



**FINAL PLAT OF  
LOTS 1 AND 2, TRACTS B AND C, BLOCK 10, FIVE OAKS SUBDIVISION,  
CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA**  
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 BAKER AND ASSOCIATES, INC., 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 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 ARE NOT REFLECTED ON SAID TITLE COMMITMENT.
2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.
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°13'37" EAST A DISTANCE OF 1326.35 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 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.

**APPROVAL AND ACCEPTANCE**

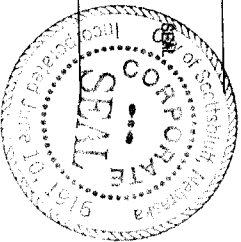
THE FOREGOING PLAT OF LOTS 1 & 2, TRACTS B AND C, BLOCK 10, FIVE OAKS SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA AND UNPLATTED LANDS, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS DAY OF February, 2016.

BY:

*[Signature]*  
RANDY WEININGER, MAYOR

ATTESTED:

*[Signature]*  
CITY CLERK



Sheet Revisions		Date	Revised By
12-2-2015	DRAFTED FINAL PLAT	12-2-2015	BJC
1-3-2016	REMOVED WEBB SIGNATURES	1-3-2016	BJC
Final Plat of Block 10, Five Oaks Subdivision		Baker Project Number: 023-005-15	Project Location: City of Scottsbluff, Nebraska
Signature Sheet		Owners: C & T Holdings, L.L.C.	Project Code: 023
		Issue Date: 2/03/16	Sheet No: 2

**OWNER'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 C, BLOCK 10 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.

BY: *[Signature]*  
REPRESENTATIVE OF C & T HOLDINGS L.L.C.

STATE OF NEBRASKA

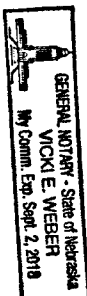
COUNTY OF SCOTTS BLUFF

ACKNOWLEDGED BEFORE ME THIS 20 DAY OF Jan, 2016.

BY: *[Signature]*  
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 09-09-18

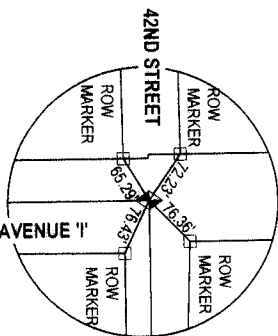
*[Signature]*  
NOTARY PUBLIC



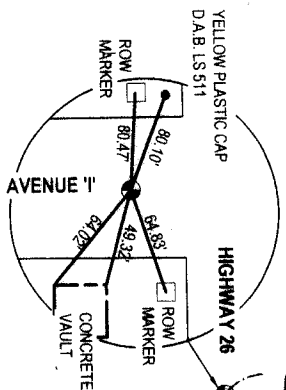
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Sheet Revisions	
DATE	DESCRIPTION
02-22-2015	DRAWN FINAL PLAT
02-11-2015	REVISED 26' ROW TO 30'

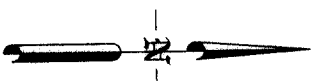
Final Plat of Block 10, Five Oaks Subdivision	
Plan Sheet	
Project Number:	023-005-15
Project Location:	City of Scottsbluff, Nebraska
Owner:	C & T Holdings, LLC
Project Code:	158
Drawn Date:	02-11-2015
Scale:	3/4" = 1'
Sheet No.	3
Project No.	023



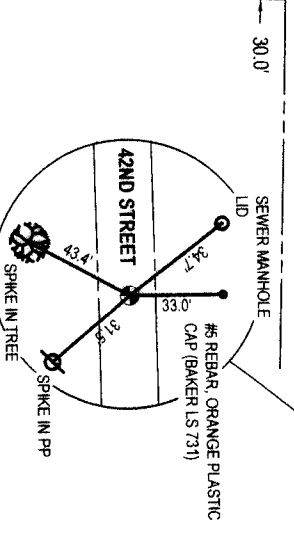
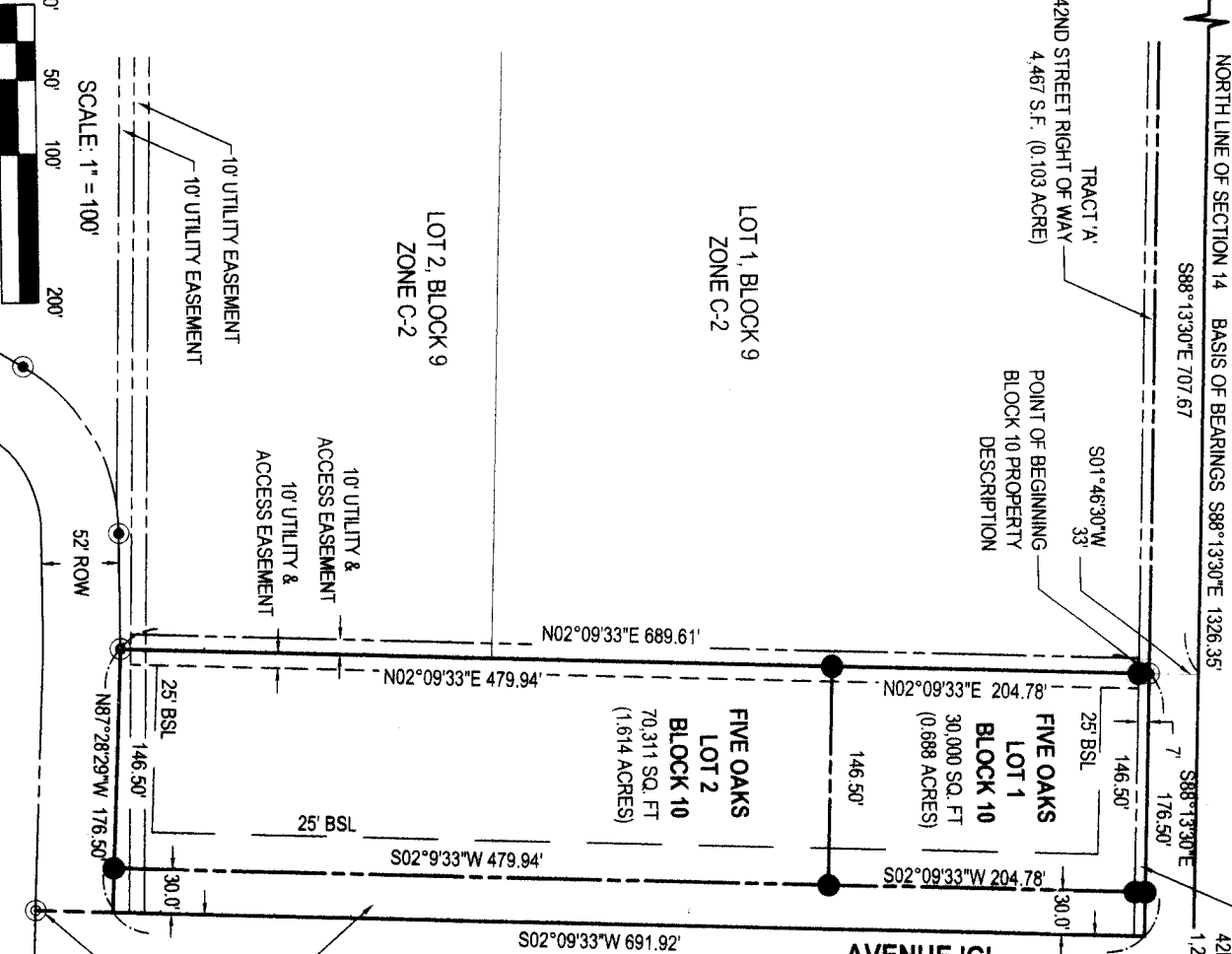
**CORNER THE MEASUREMENTS**  
**NORTHWEST CORNER OF SECTION 14**  
 FOUND 1" STEEL BOLT FLUSH IN HIGHWAY,  
 STAMPED "SURVEY MARK"  
 (NOT TO SCALE)



**CORNER THE MEASUREMENTS**  
**WEST 1/4 CORNER OF SECTION 14**  
 FOUND 2" DIA. ALUMINUM CAP FLUSH IN HIGHWAY,  
 (STAMPING IS ILLIGIBLE)  
 ALSO FOUND CHISELED CROSS  
 0.1' EAST OF ALUMINUM CAP.



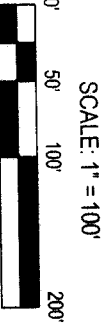
**AVENUE 'I'**  
 S02°03'39"W 2675.32'



**CORNER THE MEASUREMENTS**  
**WEST 1/16TH OF SECTION 14**  
 FOUND 3 1/4" ALUMINUM CAP FLUSH IN ASPHALT  
 STAMPED IN PART "BAKER & ASSOCIATES LS 731, 2013"  
 SEE CURRENT CORNER RECORD 9-24-2013

- INDICATES FOUND SECTION CORNER
- ⊕ INDICATES FOUND QUARTER CORNER (SEE CORNER RECORDS AND SURVEY FOR DETAILS)
- INDICATES FOUND PROPERTY EVIDENCE (1-1/4" ORANGE PLASTIC CAP ON 5/8" REBAR FLUSH WITH GROUND STAMPED BAKER PLS 731)
- ⊙ INDICATES FOUND PROPERTY EVIDENCE (AS DESCRIBED)
- INDICATES SET PROPERTY CORNER

**40TH STREET**  
 FOUND 3/4" REBAR  
 NO CAP 0.30' BELOW SURFACE  
 70' ROW



SCALE: 1" = 100'