

Date 5-26-17 Time 1:40pm

INST. 2017 2784

Jean A. Bauer

REGISTER OF DEEDS

COMPUTER PICTURED & IMAGED

NUM PAGES 2 PD CHG RET
DOC TAX 16.00 PD CHG RET
FEES 16.00 CASH
TOTAL 16.00 CASH
REC'D Baker & Associates
RET. Fee office use

2017-2784

FINAL PLAT
LOTS 1-13 BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5 AND LOTS 1-3,
BLOCK 6, LOTS 1-12 AND TRACT C, BLOCK 7, HILLTOP ESTATES
SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions

Date	Description	Initials
08-27-16	DRAFTED SURVEY	CJG
02-26-17	REVISED SURVEY	CJG
04-17-17	REVISED SURVEY	CJG



Land Survey & Final Plat of Hilltop Estates

Title Sheet	
Baker Project Number:	6157-007-16
Project Location:	Scottsbluff, Scotts Bluff County Nebraska
Owners:	Kosman
Project Code (Last Mod. Date)	6157 04-17-2017
Sheet	1 of 2
Sheet No.	1

EXTERIOR BOUNDARY FOR HILLTOP ESTATES PROPERTY DESCRIPTION

A PARCEL OF LAND CONTAINING 1,409,935 SQ. FT. (32.37 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 13, 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 NORTHWEST CORNER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE NORTH QUARTER BEARS SOUTH 88°08'36" EAST, A DISTANCE OF 2661.46 FEET, THENCE SOUTH 88°08'36" EAST, A DISTANCE OF 1491.48 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND THE PROPERTY DESCRIBED AT INSTRUMENT NUMBER 2016-3789 OF THE SCOTTS BLUFF COUNTY RECORDS, THENCE SOUTH 02°16'11" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF THE PROPERTY DESCRIBED AT SAID INSTRUMENT NUMBER 2016-3789, SOUTH 02°16'11" WEST, A DISTANCE OF 1066.20 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED AT SAID INSTRUMENT NUMBER 2016-3789 AND TO A RECORD CORNER SHOWN ON RECORD OF SURVEY COMPLETED BY LS 476 ON APRIL 21, 1992 OF THE FAIRVIEW CEMETERY;

THENCE CONTINUING ALONG SAID RECORD OF SURVEY THE FOLLOWING COURSES (3) THREE COURSES:
1. SOUTH 02°16'11" WEST, A DISTANCE OF 3.00 FEET;
2. THENCE SOUTH 55°32'59" EAST, A DISTANCE OF 65.80 FEET;
3. THENCE SOUTH 40°29'00" EAST, A DISTANCE OF 242.48 FEET (MEASURED) TO A POINT ON THE NORTH LINE OF BLOCK 6 MCKINLEY FOURTH ADDITION RECORDED AT BOOK 120, PAGE 144 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE ALONG SAID NORTH LINE OF SAID BLOCK 6, SOUTH 88°14'16" EAST, A DISTANCE OF 953.09 FEET TO A POINT AT THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT INSTRUMENT NUMBER 2006-1130 OF THE SCOTTS BLUFF COUNTY RECORDS AND BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 13;

THENCE ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 13 NORTH 02°07'24" EAST, A DISTANCE OF 842.76 FEET TO A POINT AT THE SOUTHEAST CORNER OF HILLTOP ESTATES BLOCK 2 RECORDED AT BOOK 125, PAGE 312 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID BLOCK 2, NORTH 88°16'38" WEST, A DISTANCE OF 200.00 FEET TO THE SOUTH WEST CORNER OF SAID BLOCK 2;

THENCE ALONG THE WEST LINE OF SAID BLOCK 2, NORTH 02°07'23" EAST, A DISTANCE OF 440.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 42ND STREET AS PLATTED THE HILLTOP ESTATES SUBDIVISION RECORDED AT BOOK 125, PAGE 312 OF THE SCOTTS BLUFF COUNTY RECORDS;

THENCE NORTH 88°08'36" WEST, A DISTANCE OF 569.69 FEET;

THENCE NORTH 01°51'03" EAST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, NORTH 88°08'36" WEST, A DISTANCE OF 400.05 FEET;

THENCE SOUTH 02°16'11" WEST, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,409,935 SQ. FT. (32.37 ACRES), MORE OR LESS
SURVEY NOTES

- BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS, A TITLE REPORT WAS ALSO PROVIDED BY FERGUSON TITLE SERVICES COMPANY TO VERIFY ALL OWNERSHIP AND RESEARCH. THIS DOCUMENT REFERENCES TITLE REPORT DATED NOVEMBER 8TH, 2016 AND 8:00 A.M.
- 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.
- BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTH QUARTER CORNER OF SAID SECTION 13, BEING A GRID BEARING OF SOUTH 88°09'36" EAST, A DISTANCE OF 2661.46 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.
- 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.
- THE ABOVE DESCRIBE PROPERTY IS BEING ANNEXED INTO THE CITY OF SCOTTSBLUFF PER THE APPROVAL OF THIS PLAT

7. TRACT C SHOWN HEREON IS DEDICATED TO THE CITY OF SCOTTSBLUFF FOR A DRAINAGE AND UTILITY TRACT, FOR STORM WATER STORAGE AND A LIFT STATION

ANNEXATION APPROVAL AND ACCEPTANCE

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA THE REAL ESTATE, WHICH IS PLATTED AS LOTS 1-13 BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5 AND LOTS 1-3, BLOCK 6, LOTS 1-12 AND TRACT C, BLOCK 7, HILLTOP ESTATES SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, PURSUANT TO SECTION 19-916 OF THE NEBRASKA REVISED STATUTES AND SECTION 21-1-61 OF THE SCOTTSBLUFF MUNICIPAL CODE SHALL BE INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA SHALL BE AND BECOME A PART OF SAID CITY FOR ALL PURPOSES WHATSOEVER, THAT THE INHABITANTS OF SAID ADDITION SHALL BE ENTITLED TO ALL THE RIGHTS AND PRIVILEGES, AND SHALL BE SUBJECT TO ALL THE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

BE IT FURTHER RESOLVED THAT THE INCLUSION OF BLOCKS 3-7, HILLTOP ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA WITHIN THE CORPORATE LIMITS OF THE CITY OF SCOTTSBLUFF, NEBRASKA IS SUBJECT TO THE FINAL PLAT BEING FILED WITH THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS.
PASSED AND APPROVED THIS 15 DAY OF May, 2017.

BY:

RANDY MEININGER, MAYOR

ATTESTED: CITY CLERK

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1-13 BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5 AND LOTS 1-3, BLOCK 6, LOTS 1-12 AND TRACT C, BLOCK 7, HILLTOP ESTATES SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, AND THE STREETS, TRACT C, AND THE UTILITY EASEMENTS ARE ACCEPTED BY THE CITY FOR THE USE AND BENEFIT OF THE PUBLIC AND THE FOREGOING PLAT WAS PASSED BY RESOLUTION THIS 15 DAY OF May, 2017.

BY:

RANDY MEININGER, MAYOR

ATTESTED: CITY CLERK

OWNER'S STATEMENT AND DEDICATION

I BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., IN SCOTTS BLUFF COUNTY NEBRASKA, STATE THE FOREGOING, PLAT LOTS 1-13 BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5 AND LOTS 1-3, BLOCK 6, LOTS 1-12 AND TRACT C, BLOCK 7, HILLTOP ESTATES SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THE STREET ROWS, TRACT C AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

OWNER: REPRESENTATIVE OF KOSMAN INC.

ACKNOWLEDGMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF }

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME H.H. Kosman, A REPRESENTATIVE OF KOSMAN INC. 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 NOTARIAL SEAL THIS 15th DAY OF May, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: February 1, 2020

GENERAL NOTARY - State of Nebraska
CHRISTINE BURBACH
My Comm. Exp. February 1, 2020

INDEX OF SHEETS

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SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT 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 AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 20TH DAY OF APRIL, 2017.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE : 308-632-3123

OWNER'S STATEMENT AND DEDICATION

I BEING THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., IN SCOTTS BLUFF COUNTY NEBRASKA, STATE THE FOREGOING, PLAT LOTS 1-13 BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-5, BLOCK 5 AND LOTS 1-3, BLOCK 6, LOTS 1-12 AND TRACT C, BLOCK 7, HILLTOP ESTATES SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER AND THE STREET ROWS, TRACT C AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC AS SHOWN ON THE FOREGOING PLAT.

OWNER: REPRESENTATIVE OF KOSMAN INVESTMENTS LLC

ACKNOWLEDGMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF }

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME H.H. Kosman, A REPRESENTATIVE OF KOSMAN INVESTMENTS LLC 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 NOTARIAL SEAL THIS 15th DAY OF May, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: February 1, 2020

GENERAL NOTARY - State of Nebraska
CHRISTINE BURBACH
My Comm. Exp. February 1, 2020



