

Date 7-28-21 Time 2:27pm

Inst. **2021** **4329**

Jean A. Bauer

REGISTER OF DEEDS



2021-4329

COMPUTER
PICTURED
IMAGED

[Signature]

2
16.00
16.00 *CK 54.00*
Baller + Assoc
Office Use Only

**FINAL PLAT OF A SUBDIVISION OF:
LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION
TO THE CITY OF SCOTTSBLUFF,
SCOTTS BLUFF COUNTY, NEBRASKA**
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 56 WEST OF
THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions

No.	Date	Description
1	7/28/21	ADDED 10' BUFFER TO 20' BUFFER
2	7/28/21	ADDED 10' BUFFER TO 20' BUFFER

Final Plat of Lots 1 and 2, Block 2,
Webber Manor Fourth Addition
Title Sheet
Baller Project Number: 6412-002-21
Project Location: Scottsbluff, Scotts Bluff County Nebraska
Owners: Smith Land Company
Project Cont: 01/25/2021
Sheet No: 1 of 2
Block No: 2

INDEX OF SHEETS

PAGE 1 TITLE SHEET
PAGE 2 PLAT SHEET

LEGAL DESCRIPTION

BLOCK 2

COMMENCING AT THE CENTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, A REBAR FOUND IN PLACE, THENCE S82°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 187.39 FEET TO A POINT ON THE SOUTHWEST CORNER OF SAID BLOCK 3, THENCE S82°07'13"W A DISTANCE OF 50.0 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 499.52 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.0 FEET, AN ARC LENGTH OF 24.84 FEET, A CHORD BEARING S27°17'47"E A DISTANCE OF 23.28 FEET; THENCE ON A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.0 FEET, AN ARC LENGTH OF 140.64 FEET, A CHORD BEARING N62°42'13"E A DISTANCE OF 98.65 FEET; THENCE, S87°52'47"E A DISTANCE OF 85.35 FEET; THENCE, ALONG THE CENTERLINE OF WINTERS CREEK CANAL, THE FOLLOWING COURSES:

N13°19'10"E FOR A DISTANCE OF 15.53 FEET;
THENCE, N22°06'38"E A DISTANCE OF 28.86 FEET;
THENCE, N33°24'27"E A DISTANCE OF 36.48 FEET;
THENCE, N46°02'57"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°50'16"E A DISTANCE OF 381.66 FEET; THENCE, N15°42'22"E, A DISTANCE OF 134.02 FEET; THENCE, N87°52'47"W, A DISTANCE OF 87.59 FEET; THENCE, S02°02'32"W, A DISTANCE OF 88.86 FEET; THENCE, N87°51'59"W, A DISTANCE OF 278.45; THENCE, N02°06'54"E, A DISTANCE OF 80.06 FEET; THENCE, N87°53'04"W, A DISTANCE OF 228.63 FEET; THENCE, N02°07'13"E, A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.284 ACRES, MORE OR LESS.

OWNERS AND DEDICATION STATEMENT

I, THE UNDERSIGNED, BEING THE OWNER OF LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION, AN ADDITION 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 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 SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME *Wade C. Smith*, 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 28th DAY OF July, 2021.

Wade C. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: April 17, 2024



APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION, AN ADDITION TO THE 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 19TH DAY OF JULY, 2021.

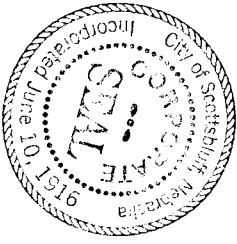
WE HEREBY ACCEPT ALL STREETS, ALLEYS, EASEMENTS AND RIGHT OF WAYS TO THE BENEFIT AND USE OF THE PUBLIC.

BY: *Sharon Stevaniga*
MAYOR, CITY OF SCOTTSBLUFF

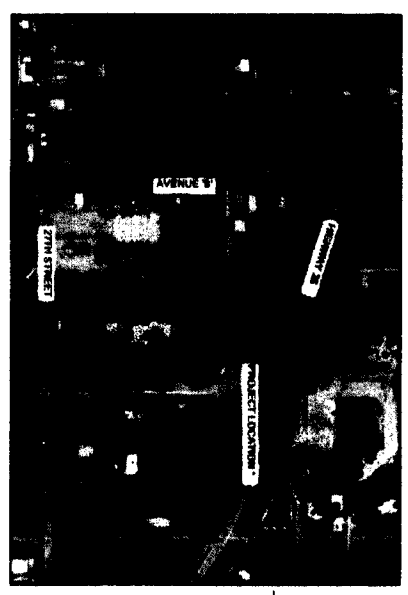
SEAL

ATTESTED: CITY CLERK

Wendy H. Stevaniga



PROJECT VICINITY MAP



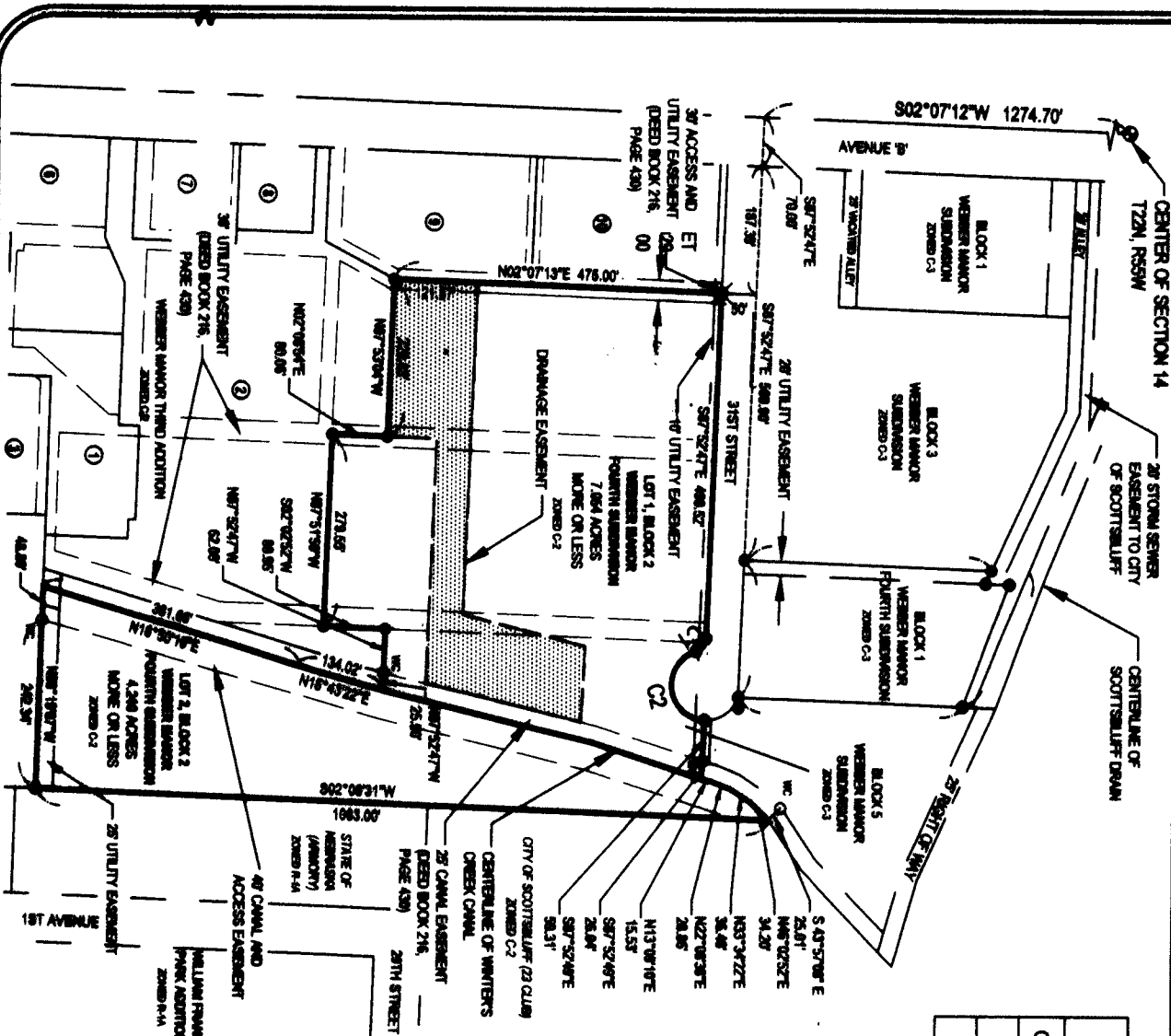
SURVEY NOTES

1. 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 PROVIDED BY FERGUSON TITLE SERVICES COMPANY TO VERIFY ALL OWNERSHIP AND RESEARCH.
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. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T22N, R56W 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 MAD 83 (2011) NEBRASKA STATE PLANE, ZONE 2600.
4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
5. 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.

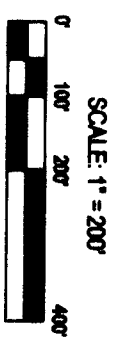
*** PLATTED PARCELS:**

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

FINAL PLAT OF A SUBDIVISION OF:
LOTS 1 AND 2, BLOCK 2, WEBBER MANOR FOURTH ADDITION
TO THE CITY OF SCOTTSBLUFF,
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



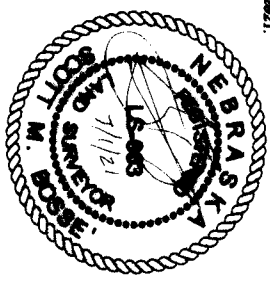
Curve Table					
Curve #	Length	Radius	Data	Chord Direction	Chord Length
C1	24.84	20.00	71.17	N52° 17' 47"W	23.28
C2	140.64	50.00	161.17	N82° 42' 13"E	98.85



- = CORNER FOUND AS NOTED
- = CORNER SET
- = 5/8" x 24" REBAR WITH PINK PVC CAP STAMPED "ACOSTAR BOSSE" LS 803
- = WITNESS CORNER SET
- = 5/8" x 24" REBAR WITH PINK PVC CAP STAMPED "ACOSTAR BOSSE" LS 803
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE

SURVEYOR'S CERTIFICATE:
 I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 693, DO HEREBY CERTIFY THAT I HAVE SURVEYED LOTS 1 AND 2, BLOCK 2, WEBBER MANOR TO THE CITY OF SCOTTSBLUFF; THAT THE ACCOMPANYING DATA WERE IN 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 GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEMONSTRATED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 15th day of July, 2021.



Sheet Revisions

1	AS SHOWN
---	----------

Final Plat of Lots 1 and 2, Block 2, Webber Manor Fourth Addition
 Plan Sheet

Project Number: 6113-003-21
 Project Location: Scottsbluff, Scotts Bluff County, Nebraska
 Owner: South Land Company