

Date 5-10-17 Time 8:30am
INST. 2017 2428

Jean A. Bauer

REGISTER OF DEEDS



2017-2428

COMPUTER CP
PLOTTER CP
IMAGED

NUM PAGES 2
DOC TAX PD CHG RET
FEES 16.00 FD - CHG RET
TOTAL 16.00 426.00 Wh 6.00
REC'D Baker Assoc
RET

FINAL PLAT
LOTS 1-6, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT
OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22
NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

EXTERIOR BOUNDARY FOR MELROY ADDITION

A PARCEL OF LAND KNOWN AS TRACT 12 AND TRACT 13 OF WILDY & LANA COMMERCIAL TRACTS CONTAINING 182,431 SQ. FT. (4.188 ACRES), MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN CITY OF SCOTTSBLUFF, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE EAST QUARTER OF SAID SECTION 24 BEARS NORTH 02°11'37" EAST, A DISTANCE OF 2648.68 FEET; THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 NORTH 02°11'37" EAST, A DISTANCE OF 332.50 FEET; THENCE NORTH 87°48'28" WEST, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF TRACT 14 OF WILDY & LANA COMMERCIAL TRACTS; THENCE ALONG THE SOUTH LINE OF SAID TRACT 14, NORTH 88°40'53" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 13; ALSO BEING THE POINT OF BEGINNING.

THENCE ALONG THE SOUTH LINE OF SAID TRACT 13, NORTH 88°40'53" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 13;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 12, NORTH 88°40'53" WEST, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12;

THENCE ALONG THE WEST LINE OF SAID TRACT 12, NORTH 02°10'14" EAST, A DISTANCE OF 302.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12;

THENCE ALONG THE NORTH LINE OF SAID TRACT 12, SOUTH 88°40'52" EAST, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12;

THENCE ALONG THE NORTH LINE OF SAID TRACT 13, SOUTH 88°40'52" EAST, A DISTANCE OF 305.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 13;

THENCE ALONG THE EAST LINE OF SAID TRACT 13, SOUTH 02°11'37" WEST, A DISTANCE OF 280.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14;

THENCE ALONG THE NORTH LINE OF SAID TRACT 14, NORTH 88°40'53" WEST, A DISTANCE OF 20.00 FEET;

THENCE ALONG THE WEST LINE OF SAID TRACT 14, SOUTH 02°11'37" WEST, A DISTANCE OF 12.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 182,431 SQ. FT. (4.188 ACRES), MORE OR LESS.

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, EASEMENTS, ASSIGNMENTS, AGREEMENTS, MORTGAGES, DECLARATIONS, PROVISIONS, CONDITIONS, RESERVATIONS, RESTRICTIONS, ZONING, COVENANTS, WATER AND MINERAL RIGHTS AND OBLIGATIONS FOR THE PROPERTY SHOWN HEREON.

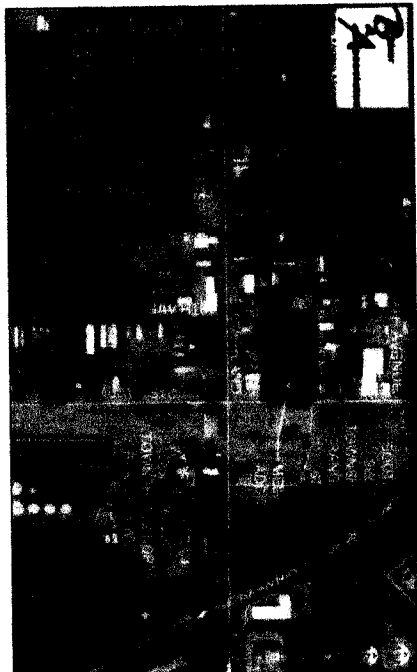
2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) FAST STATIC, RTK AND RTK DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST QUARTER OF SAID SECTION 24.

4. A GRID BEARING OF NORTH 02°11'37" EAST, A DISTANCE OF 2,648.68 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.



PROJECT VICINITY MAP

Date	Description	Initials
05-29-16	DRAWN SURVEY	CJS
05-29-16	DRAWN SURVEY	AM

Baker Associates
The
Engineers • Architects • Surveyors

Final Plat	
Title Sheet	
Baker Project Number: 6273-002-16	
Project Location: Scottsbluff, Scotts Bluff County Nebraska	
Owners: MELROY INVESTMENTS, L.L.C.	
Project Code: 188 MOD DRAIN	Sheet No.
05-22-2017	1 of 2

APPROVAL AND ACCEPTANCE
THE FOREGOING FINAL PLAT OF LOTS 1-6, MELROY ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS 14th DAY OF May, 2017.

BY: *[Signature]*
RANDY MEININGER, MAYOR

ATTESTED:
CITY CLERK

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE PERSONALLY AND CORRECTLY REPRESENTED THE RESULTS OF A SURVEY CONDUCTED IN MAY 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL BEARINGS, DISTANCES AND SUBDIVISIONS SHOWN HEREON, THAT SAID PLAT HAS BEEN MADE IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA RELATING TO MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 14th DAY OF May, 2017.

[Signature]
CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE: 508.832.3123

INDEX OF SHEETS

PAGE 1	TITLE SHEET
PAGE 2	PLAN SHEET

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/OR DIVIDED SAID LANDS INTO THE FINAL PLAT FOR LOTS 1-6 MELROY ADDITION, SAID PARCEL, AND ON UNDER THE NAME AND SUBDIVISION OF LOTS 1-6 MELROY ADDITION. THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE RIGHT OF WAYS ARE ESTABLISHED ARE HEREBY GRANTED THE HERETUFORE MENTIONED ENGINEERS AND EGRESS FROM AND TO ADJACENT PROPERTIES.

BY: *[Signature]*
REPRESENTATIVE OF MELROY INVESTMENTS, L.L.C.

ACKNOWLEDGMENT:
STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF)
BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY,
PERSONAL APPEARANCE OF MELROY INVESTMENTS, L.L.C. 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 14th DAY OF May, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES



FINAL PLAT

LOTS 1-6, MELROY ADDITION, TO THE CITY OF SCOTTSBLUFF, A REPLAT OF LOTS 12 & 13 OF WILDY & LANA COMMERCIAL TRACTS, NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

WILDY & LANA INDUSTRIAL TRACTS

5 4 3 2 1

15TH STREET

(66.00' PUBLIC R.O.W.)

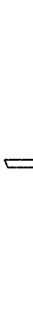
FOUND 3/4" REBAR, NO CAP, 0.8' BELOW SURFACE

S88°40'52"E 305.00'

INST. NO. 2016-2420

LOT 6

91,842 SQ. FT.



SURVEY LEGEND

- INDICATES SET 1.5/16" ORANGE PLASTIC CAP & #5 REBAR, STAMPED "S 731 BAKER"
- INDICATES FOUND PROPERTY EVIDENCE AS DESCRIBED
- ◊ INDICATES FOUND SECTION CORNER AS DESCRIBED
- ⊙ INDICATES FOUND QUARTER SECTION AS DESCRIBED
- (M) INDICATES MEASURED DISTANCE BY BAKER AND ASSOCIATES
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS

21ST AVENUE
BASIS OF BEARINGS
N02°11'37"E 2648.68' (M) 2684.66' (PLS 476)

N87°48'23"W 33.00'

N88°40'53"W 20.00'

S02°11'37"W 12.00'

N88°40'53"W 20.00'

N88°40'53"W 20.00'

N88°40'53"W 20.00'

N88°40'53"W 20.00'

N88°40'53"W 20.00'

N88°40'53"W 20.00'

Sheet Revisions

Date	Description	Initials
06-29-16	DRAWN SURVEY	AM
06-29-16	DRAWN SURVEY	AM

Final Plat
Plan Sheet

Baker Project Number: 6273-002-16	Sheet No. 2 of 2
Project Location: Scottsbluff, Scotts Bluff County Nebraska	
Owner: MELROY INVESTMENTS, L.L.C.	
Project Code: 16-02-2017	

FOUND EAST QUARTER SECTION 24, T. 22 N., R. 55 W., 6TH P.M., 5/8" REBAR, NO CAP AS RECOVERED BY PLS 476 AND PLS 603 PRIOR SURVEYS

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

33'

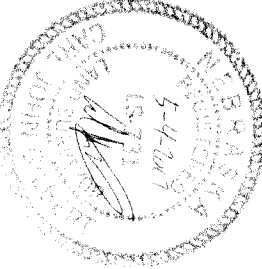
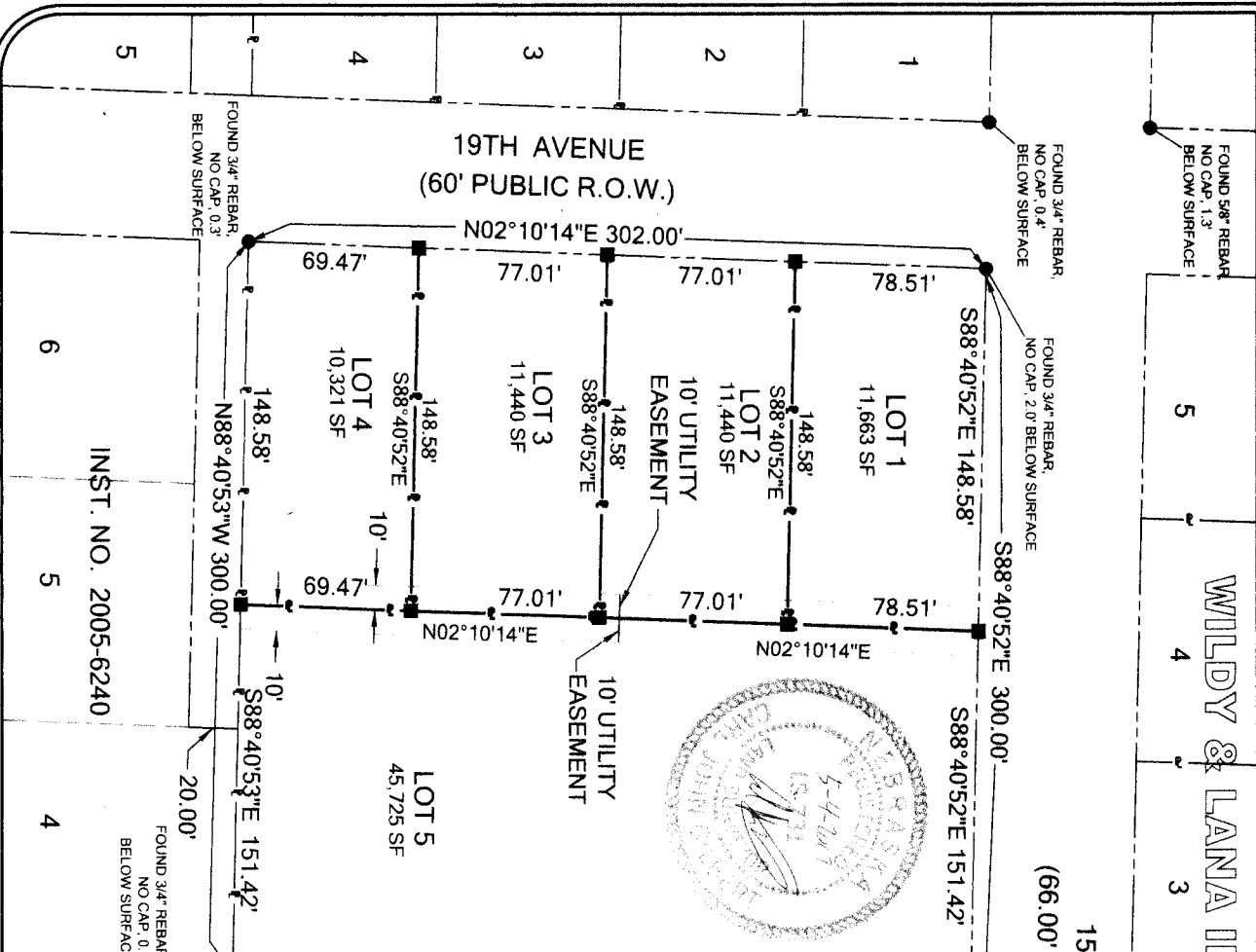
WILDY & LANA COMMERCIAL TRACTS

INST. NO. 2001-02962

INST. NO. 2005-6240

INST. NO. 2001-02962

INST. NO. 2005-6240



19TH AVENUE
(60' PUBLIC R.O.W.)

N02°10'14"E 302.00'

77.01'

77.01'

78.51'

S88°40'52"E 148.58'

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E

148.58'

S88°40'52"E