



2020-5597

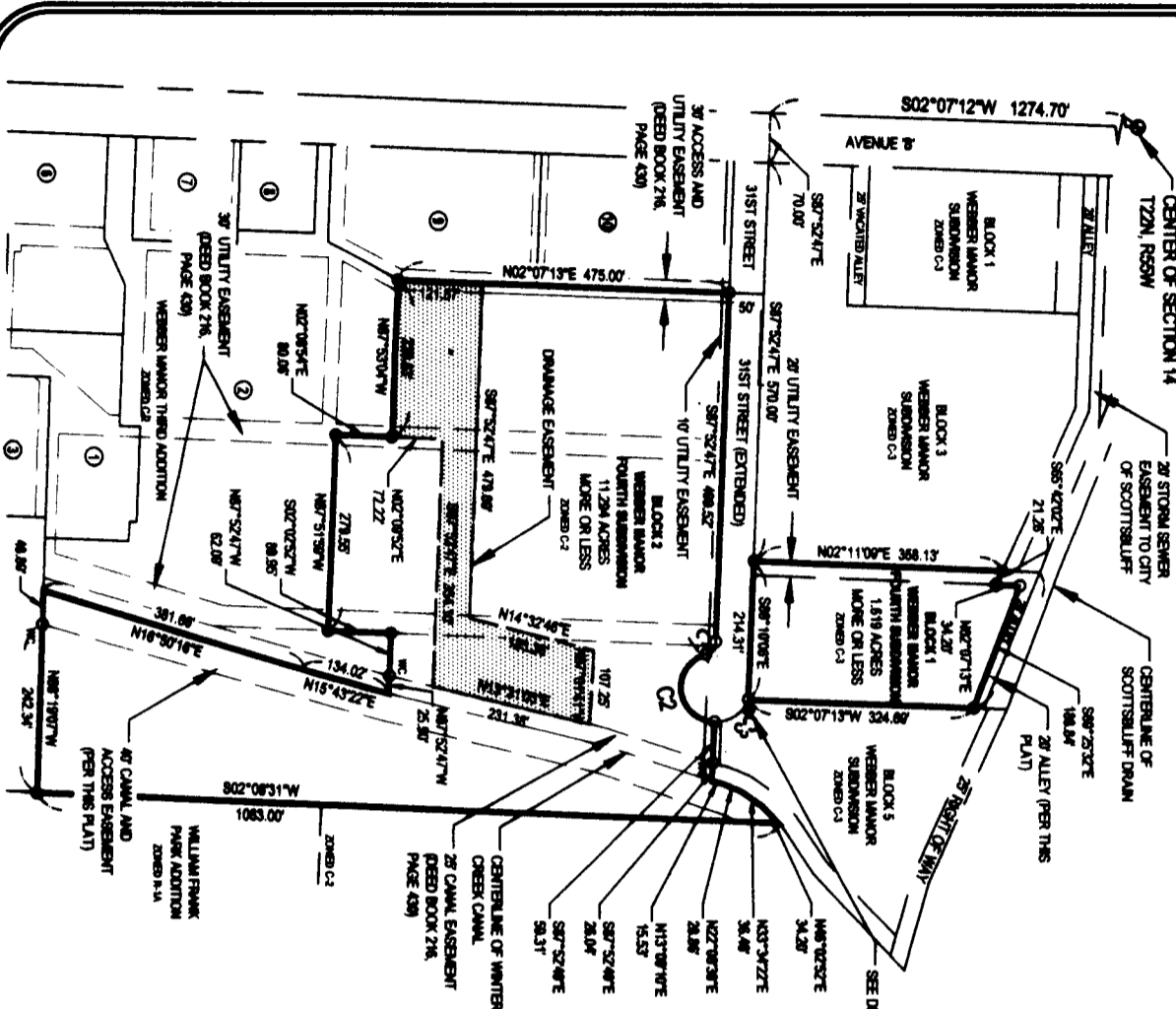
RECORDED
SCOTTS BLUFF COUNTY, NE

NEW PAGES 2
 EXC. TAX PD CHG RET
 FEES 16.00 PD CHG RET
 TOTAL 16.00 CK
 PAID Baker & Associates - Brad
 RET For office use

Date 11-12-20 Time 1:10pm
 Inst. 2020 5597
Jean A. Bauer

COMPUTER
 PICTURED
 IMAGED

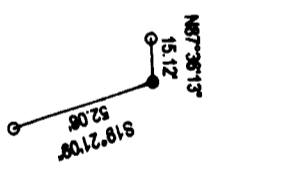
REGISTER OF DEEDS



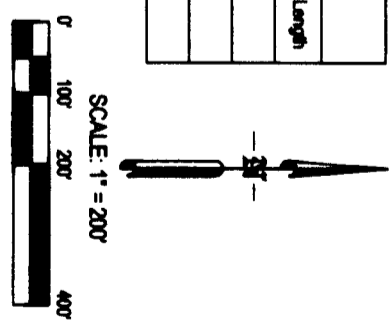
**FINAL PLAN OF
 BLOCKS 1 AND 2, WEBBER MANOR FOURTH ADDITION
 TO THE CITY OF SCOTTS BLUFF,
 SCOTTS BLUFF COUNTY, NEBRASKA**

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH RANGE 65 WEST OF
 THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.84	20.00	71.17	N62° 17' 47"W	23.28
C2	140.64	50.00	161.17	N82° 42' 13"E	98.65
C3	62.40	50.00	71.51	N33° 38' 01"W	58.43



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



Sheet Revisions

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/12/20
2	REVISED SURVEY	11/12/20

Baker & Associates
 2001 S. 10th Street
 Scotts Bluff, NE 68903
 Phone: (405) 439-1111
 Fax: (405) 439-1112
 Email: info@bakerandassociates.com

Final Plat of Blocks 1 and 2,
 Weber Manor Fourth Addition
 Plan Sheet

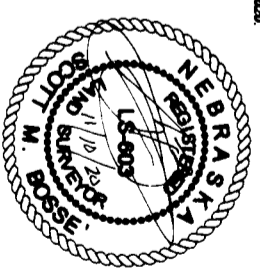
Plat Project Number: 6412-001-18
 Baker Project Number: 6412-001-18
 Project Location: Scottsbluff, Scotts Bluff County, Nebraska
 Owner: South Land Company
 Plat Date: 11/12/20
 Plat Book: 2020
 Plat Page: 5597

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 663, DO HEREBY CERTIFY THAT I HAVE SURVEYED BLOCKS 1 AND 2, WEBBER MANOR TO THE CITY OF SCOTTS BLUFF; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DETECTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL THIS 12TH day of November, 2020.

Scott M. Bosse
 NEBRASKA REGISTERED LAND SURVEYOR NUMBER 663



**FINAL PLAT OF BLOCKS 1 AND 2
WEBBER MANOR FOURTH ADDITION
TO THE CITY OF SCOTT'S BLUFF**

Project Location: Scottsbluff, Scotts Bluff County Nebraska
Owner: Smith Land Company
Project Number: 6412-001-19
Project Date: 11/15/2020



Sheet Revisions
1. 01/15/2021
2. 01/15/2021
3. 01/15/2021
4. 01/15/2021
5. 01/15/2021
6. 01/15/2021
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16. 01/15/2021
17. 01/15/2021
18. 01/15/2021
19. 01/15/2021
20. 01/15/2021

**BLOCKS 1 AND 2, WEBBER MANOR FOURTH ADDITION
TO THE CITY OF SCOTT'S BLUFF,
SCOTT'S BLUFF COUNTY, NEBRASKA**

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTT'S BLUFF COUNTY, NEBRASKA

INDEX OF SHEETS

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PAGE 1	TITLE SHEET
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LEGAL DESCRIPTION

BLOCK 1
COMMENCING AT THE CENTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, A REBAR FOUND IN PLACE, THENCE S02°07'12"W ALONG THE CENTER OF SAID SECTION A DISTANCE OF 1274.70 FEET; THENCE S87°52'47"E A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3, WEBBER MANOR SUBDIVISION, THENCE ALONG THE SAME COURSE A DISTANCE OF 570.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 3, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE N02°11'00"E A DISTANCE OF 368.15 FEET, THENCE S65°42'02"E A DISTANCE OF 21.28 FEET, THENCE N02°07'13"E A DISTANCE OF 34.20 FEET, THENCE S89°26'32"E A DISTANCE OF 108.84 FEET, THENCE S02°07'13"W A DISTANCE OF 324.60 FEET; THENCE S86°10'08"E, A DISTANCE OF 214.31 FEET TO THE POINT OF BEGINNING, CONTAINING 1.619 ACRES, MORE OR LESS.

BLOCK 2
COMMENCING AT THE CENTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, A REBAR FOUND IN PLACE, THENCE S02°07'12"W ALONG THE CENTER OF SAID SECTION A DISTANCE OF 1274.70 FEET; THENCE S87°52'47"E A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 3, WEBBER MANOR SUBDIVISION, THENCE ALONG THE SAME COURSE A DISTANCE OF 187.30 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 3, THENCE S02°07'13"W A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF 31ST STREET, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE ALONG SAID SOUTH LINE S87°52'47"E A DISTANCE OF 488.52 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.0 FEET, AN ARC LENGTH OF 24.64 FEET, A CHORD BEARING S52°17'47"E A DISTANCE OF 23.28 FEET, THENCE ON A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.0 FEET, AN ARC LENGTH OF 140.64 FEET, A CHORD BEARING N62°42'15"E A DISTANCE OF 98.65 FEET, THENCE S87°52'46"E A DISTANCE OF 65.35 FEET, THENCE ALONG THE CENTERLINE OF WARTER'S CREEK CANAL THE FOLLOWING COURSES
N15°19'10"E FOR A DISTANCE OF 15.53 FEET;
THENCE N22°06'38"E A DISTANCE OF 28.66 FEET;
THENCE N03°34'22"E, A DISTANCE OF 36.48 FEET;
THENCE N46°02'52"E A DISTANCE OF 34.20 FEET;
THENCE ALONG THE WEST LINE OF WILLIAM FRANK PARK ADDITION S02°08'31"W, A DISTANCE OF 1063.00 FEET, THENCE N88°19'07"W, A DISTANCE OF 291.23 FEET;
THENCE N16°50'19"E A DISTANCE OF 391.68 FEET, THENCE N15°43'22"E, A DISTANCE OF 134.02 FEET, THENCE N67°52'47"W, A DISTANCE OF 87.89 FEET, THENCE S02°02'52"W, A DISTANCE OF 80.95 FEET, THENCE N67°51'59"W, A DISTANCE OF 279.55 FEET, THENCE N02°08'54"E, A DISTANCE OF 60.05 FEET, THENCE N67°53'04"W, A DISTANCE OF 228.63 FEET, THENCE N02°07'15"E, A DISTANCE OF 473.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.294 ACRES, MORE OR LESS.

OWNERS AND DEDICATION STATEMENT

I BEING THE UNDERSIGNED, BEING THE OWNER OF BLOCKS 1 AND 2, WEBBER MANOR FOURTH ADDITION, AN ADDITION TO THE CITY OF SCOTT'S BLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA, STATE THE FOREGOING FINAL PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER.
WE HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.
OWNER: REPRESENTATIVE OF SMITH LAND COMPANY

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 SMITH LAND COMPANY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING 'OWNERS STATEMENT' AND ACKNOWLEDGED THE EXECUTION THEREOF, TO BE THEIR VOLUNTARY ACT AND DEED.
WITNESS MY NOTORIAL SEAL, THIS 10th DAY OF November, 2020.

General Notary - State of Nebraska
KIMBERLEY E. WRIGHT
My Comm. Exp. Jan. 24, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 24, 2021

APPROVAL AND ACCEPTANCE

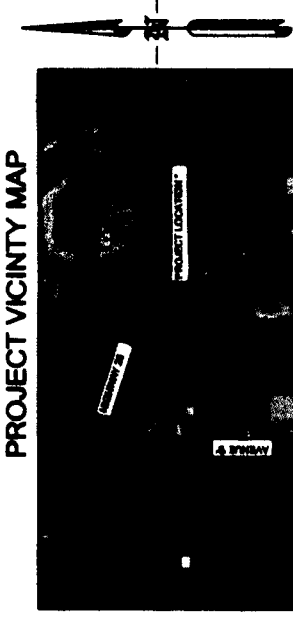
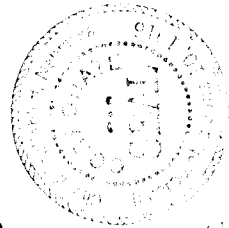
THE FOREGOING PLAT OF BLOCKS 1 AND 2, WEBBER MANOR FOURTH ADDITION, AN ADDITION TO THE CITY OF SCOTT'S BLUFF, MAYOR AND CITY COUNCIL OF THE CITY OF SCOTT'S BLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS 9th DAY OF NOV., 2020.

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

BY: [Signature]
CITY MANAGER

SEAL

ATTESTED: CITY CLERK
[Signature]



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, A CERTIFICATE OF TITLE WAS ALSO PROMISED BY FERROUS TITLE SERVICES COMPANY TO VERIFY ALL OWNERSHIP AND RESEARCH.
- 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.
- BASES OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T22N, R55W OF THE 6TH PRINCIPAL MERIDIAN. BEARING OF SAID LINE IS S02°07'12"W, AND IS 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 2000.
- 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.

*** PLATTED PARCELS**

- BLOCK 3, WEBBER MANOR SECOND ADDITION TO THE CITY OF SCOTT'S BLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA
- LOTS 1, 3, 6, 7, 9 AND 10, WEBBER MANOR THIRD ADDITION TO THE CITY OF SCOTT'S BLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA
- BLOCK 5, WEBBER MANOR SUBDIVISION TO THE CITY OF SCOTT'S BLUFF, SCOTT'S BLUFF COUNTY, NEBRASKA