

Date 5-21-15 Time 1:44 pm

INST. 2015 2494

Jean A. Bauer

REGISTER OF DEEDS



2015-2494

NUM INDEX
COMPUTER
PICTURED
IMAGED

NUM PAGES 2
DOC TAX PD CHG RET
FEES 16.00 PD CHG RET
TOTAL 16.00
REC'D Scotts Bluff Bldg. & zoning
RET For office use

FINAL PLAT
OF LOTS 2A AND 3A BLOCK 1, OF WINTERS HOLLOW SUBDIVISION, A REPLAT OF LOT 2, BLOCK 1, WINTERS HOLLOW SUBDIVISION, ALL SITUATED IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA

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 COMMITMENT.

2. THE MONUMENTATION RECOVERED WAS LOCATED BY A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) STATIC, RIN AND RIN DATA LOGGING TECHNIQUES. CONVENTIONAL SURVEY METHODS WERE APPLIED WHEN REQUIRED.

3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE SOUTH QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF NORTH 88°09'16" WEST A DISTANCE OF 2635.57 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.

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

OWNERS STATEMENT:

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE FOREGOING LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS:

REPLAT OF LOTS 2A AND 3A BLOCK 1, OF WINTERS HOLLOW SUBDIVISION, A REPLAT OF LOT 2, BLOCK 1, WINTERS HOLLOW SUBDIVISION, ALL SITUATED IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING PLAT IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

BY: DOUG J. WINTERS DATE: 5/21/15

BY: LAURIE E. WINTERS DATE: 5/21/15

ACKNOWLEDGMENT

STATE OF NEBRASKA))
SCOTTS BLUFF COUNTY))
SS.

BEFORE ME A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME DOUG WINTERS, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING OWNERS STATEMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. AND

NOTARY PUBLIC



MY COMMISSION EXPIRES:

Sheet Revisions

Date	Description	Initials
02-05-15	FIELD SURVEY	AM
02-10-15	DRAFTED SURVEY	CJD

Land Survey

Baker & Associates	Plan Sheet
Project Number: 6236-002-15	
Project Location: Scotts Bluff County, Nebraska	
Client: JAMIE WINTERS	
Project Code: Land Map/Lodge	Sheet No.
02-05-15	1 of 2

EXTERIOR BOUNDARY DESCRIPTION FROM ORIGINAL PLAT:

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 32, 187.00 FEET TO A POINT OF INTERSECTION WITH THE EASTING CENTERLINE OF A PARALLEL BRIGADIER CENTERLINE OF SAID CANAL, N36°52'29"E FOR A DISTANCE OF 40.90 FEET; THENCE, N36°52'29"E FOR A DISTANCE OF 66.09 FEET; THENCE, ALONG A 60.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 68.31 FEET; THENCE, N29°12'32"W FOR A DISTANCE OF 35.79 FEET; THENCE, N35°56'17"W FOR A DISTANCE OF 74.39 FEET; THENCE, N30°12'34"W FOR A DISTANCE OF 201.40 FEET; THENCE, ALONG A 206.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 31°16'38"; CHORD BEING N45°50'52"W FOR A DISTANCE OF 111.06 FEET; FOR AN ARC DISTANCE OF 112.46 FEET; THENCE, N61°29'37"W FOR A DISTANCE OF 50.07 FEET; THENCE, ALONG A 300.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 22°03'10"; CHORD BEING N50°27'38"W FOR A DISTANCE OF 114.76 FEET; FOR AN ARC DISTANCE OF 115.47 FEET; THENCE, N38°28'03"W FOR A DISTANCE OF 102.48 FEET; THENCE, N36°17'05"W FOR A DISTANCE OF 132.91 FEET; THENCE, N28°22'19"W FOR A DISTANCE OF 74.75 FEET; THENCE, ALONG A 300.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 15°13'07"; CHORD BEING N35°58'53"W FOR A DISTANCE OF 79.45 FEET; FOR AN ARC DISTANCE OF 79.88 FEET; THENCE, N43°36'28"W FOR A DISTANCE OF 106.40 FEET; THENCE, N44°59'34"W FOR A DISTANCE OF 286.57 FEET; THENCE, ALONG A 76.58 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 89°07'35"; CHORD BEING N07°25'47"W FOR A DISTANCE OF 107.47 FEET; FOR AN ARC DISTANCE OF 119.12 FEET; SAID POINT BEING ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE, ALONG SAID NORTH LINE, S88°09'47"E, TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID CANAL, BEING A DISTANCE OF 280.22 FEET; THENCE, ALONG THE CENTERLINE OF SAID CANAL, S82°33'31"E FOR A DISTANCE OF 61.35 FEET; THENCE, S85°34'37"E FOR A DISTANCE OF 63.80 FEET; THENCE, ALONG A 915.98 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 22°32'27"; CHORD BEING S4°28'51"E FOR A DISTANCE OF 269.28 FEET; FOR AN ARC LENGTH OF 638.08 FEET; THENCE, S82°01'00"E FOR THE LEFT, SUPPORTING A CENTRAL ANGLE OF 18°39'07"; CHORD BEING S51°21'43"E FOR A DISTANCE OF 88.02 FEET; FOR AN ARC DISTANCE OF 152.80 FEET; THENCE, S89°41'11"E FOR A DISTANCE OF 212.46 FEET; THENCE, ALONG A 152.80 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 40°53'22"; CHORD BEING S80°07'59"E FOR A DISTANCE OF 106.75 FEET; FOR AN ARC DISTANCE OF 109.05 FEET; THENCE, N19°25'21"E FOR A DISTANCE OF 201.14 FEET; THENCE, ALONG A 342.75 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 16°48'59"; CHORD BEING N87°49'50"E FOR A DISTANCE OF 100.24 FEET; FOR AN ARC DISTANCE OF 100.80 FEET; TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE, ALONG SAID EAST LINE, S00°10'03"W FOR A DISTANCE OF 687.47 FEET; TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 28.12 ACRES, MORE OR LESS, EXCEPTING 1.47 ACRES, MORE OR LESS, FARMERS BRIGADIER DISTRICT CANAL EASEMENT AND 0.87 ACRES, MORE OR LESS

INDEX OF SHEETS
PAGE 1 TITLE SHEET PROPERTY DESCRIPTIONS
PAGE 2 BOUNDARY SURVEY AND LAND CORNERS
SCOTTS BLUFF COUNTY ADMINISTRATIVE SUBDIVISION APPROVAL:
THE FOREGOING REPLAT OF LOTS 2A AND 3A BLOCK 1, OF WINTERS HOLLOW SUBDIVISION, A REPLAT OF LOT 2, BLOCK 1 WINTERS HOLLOW SUBDIVISION, ALL SITUATED IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY WILLIAM C. MABIN, ZONING ADMINISTRATOR FOR THE COUNTY OF SCOTTS BLUFF, STATE OF NEBRASKA, IN ACCORDANCE AND COMPLIANCE WITH SCOTTS BLUFF COUNTY ZONING AND SUBDIVISION REGULATIONS.
IN WITNESS WHEREOF, I DO HEREBY SET MY OFFICIAL HAND.
THIS DAY OF 2015.

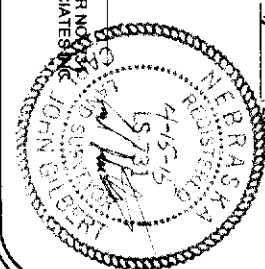
WILLIAM C. MABIN, ZONING ADMINISTRATOR
STATE OF NEBRASKA))
SCOTTS BLUFF COUNTY))
SS.

ON THE DATE IMMEDIATELY ABOVE SET OUT, BEFORE ME A NOTARY OF PUBLIC, DULY COMMISSIONED AND QUALIFIED TO ACT IN SCOTTS BLUFF COUNTY, PERSONALLY CAME THE REFERENCED ZONING DIRECTOR WILLIAM C. MABIN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING CERTIFICATE, AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICIAL.

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 FEBRUARY 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSEURE 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 SCOTTS BLUFF COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 5th DAY OF May 2015

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 10000
FOR AND ON BEHALF OF BAKER AND ASSOCIATES
120 EAST 16TH STREET, SUITE A
SCOTTS BLUFF, NE 68961-3139
PHONE: 308-632-2123



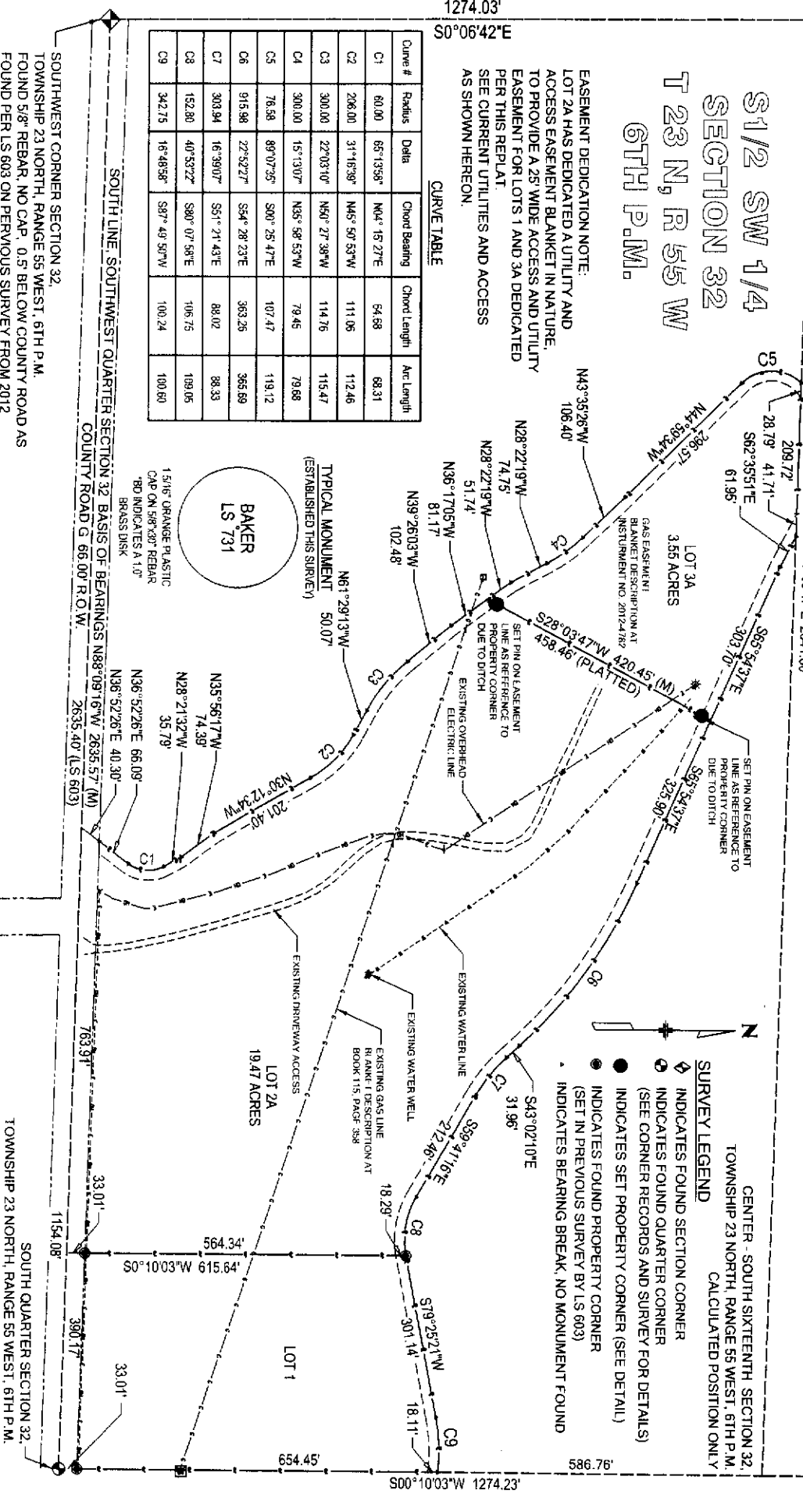
FINAL PLAT
 OF LOTS 2A AND 3A, BLOCK 1, OF WINTERS HOLLOW SUBDIVISION, A REPLAT OF LOT 2, BLOCK 1, WINTERS HOLLOW SUBDIVISION, ALL SITUATED IN SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTT'S BLUFF COUNTY, NEBRASKA

SOUTH SIXTEENTH SECTION 32 / SECTION 31,
 TOWNSHIP 23 NORTH, RANGE 55 WEST, 6TH P.M.
 CALCULATED POSITION ONLY

**S1/2 SW 1/4
 SECTION 32
 T 23 N, R 55 W
 6TH P.M.**

EASEMENT DEDICATION NOTE:
 LOT 2A HAS DEDICATED A UTILITY AND ACCESS EASEMENT BLANKET IN NATURE, TO PROVIDE A 25' WIDE ACCESS AND UTILITY EASEMENT FOR LOTS 1 AND 3A DEDICATED PER THIS REPLAT.
 SEE CURRENT UTILITIES AND ACCESS AS SHOWN HEREON.

Curve #	Radius	Data	Chord Bearing	Chord Length	Arc Length
C1	80.00	65°13'38"	N04°15'27"E	64.88	68.31
C2	206.00	31°16'39"	N45°57'53"W	111.06	112.46
C3	300.00	22°03'10"	N50°27'39"W	114.76	115.47
C4	300.00	15°13'07"	N35°58'53"W	79.45	79.88
C5	76.58	89°07'35"	S00°25'47"E	107.47	119.12
C6	915.98	22°52'27"	S54°28'23"E	363.26	365.89
C7	303.94	16°39'07"	S51°21'43"E	88.02	88.33
C8	152.80	40°53'22"	S80°07'58"E	106.75	109.05
C9	342.75	16°48'58"	S87°49'50"W	100.24	100.60



Date	Description	Initials
02-05-15	FIELD SURVEY	AM
02-10-15	DELETED SURVEY	CMG

Baker
 Surveyors
 www.bakersurveyors.com
 Engineers & Land Surveyors

Land Survey
 Plan Sheet
 Baker Project Number: 6234-002-15
 Project Location: Scotts Bluff County, Nebraska
 Client: JAMIE WINTERS
 Project Code: 68 Wood Drive
 Date: 04-10-2015
 Surveyor: JAW
 Blotter No.:

0' 100' 200' 400'
 SCALE 1" = 200'

CENTER - SOUTH SIXTEENTH SECTION 32,
 TOWNSHIP 23 NORTH, RANGE 55 WEST, 6TH P.M.
 CALCULATED POSITION ONLY

SOUTH WEST CORNER SECTION 32,
 TOWNSHIP 23 NORTH, RANGE 55 WEST, 6TH P.M.
 FOUND 5/8" REBAR, NO CAP, 0.5' BELOW COUNTY ROAD AS
 FOUND PER LS 603 ON PVIOUS SURVEY FROM 2012

SOUTH QUARTER SECTION 32,
 TOWNSHIP 23 NORTH, RANGE 55 WEST, 6TH P.M.
 FOUND 5/8" REBAR, NO CAP, 0.5' BELOW COUNTY ROAD AS
 FOUND PER LS 603 ON PVIOUS SURVEY FROM 2012