



2018-1877

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 4-30-18 Time 8:15am

INST. 2018 1877

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
 DOC TAX PD CHG RET
 FEES 16.00 PD CHG RET
 TOTAL 16.00 ck
 REC'D Baker & Associates
 RET For office use

COMPUTER C 7
 PICTURED 7
 IMAGED

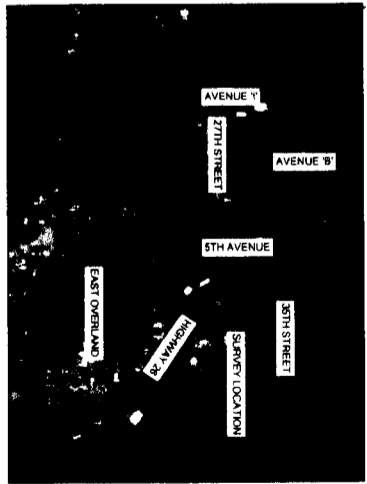
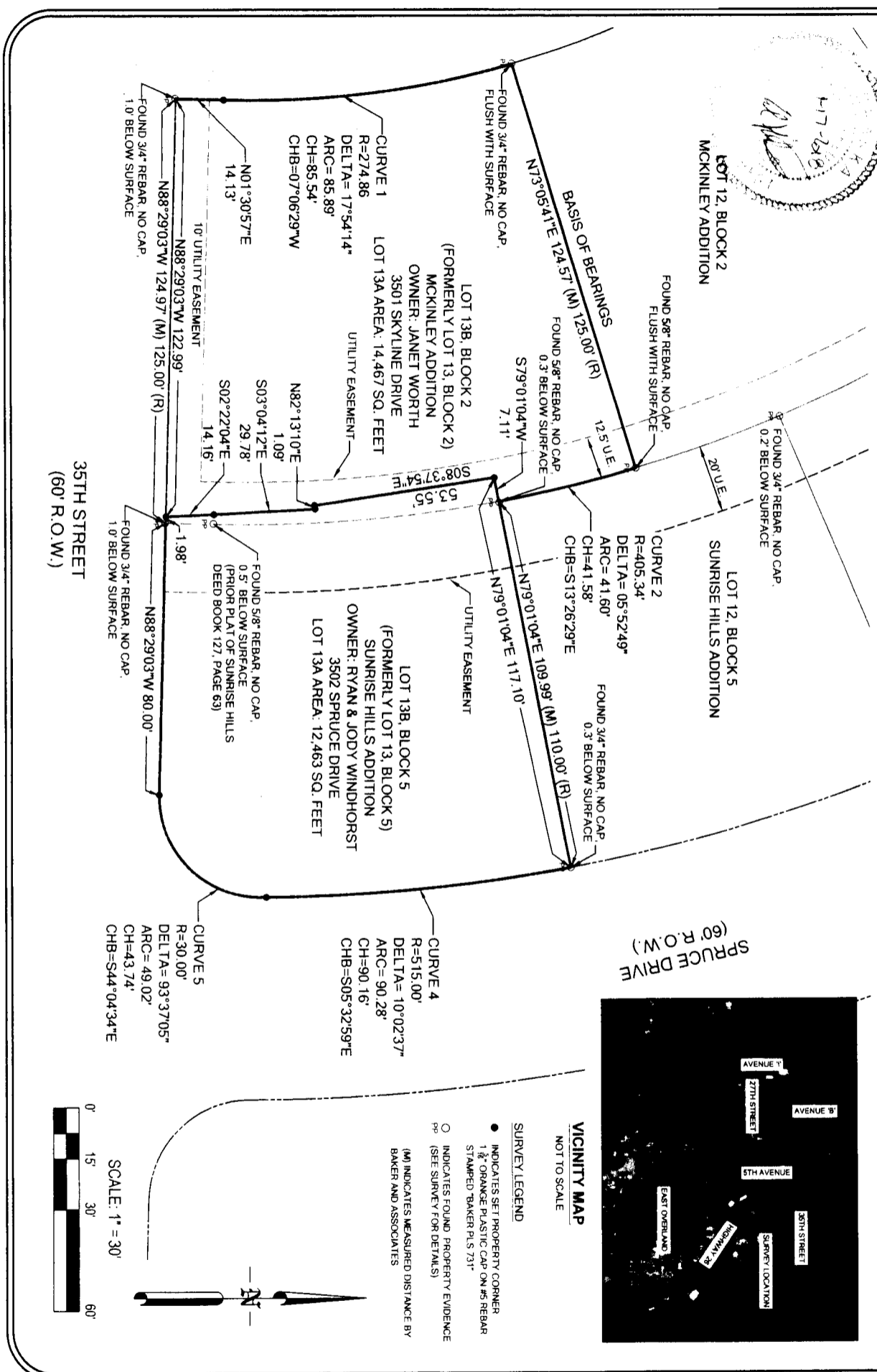
ADMINISTRATIVE PLAT OF LOT 13B, BLOCK 2, MCKINLEY SECOND ADDITION AND LOT 13B, BLOCK 5, SUNRISE HILLS ADDITION
AND LOT 13B, BLOCK 5, SUNRISE HILLS ADDITION
A REPLAT OF LOT 13, BLOCK 2, MCKINLEY SECOND ADDITION AND LOT 13, BLOCK 5, SUNRISE HILLS ADDITION TO THE CITY OF SCOTTS BLUFF, NEBRASKA,
A PART OF THE NW 1/4 OF SECTION 13, T22N, R55W OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions

Date	Description	By
1-17-2018	DRAFTED/PLAT	BEG

Administrative Plat

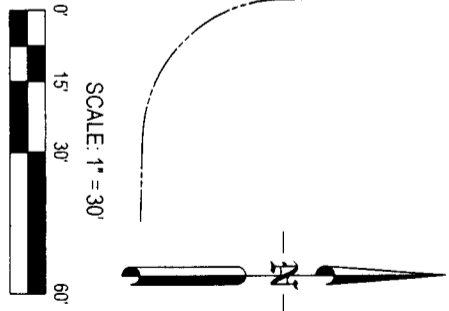
Plan Sheet	Sheet No.	2
Baker Project Number: 6379-01-17	Subplot	2 of 2
Project Location: Scottsbluff, Scotts Bluff County Nebraska	Sheet No.	2
Owner: Ryan Windhorst	Subplot	2 of 2
Project Code: Last Mod. Date: 1-17-2018	Sheet No.	2



VICINITY MAP
 NOT TO SCALE

SURVEY LEGEND

- INDICATES SET PROPERTY CORNER
- INDICATES FOUND PROPERTY EVIDENCE (SEE SURVEY FOR DETAILS)
- (M) INDICATES MEASURED DISTANCE BY BAKER AND ASSOCIATES



ADMINISTRATIVE PLAT OF LOT 13B, BLOCK 2, MCKINLEY SECOND ADDITION AND LOT 13B, BLOCK 5, SUNRISE HILLS ADDITION A REPLAT OF LOT 13, BLOCK 2, MCKINLEY SECOND ADDITION AND LOT 13, BLOCK 5, SUNRISE HILLS ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, A PART OF THE NW 1/4 OF SECTION 13, T22N, R55W OF THE 6TH P. M., SCOTTS BLUFF COUNTY, NEBRASKA

INDEX OF SHEETS

- PAGE 1 TITLE SHEET
- PAGE 2 PLAN SHEET

SURVEY NOTES

1. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE NORTH LINE OF LOT 13, BLOCK 2, MCKINLEY SECOND ADDITION, BEING A GRID BEARING OF N73°05'41"E, A DISTANCE OF 124.57 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.
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. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
4. 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.
5. THIS SURVEY IS TO ADJUST THE COMMON LOT LINE BETWEEN LOT 13, BLOCK 2, MCKINLEY SECOND ADDITION AND LOT 13, BLOCK 5, SUNRISE HILLS ADDITION IN ORDER TO ACCOMMODATE A FENCE LOCATION AT THE REQUEST OF THE LAND OWNER.

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 AUGUST 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 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 SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 17th DAY OF March, 2018.

Carl John Gilbert
 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

WE, THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN LOT 13, BLOCK 5, SUNRISE HILLS ADDITION TO THE CITY OF SCOTTSBLUFF, HEREBY REPLAT SAID LOT INTO LOT 13A, BLOCK 5, SUNRISE HILLS ADDITION TO THE CITY OF SCOTTSBLUFF AS SHOWN HEREON.

BY: *Ryan Windhorst*
 RYAN WINDHORST
 LOT 13B, BLOCK 2, SUNRISE HILLS ADDITION
Jody Windhorst
 JODY WINDHORST
 LOT 13B, BLOCK 2, SUNRISE HILLS ADDITION

Sheet Revisions

Date	Description	Initials
1-17-2018	DRAWN PLAT	BEG

BAKER & ASSOCIATES
 Engineers, Architects, Surveyors
 6379-001
 1-17-2018

Administrative Plat
 Title Sheet
 Baker Project Number: 6379-001-17
 Project Location: Scottsbluff, Scotts Bluff County Nebraska
 Owner: Ryan Windhorst
 Project Code: Last Mod. Date: 1-17-2018
 Subject: 6379-001
 Sheet No.: 1 of 2

ACKNOWLEDGMENT:

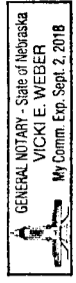
STATE OF Nebraska
 COUNTY OF Scotts Bluff

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME RYAN AND JODY WINDHORST, TO ME KNOWN TO BE THE IDENTICAL PERSONS WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 22 DAY OF January, 2018.

Vicki E. Weber
 NOTARY PUBLIC

MY COMMISSION EXPIRES 09-02-18



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN LOT 13, BLOCK 2, MCKINLEY SECOND ADDITION TO THE CITY OF SCOTTSBLUFF, HEREBY REPLAT SAID LOT INTO LOT 13A, BLOCK 2, MCKINLEY SECOND ADDITION TO THE CITY OF SCOTTSBLUFF AS SHOWN HEREON.

BY: *Janet Worth*
 JANET WORTH
 LOT 13B, BLOCK 2, MCKINLEY SECOND ADDITION

ACKNOWLEDGMENT:

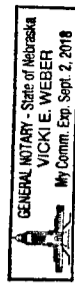
STATE OF Nebraska
 COUNTY OF Scotts Bluff

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JANET WORTH, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 27th DAY OF April, 2018.

Vicki E. Weber
 NOTARY PUBLIC

MY COMMISSION EXPIRES 09-02-18



CITY OF SCOTTSBLUFF APPROVAL

THE FOREGOING ADMINISTRATIVE PLAT OF LOT 13B, BLOCK 2, MCKINLEY SECOND ADDITION AND LOT 13B, BLOCK 5, SUNRISE HILLS ADDITION, A REPLAT OF LOT 13, BLOCK 2, MCKINLEY SECOND ADDITION AND LOT 13, BLOCK 5, SUNRISE HILLS, AN ADDITION TO THE CITY OF SCOTTSBLUFF, NEBRASKA, A PART OF THE NW 1/4 OF SECTION 13, T22N, R55W OF THE 6TH P. M., SCOTTS BLUFF COUNTY, NEBRASKA WAS APPROVED BY THE CITY MANAGER OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

Nathan Johnson
 NATHAN JOHNSON, CITY MANAGER,
 CITY OF SCOTTSBLUFF, NEBRASKA

ATTESTED: CITY CLERK