

Inst 2003 - 00267

RECORDED  
SCOTT'S BLUFF COUNTY, NE

Date 1-9-03 Time 2:45 pm

*Jane R. Moran*

REGISTER OF DEEDS

NUM PAGES 3  
LINO TAGS PD CHG RET  
FEE 16.00 PD CHG V RET  
TOL 16.00  
CREDIT  
REC'D Baker + Assoc.

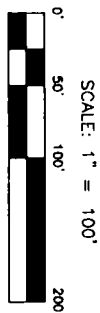
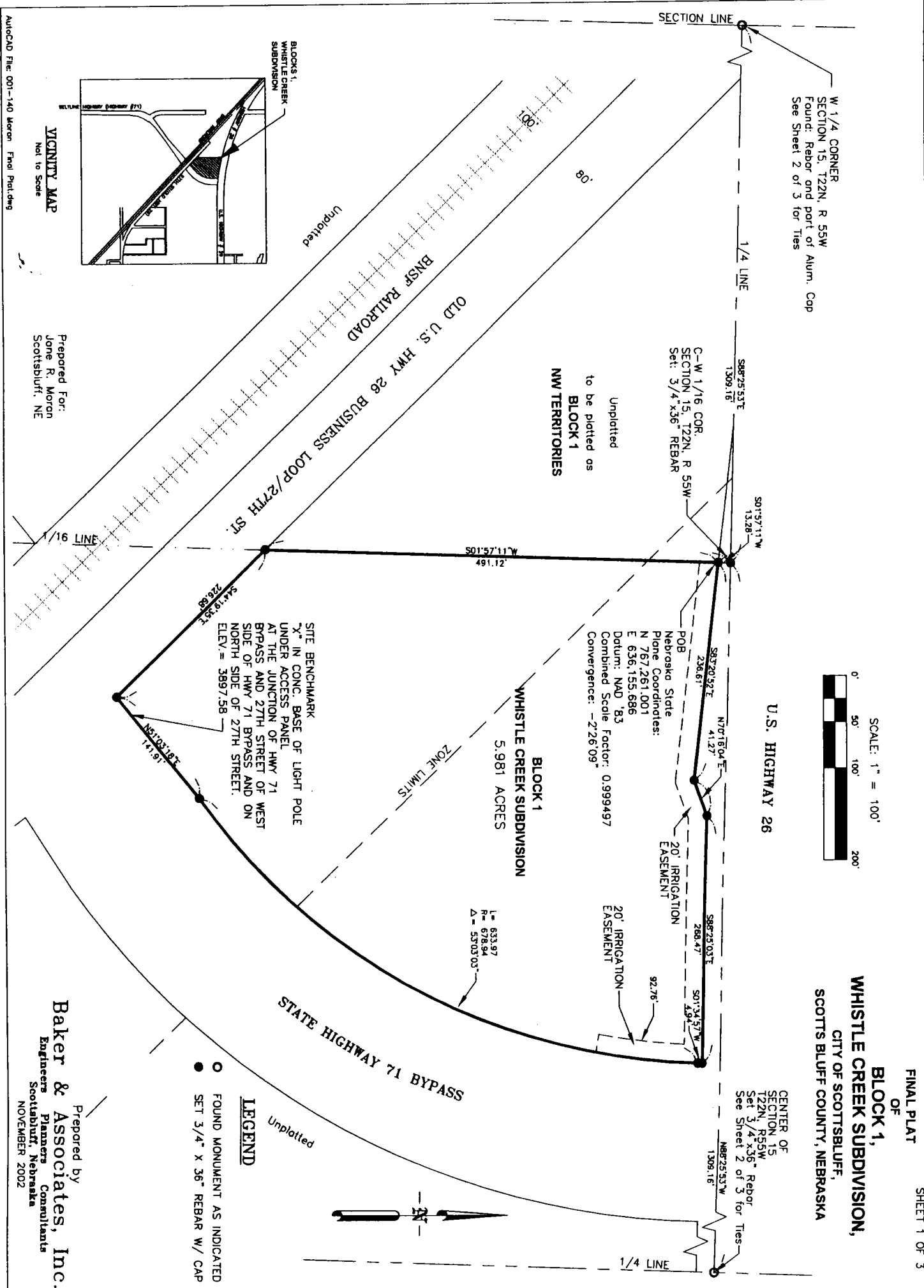
174

B  
B

AutocAD File: 001-140 Moran Final Plat.dwg

VICINITY MAP  
Not to Scale

Prepared For:  
Jane R. Moran  
Scottsbluff, NE



U.S. HIGHWAY 26

FINAL PLAT  
OF  
BLOCK 1,  
WHISTLE CREEK SUBDIVISION,  
CITY OF SCOTT'S BLUFF,  
SCOTT'S BLUFF COUNTY, NEBRASKA

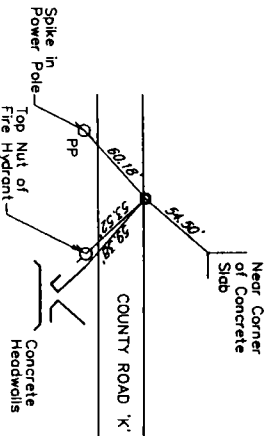
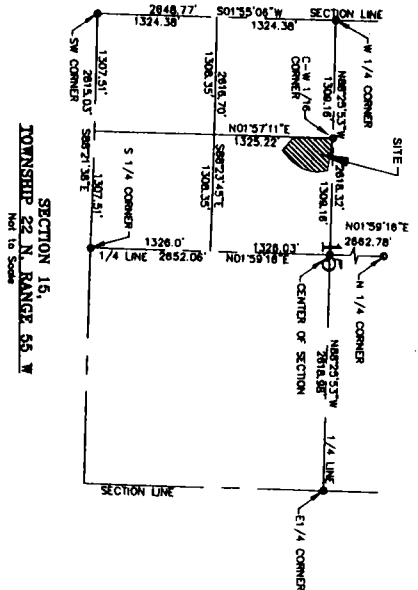
SHEET 1 OF 3

**LEGEND**

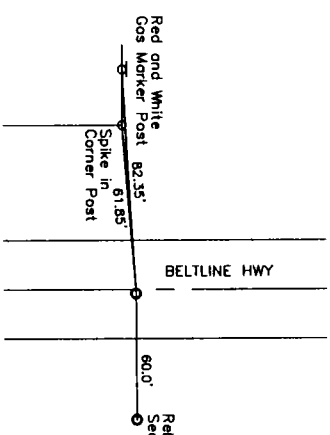
- FOUND MONUMENT AS INDICATED
- SET 3/4" X 3/8" REBAR W/ CAP

Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
NOVEMBER 2002

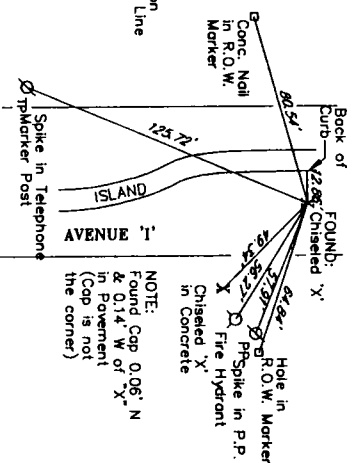
**WHISTLE CREEK SUBDIVISION,  
BLOCK 1,  
CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA**



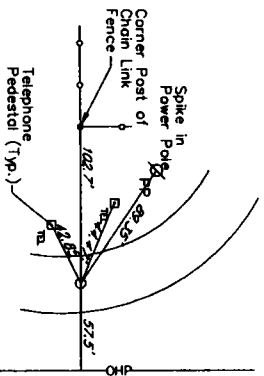
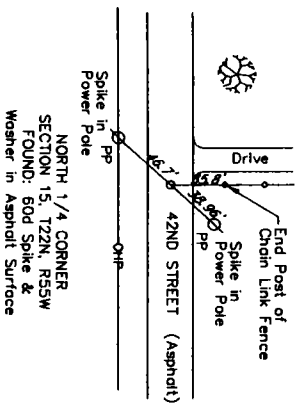
SOUTH 1/4 CORNER  
SECTION 15, T22N, R55W  
Found: 3/4" Rebar 0.5' Below Ground Surface



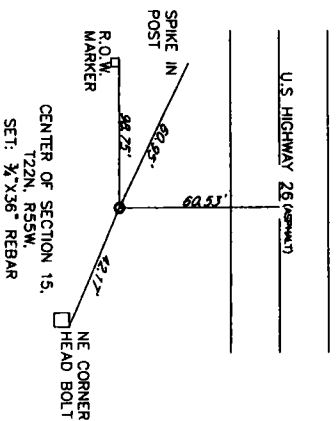
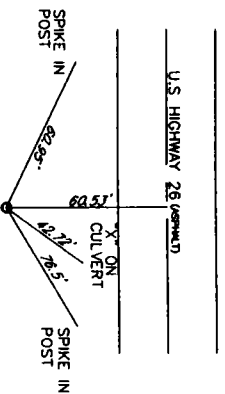
SOUTHWEST CORNER  
SECTION 15, T22N, R55W  
Found: "Survey Mark" in Asphalt



EAST 1/4 CORNER  
SECTION 15, T22N, R55W  
FOUND: "X" in Concrete by 2" Aluminum Cap  
DATUM = Nebraska State Plane NAD 83  
E 640,080.83  
Combined Scale Factor = 0.99949679



WEST 1/4 CORNER  
SECTION 15, T22N, R55W  
FOUND: 1" Pipe in Asphalt Surface



Legal Description:

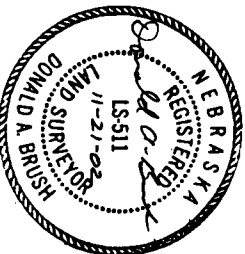
That part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 15, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, lying South of U.S. Highway 26 Right-of-Way, and West of State Highway 71 Bypass Right-of-Way, and North of the Highway 26 Business Loop/27th Street Right-of-Way, more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4 of the SW1/4 of Section 15; thence S01°57'11"W on the West Line of said NE1/4 of the SW1/4 a distance of 13.28 feet to a point on the Southerly Right-of-Way (ROW) line of U.S. Highway 26, said point being the POINT OF BEGINNING of this description; thence on said Southerly ROW line S83°20'52"E a distance of 236.61 feet; thence continuing on said Southerly ROW line N 70°16'04"E a distance of 41.27 feet; thence continuing on said Southerly ROW line S88°25'03"E a distance of 288.47 feet to the intersection of said Southerly ROW line with the Westerly ROW line of State Highway 71 Bypass; thence on said Westerly ROW line S01°35'57"W a distance of 4.94 feet; thence continuing on said Westerly ROW line on a curve to the right a distance of 633.97 feet, said curve having a radius of 678.94 feet, an included angle of 53°30'03", and a long chord bearing of S28°19'59"W for a distance of 611.19 feet; thence continuing on said Westerly ROW line S51°03'18"W a distance of 142.35 feet to the intersection of said Westerly ROW line with the Northerly ROW line of Highway 26 Business Loop/27th Street; thence on said Northerly ROW line N44°12'59"W a distance of 226.64 feet to the intersection of said Northerly ROW line with the said West Line of the NE1/4 of the SW1/4; thence on said West Line N01°57'11"E a distance of 491.12 feet to the Point of Beginning, containing 5.981 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that I surveyed the tract of land described above and shown on the accompanying drawing and plotted as BLOCK 1, WHISTLE CREEK SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA; that the accompanying drawing is a correct delineation of said survey drawn to a scale of 100 feet to the inch; that the drawing was made under my direct supervision; that the distances are earth surface distances given in feet and decimals of a foot; that a combined scale factor of 0.999497 should be applied to earth surface distances to return to Grid distances; that the earth surface area is as shown; that the bearings are based on Nebraska State Plane NAD 83 Grid Bearing; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 21st day of November, 2002  
Donald A. Brush  
Nebraska Registered Land Surveyor Number 511



OWNER'S STATEMENT:

I, Elizabeth Jane Moran, being the owner of the real estate described above and shown on the accompanying plat, have caused such real estate to be platted as BLOCK 1, WHISTLE CREEK SUBDIVISION, CITY OF SCOTTSBLUFF, SCOTTS BLUFF COUNTY, NEBRASKA.

I hereby dedicate the easement to the use and benefit of the public.

The foregoing Plat is made with my free consent and in accordance with the desires of the Owner.

Dated this 22 day of November, 2002.

by: Elizabeth Jane Moran  
Elizabeth Jane Moran

AutoCAD File: 001-140 Moran Final Plat.dwg

FINAL PLAT  
BLOCKS 1,  
WHISTLE CREEK SUBDIVISION,  
CITY OF SCOTTSBLUFF,  
SCOTTS BLUFF COUNTY, NEBRASKA

ACKNOWLEDGMENT  
State of Nebraska )  
County of Scotts Bluff )  
SS.

Before me, a Notary public, qualified and acting in said County, personally came Elizabeth Jane Moran, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 22 day of November, 2002.

My Commission Expires: 2-15-04



APPROVAL:

The foregoing plat of BLOCK 1, WHISTLE CREEK SUBDIVISION, 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 December, 2002.

By: David Boeckner, Mayor

Attested: Bonnie Otte, City Clerk

ACKNOWLEDGMENT  
STATE OF NEBRASKA )  
SCOTTS BLUFF COUNTY )  
SS.



Before me, a Notary public, qualified and acting in said County, personally came David Boeckner, Mayor of the City of Scottsbluff, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 14th day of December, 2002.

My Commission Expires: \_\_\_\_\_  
Notary Public



Prepared by  
Baker & Associates, Inc.  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
NOVEMBER 2002