



**ADMINISTRATIVE PLAT OF LOT 1A, BLOCK 3, TRI-STATE ADDITION  
A REPLAT OF LOT 1, BLOCK 3, TRI-STATE ADDITION AND  
LOTS 12, 13, 14 AND 15, BLOCK 1, TRI-STATE ADDITION TO THE CITY OF SCOTTSBUFF,  
SCOTT'S BLUFF COUNTY, NEBRASKA,  
A PLAT OF VACATED 20 FOOT ALLEY AND UNPLATTED LANDS SITUATED IN THE SW<sup>1</sup>/<sub>4</sub> SEC OF SECTION 23,  
TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA**

Sheet Revisions		Baker Associates 811-2003		Administrative Plat	
Date	Description	Drawn	Checked	Baker Project Number:	Title Sheet
08-28-17	DRAFTED PLAT			81-1003-17	
				Project Location:	Scottsbluff, Scotts Bluff County, Nebraska
				Owner:	Oregon Trail Land & Aquatics Trust
				Project Code	Last Mod. Date
				811-2003	08-31-2017
					Sheet No
					1 of 2

**SURVEY NOTES**

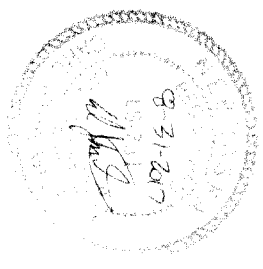
1. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE EAST HALF OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., BEING A GRID BEARING OF S01°50'28"W, A DISTANCE OF 5308.22 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY 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 COMBINE LOT 1, BLOCK 3, TRI-STATE ADDITION AND LOTS 12, 13, 14 AND 15, BLOCK 1, TRI-STATE ADDITION 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 SCOTT'S BLUFF COUNTY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 31<sup>st</sup> DAY OF August, 2017.

*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



**INDEX OF SHEETS**  
 PAGE 1 TITLE SHEET  
 PAGE 2 PLAN SHEET

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN LOT 1A, BLOCK 3, TRI-STATE ADDITION, A REPLAT OF LOT 1, BLOCK 3, TRI-STATE ADDITION AND LOTS 12, 13, 14 AND 15, BLOCK 1, TRI-STATE ADDITION TO THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, A PLAT OF VACATED 20 FOOT ALLEY AND UNPLATTED LANDS SITUATED IN THE SW<sup>1</sup>/<sub>4</sub> SEC OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA, HEREBY REPLAT SAID LOTS INTO LOT 1A, AS SHOWN HEREON.

BY: *Walter J. Baker*  
 REPRESENTATIVE, OREGON TRAIL LANDS & AQUATIC TRUST

**ACKNOWLEDGMENT:**  
 STATE OF NEBRASKA  
 COUNTY OF SCOTT'S BLUFF

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME A REPRESENTATIVE OF THE OREGON TRAIL LANDS & AQUATIC TRUST. 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 31<sup>st</sup> DAY OF August, 2017.



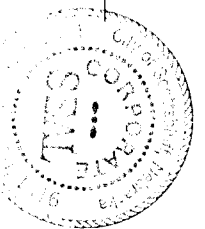
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-16-2020

**CITY OF SCOTTSBUFF APPROVAL**

THE FOREGOING ADMINISTRATIVE PLAT OF LOT 1A, BLOCK 3, TRI-STATE ADDITION, A REPLAT OF LOT 1, BLOCK 3, TRI-STATE ADDITION AND LOTS 12, 13, 14 AND 15, BLOCK 1, TRI-STATE ADDITION TO THE CITY OF SCOTTSBUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, A PLAT OF VACATED 20 FOOT ALLEY AND UNPLATTED LANDS SITUATED IN THE SW<sup>1</sup>/<sub>4</sub> SEC OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA WAS APPROVED BY THE CITY MANAGER OF THE CITY OF SCOTTSBUFF, NEBRASKA.

*Nathan Johnson*  
**NATHAN JOHNSON**, CITY MANAGER,  
 CITY OF SCOTTSBUFF, NEBRASKA



ATTESTED: CITY CLERK