURVEY RELIES ON CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 24309. NO TITLE SEARCH WAS MADE BY BAKER AND ASSOCIATES, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD ALL TAX INFORMATION. LENS, LEASES, ASSICHMENTS, AGREEMENTS, MOTIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, DECLARATIONS, PROVISIONS, FOR THE PROPERTY SHOWN RESTRICTIONS, ZONING, CONFINANTS, WATER AND MINERAL RICHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON ARE REFLECTED IN SAID TITLE COMMITMENT, BAKER AND ASSOCIATES INC. OBTAINED ADDITIONAL RIGHT OF WAY INFORMATION AND DOCUMENTS IN THE COURSE OF THE PLAT PREPARATION THAT ARE SHOWN HEREON AND WAY INFORMATION AND DOCUMENTS IN THE COURSE OF THE PLAT PREPARATION THAT ARE SHOWN HEREON AND ARE NOT REFLECTED ON SAID TITLE COMMITMENT

2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RITX AND RITX DATA LOGGING TECHNIQUES, CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE WEST SIXTEENTH CORNER OF SAID SECTION 14, BEING A GRID BEARING OF SOUTH 88"13"30" EAST A DISTANCE OF 1326.35" FIET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARRN), SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2800.

# 4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET

5. 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.

## DRAFTED FINAL PLAT REMOVED WEBB SIGNATURES **Sheet Revisions**

Project Code Last Mod. Date

Final Plat of Block 10, Five Oaks Subdivision

Signature Sheet

Project Location: City of Scottsbluff, Nebraska Baker Project Number: 023-005-Sheet No.

### DWNER'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 LAND OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS 1 AND 2, TRACTS B AND 2, AND 2, BLOCK AND C, BLOCK AND C, BLOCK AND C, OF FIVE OAKS, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOTS 1 AND 2, TRACTS B AND C, BLOCK 10 OF FIVE OAKS, SUBDIVISION. TRACTS B AND C ARE DEDICATED FOR PUBLIC RIGHT OF WAY. 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.

REPRESENTATIVE OF C &T HOLDINGS L.L.C.

STATE OF NEBRASKA

COUNTY OF SCOTTS BLUFF

SS

ACKNOWLEDGED BEFORE METHIS 20 DAY OF \_ Jan.

2016,

BY The Es & webser WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_ 09-02-18

Creeks o webse NOTARY PUBLIC

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

### APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1 & 2, TRACTS B AND C, BLOCK 10, FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND UNPLATTED LANDS, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS /5%DAY OF JESTIMENT , 2016. 154

ATTESTED:

RANDY MEININGER, MAYOR

OSPO, 9

