

Date 10-13-17 Time 11:40 am

INST. 2017 **5335**

Jean A. Bauer

REGISTER OF DEEDS



2017-5335

COMPUTER H C
PICTURED C
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NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG ✓ RET _____
TOTAL 16.00
REC'D Bill-ScB County Bldg. & Zoning
RET For office use

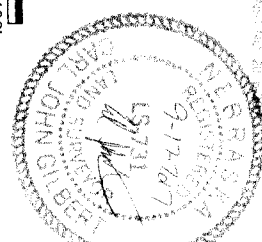
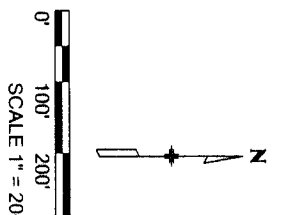
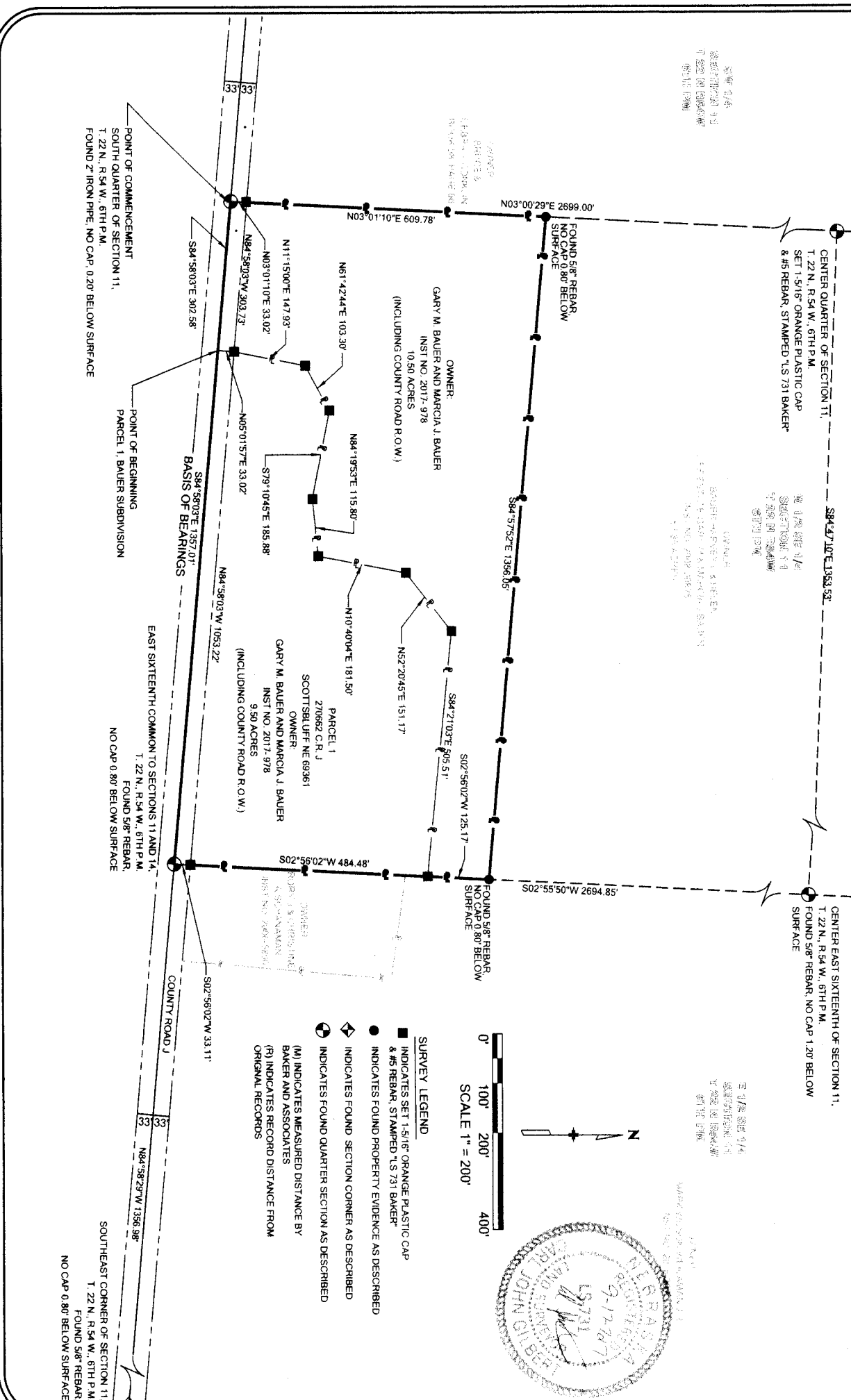
FINAL PLAT
PARCEL 1, BAUER SUBDIVISION
SITUATED IN THE WEST HALF OF THE EAST HALF OF SECTION 11,
TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M. ALSO BEING IN
SCOTTS BLUFF COUNTY NEBRASKA

Sheet Revisions

Date	Description	Initials
06-05-17	FIELD SURVEY	CJS
06-07-17	DRAWN SURVEY	CJS
06-08-17	FINISHED SURVEY	CJS

Baker & Associates
Engineers • Architects • Surveyors
126 East 16th St.
Scotts Bluff, NE 68901
www.bakerandco.com
Phone: 402-438-9900

Land Survey
Plan Sheet
Baker Project Number: 6368-001-17
Project Location: Scottsbluff County Nebraska
Client: GARY BAUER
Project Code: 1st Mod. Date: 06-21-2017
Subject: 2 of 2
Sheet No: 2



- SURVEY LEGEND**
- INDICATES SET 1.5/16\" ORANGE PLASTIC CAP & #5 REBAR, STAMPED 1.5 731 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

SOUTHEAST CORNER OF SECTION 11,
T. 22 N., R. 54 W., 6TH P.M.
FOUND 5/8\" REBAR
NO CAP 0.80' BELOW SURFACE

FINAL PLAT
PARCEL 1, BAUER SUBDIVISION
 SITUATED IN THE WEST HALF OF SECTION 11,
 TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M. ALSO BEING IN
 SCOTT'S BLUFF COUNTY NEBRASKA.

PROPERTY DESCRIPTION PARCEL 1

A PARCEL DESCRIBED AS PARCEL 1, BAUER SUBDIVISION, CONTAINING 413,806 SQ. FT. (9,500 ACRES), MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTT'S BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE EAST SIXTEENTH CORNER COMMON TO SECTIONS 11 AND 14 BEARS, SOUTH 84°58'03" EAST, A DISTANCE OF 1357.01 FEET, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, SOUTH 84°58'03" EAST, A DISTANCE OF 302.58 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 05°01'57" EAST, A DISTANCE OF 33.02 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF COUNTY ROAD J, THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 11°15'00" EAST, A DISTANCE OF 147.93 FEET;

THENCE NORTH 61°42'44" EAST, A DISTANCE OF 103.30 FEET;
 THENCE SOUTH 79°10'45" EAST, A DISTANCE OF 185.88 FEET;
 THENCE NORTH 84°19'53" EAST, A DISTANCE OF 115.80 FEET;
 THENCE NORTH 10°40'04" EAST, A DISTANCE OF 181.50 FEET;
 THENCE NORTH 52°20'45" EAST, A DISTANCE OF 151.17 FEET;
 THENCE SOUTH 84°21'03" EAST, A DISTANCE OF 505.51 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11;
 TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF COUNTY ROAD J, THENCE SOUTH 02°56'02" WEST, A DISTANCE OF 33.11 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11,
 THENCE ALONG SAID SOUTH LINE, NORTH 84°58'03" WEST, A DISTANCE OF 1,083.22 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 413,806 SQ. FT. (9,500 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, 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 BY THE SAID RESEARCH.

2. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE SOUTH QUARTER OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST SIXTEENTH CORNER COMMON TO SECTIONS 11 AND 14, TOWNSHIP 22 NORTH, RANGE 54 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF SOUTH 84°58'03" EAST, A DISTANCE OF 1,357.01 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.

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

Sheet Revisions	
Date	Description
06-06-17	FIELD SURVEY
06-07-17	DRAFTED SURVEY
06-08-17	FINALIZED SURVEY

Baker Associates
 1201 East 14th St.
 Scottsbluff, NE 68903
 Phone: 308-632-3123
 Fax: 308-632-3124
 www.bakerandass.com

Land Survey	
Title Sheet	Sheet No.
Baker Project Number: 6366-001-17	2 of 2
Project Location: Scottsbluff County Nebraska	
CLIENT: GARY BAUER	
Project Code: East Mod. Date: 09-18-2017	
6331	

OWNERS STATEMENT

WE BEING THE UNDERSIGNED, BEING THE OWNERS OF THE SOUTH 20 ACRES OF THE WEST HALF OF THE EAST HALF OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M. IN SCOTT'S BLUFF COUNTY NEBRASKA, AS DESCRIBED IN INSTRUMENT NO. 2017-978 AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE SURVEYED AND PLATTED AS: PARCEL 1, BAUER SUBDIVISION, SITUATED IN THE WEST HALF OF THE EAST HALF OF SECTION 11, TOWNSHIP 22 NORTH, RANGE 54 WEST OF THE 6TH P.M. ALSO BEING IN SCOTT'S BLUFF COUNTY NEBRASKA.

THE FOREGOING PLAT OF PARCEL 1 AND PARCEL 2, BAUER SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

GARY M. BAUER
 Marcia J. Bauer
 6/6 5/17



ACKNOWLEDGMENT:
 STATE OF NEBRASKA
 COUNTY OF SCOTT'S BLUFF)
 BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME GARY M. BAUER AND MARCIA J. BAUER, HUSBAND AND WIFE, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURES ARE AFFIXED TO THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPROVAL AND ACCEPTANCE:

THE ACCOMPANYING PLAT WAS APPROVED BY THE ZONING DIRECTOR OF SCOTT'S BLUFF COUNTY, NEBRASKA, AS PRESCRIBED IN SECTION 3.3 OF THE SCOTT'S BLUFF COUNTY SUBDIVISION REGULATIONS.

THIS 5th DAY OF September, 2017.

DIRECTOR: WILLIAM MABIN



ACKNOWLEDGMENT:
 STATE OF NEBRASKA
 COUNTY OF SCOTT'S BLUFF)
 BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME WILLIAM MABIN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE ARE AFFIXED TO THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 SEPTEMBER 2017, 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 SCOTT'S BLUFF COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 18TH DAY OF SEPTEMBER, 2017.

CARL JOHN GILBERT
 NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
 FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
 120 EAST 16TH STREET, SUITE A
 SCOTT'S BLUFF, NE 68961-3139
 PHONE: 308-632-3123

