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SCOTTS BLUFF COUNTY, NE

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2022-810

**FINAL PLAT OF LOTS 1 AND 2, BLOCK 7, FIVE OAKS SUBDIVISION  
A PORTION OF UNPLATTED LANDS FOR FIVE OAKS SUBDIVISION  
TO THE 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, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions

Date	Description	By
1-5-2021	DRAFTED SURVEY	

**Baker & Associates Inc.**  
120 EAST 16TH STREET  
SCOTTSBLUFF, NE 69201  
308-482-9129  
www.baker-eng.com  
Engineers \* Architects \* Surveyors  
CORPORATE 2021

Final Plat of Lots 1 and 2, Block 7,  
FIVE OAKS SUBDIVISION

Title Sheet

Baker Project Number: 023-018-21			
Project Location: Scottsbluff, Scotts Bluff County Nebraska			
Owners: C&T HOLDINGS, LLC.			
Project Code	Lot	Block	Sheet No.
023	1	2	1 of 2

**LEGAL DESCRIPTION:**

A PARCEL OF LAND KNOWN AS A PORTION OF THE UNPLATTED LANDS FOR FIVE OAKS SUBDIVISION, CONTAINING 471,337.30 SQ. FT. (10.820 ACRES), MORE OR LESS, IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 14, BEARS SOUTH 02°03'39" WEST, A DISTANCE OF 2675.32 FEET; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SOUTH 02°03'39" EAST, A DISTANCE OF 822.84 FEET; THENCE SOUTH 87°58'21" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY OF HIGHWAY 71 AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF 40TH STREET SOUTH 87°56'20" EAST, A DISTANCE OF 87.57 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 19°49'11", A DISTANCE OF 60.19 FEET, (A CHORD BEARING SOUTH 78°01'45" EAST, A DISTANCE OF 59.89 FEET);

THENCE SOUTH 68°07'09" EAST, A DISTANCE OF 191.20 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 126.00 FEET, A CENTRAL ANGLE OF 83°01'38", A DISTANCE OF 182.59 FEET, (A CHORD BEARING NORTH 71°52'33" EAST, A DISTANCE OF 167.02 FEET);

THENCE NORTH 30°55'20" EAST, A DISTANCE OF 30.85 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 82°23'51", A DISTANCE OF 80.59 FEET, (A CHORD BEARING NORTH 61°04'06" EAST, A DISTANCE OF 76.67 FEET);

THENCE NORTH 89°54'43" EAST, A DISTANCE OF 19.42 FEET;

THENCE SOUTH 01°52'51" WEST, A DISTANCE OF 121.52 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 472 FEET, A CENTRAL ANGLE OF 41°38'01", A DISTANCE OF 342.98 FEET, (A CHORD BEARING SOUTH 43°08'58" WEST, A DISTANCE OF 335.48 FEET);

THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 495 FEET, A CENTRAL ANGLE OF 58°21'24", A DISTANCE OF 504.17 FEET, (A CHORD BEARING SOUTH 6°40'45" EAST, A DISTANCE OF 482.66 FEET);

THENCE SOUTH 18°00'01" WEST, A DISTANCE OF 278.21 FEET;

THENCE NORTH 59°43'24" WEST, A DISTANCE OF 585.66 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 71 (AVENUE I);

THENCE CONTINUING NORTH ALONG SAID EXISTING EAST RIGHT OF WAY LINE OF HIGHWAY 71 NORTH 02°03'38" EAST, A DISTANCE OF 976.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 471,337.30 SQ. FT. (10.820 ACRES), MORE OR LESS.



**OWNER'S AND DEDICATION STATEMENT**

WE THE UNDERSIGNED, BEING THE OWNERS OF LOTS 1 AND 2, BLOCK 7, FIVE OAKS SUBDIVISION, A PORTION OF UNPLATTED LANDS FOR FIVE OAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, STATE THAT THE FOREGOING FINAL PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNERS.

WE HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.

PERSONAL REPRESENTATIVE  
C&T HOLDINGS, LLC.

DATE

1-3-2022

**ACKNOWLEDGMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME A PERSONAL REPRESENTATIVE OF C&T HOLDINGS, LLC., 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 3<sup>rd</sup> DAY OF JAN- 2022

Sandra L. Brown  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 11/7/2023

**APPROVAL AND ACCEPTANCE**

THE FOREGOING PLAT OF LOTS 1 AND 2, BLOCK 7, FIVE OAKS SUBDIVISION, A PORTION OF UNPLATTED LANDS FOR FIVE OAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR OF THE CITY OF SCOTTSBLUFF, NEBRASKA.

WE HEREBY ACCEPT ALL STREETS, ALLEYS, EASEMENTS AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.

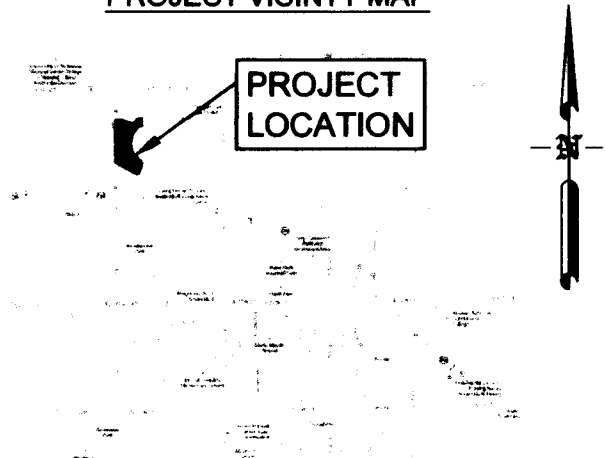
BY:

MAYOR Leanne McKernigan

ATTESTED: CITY CLERK

Kimberly Crisp

**PROJECT VICINTY MAP**



PROJECT LOCATION

**INDEX OF SHEETS**

PAGE 1	TITLE SHEET
PAGE 2	PLAN SHEET

**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.
- 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 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY.
- 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.

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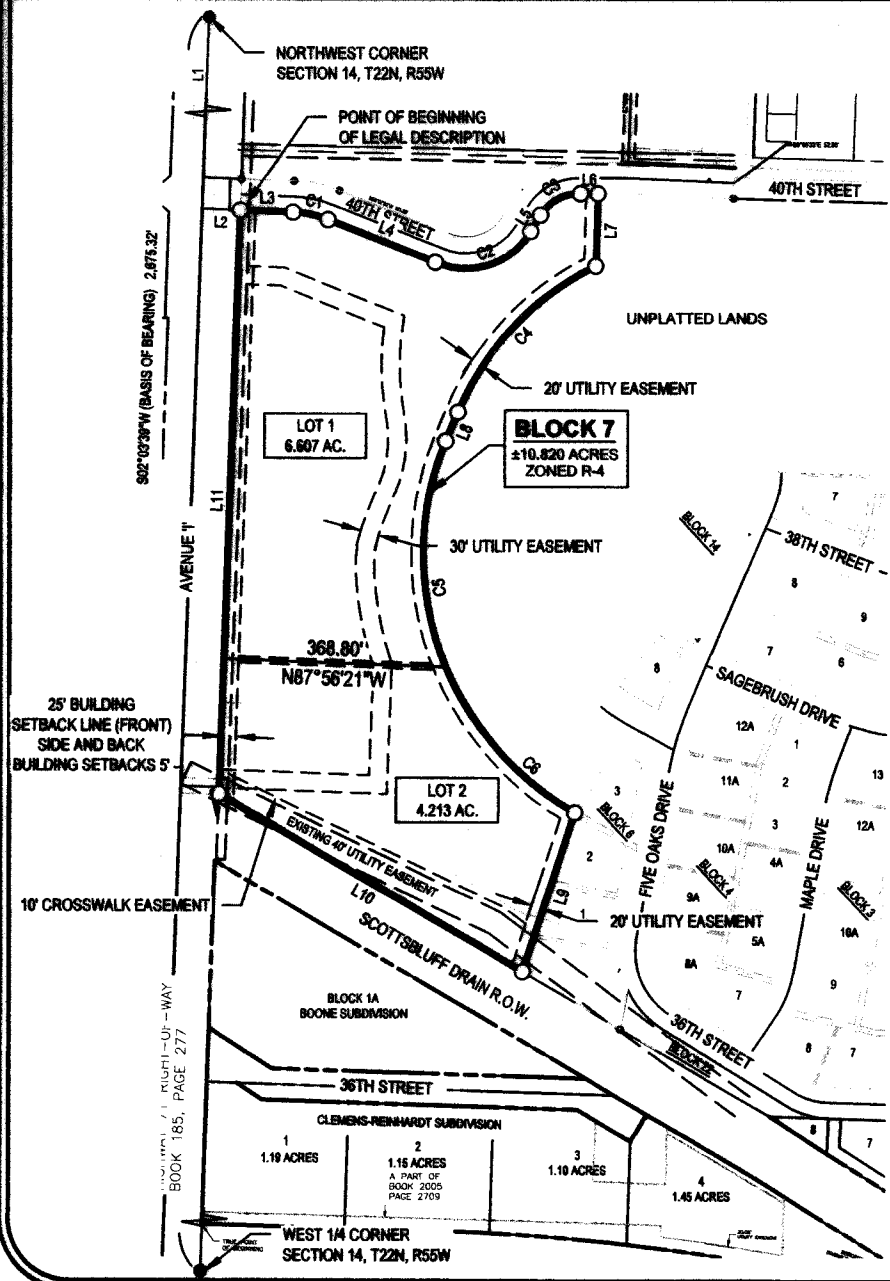
Sheet Revisions

NO.	DATE	DESCRIPTION
1	12-22-21	DRAFTED SURVEY



Final Plat of Lots 1 and 2, Block 7, FIVE OAKS SUBDIVISION  
Plan Sheet

Roller Project Number: 622-012-21
Project Location: Scottsbluff, Scotts Bluff County Nebraska
Owners: C&T HOLDINGS, LLC.
Code Book No. 12-12-2021
Sheet No. 2



Parcel Line Table

Line #	Length	Direction
L1	822.84'	S2° 03' 39"W
L2	65.00'	N87° 56' 21"W
L3	87.57'	S87° 56' 20"E
L4	191.20'	S66° 07' 09"E
L5	30.65'	N30° 55' 20"E
L6	29.42'	N89° 54' 43"E
L7	121.52'	S1° 52' 51"W
L8	52.66'	S22° 20' 58"W
L9	278.21'	S18° 00' 01"W
L10	585.66'	N59° 43' 24"W
L11	976.19'	N2° 03' 38"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.19'	174.00'	19°49'11"	S78° 01' 45"E	59.89'
C2	182.59'	126.00'	83°01'38"	N71° 52' 33"E	167.02'
C3	80.59'	74.00'	62°23'51"	N61° 04' 06"E	76.67'
C4	342.98'	472.00'	41°38'01"	S43° 09' 58"W	335.48'
C5	504.17'	495.00'	58°21'24"	S6° 49' 45"E	482.66'
C6	213.40'	496.37'	24°37'58"	S48° 21' 27"E	211.76'

- = CORNER FOUND AS NOTED
- = CORNER SET 5/8"x24" REBAR WITH PINK PVC CAP STAMPED "ACCUSTAR BOSSE" LS 603
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE

**SURVEYOR'S CERTIFICATE:**

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 1 AND 2, BLOCK 7, FIVE OAKS SUBDIVISION, A PORTION OF UNPLATTED LANDS FOR FIVE OAKS SUBDIVISION TO THE CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 40 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 31<sup>st</sup> day of DECEMBER, 2021.

Scott M. Bosse  
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

