



2022-516

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NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD ✓ CHG _____ RET _____
TOTAL 16.00 CK
REC'D Baker & Associates - Brad
RET For Office Use

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-27-22 Time 12:29pm
Inst. 2022 516
Jean A. Bauer

REGISTER OF DEEDS

ADMINISTRATIVE PLAT OF BLOCK 1, 26 GROUP ADDITION
A REPLAT OF LOTS 11, 12 AND 13, HEIGHTS ADDITION TO THE CITY OF SCOTTSBLUFF,
A SUBDIVISION OF A PORTION OF TRACT 33, 6006 TRACTS,
CITY OF SCOTTSBLUFF, NEBRASKA,

Sheet Revisions

NO.	DATE	DESCRIPTION
1	1/27/22	INITIAL PLAT
2		
3		
4		
5		
6		
7		
8		
9		
10		

Baker & Associates
1504-15TH STREET
SCOTTSBLUFF, NE 68402
308-250-2120
baker@bakerassoc.com
bakerassoc.com

Administrative Plat

Plan Sheet
Baker Project Number: 6408-005-21
Project Location: Scottsbluff, Scotts Bluff County Nebraska
Owner: 26 GROUP
2022-01-27 12:29 PM 516 150

AVENUE 'I'

N 02°04'03" E
108.23' (M) 108.0' (P)

ALLEY

ALLEY

ALLEY

DINEEN AVENUE

27TH STREET

BLOCK 1,
26 GROUP ADDITION
0.912 ACRE, MORE OR LESS

AN EASEMENT FOR THE MAINTENANCE OF SIDEWALKS AND
UTILITY PURPOSES, RECORDED ON NOVEMBER 23, 1994 IN MISC.
BOOK 135, PAGE 639 OF THE SCOTTS BLUFF COUNTY REGISTER
OF DEEDS.

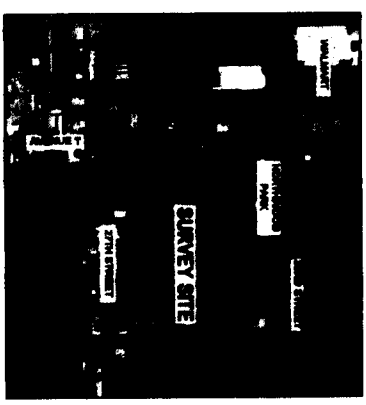
SOUTHWEST CORNER
SECTION 14, T22N, R59W
FOUND: Aluminum Cap
SURVEY TIES:
NE 75.58' Spikes in Power Pole
SE 46.78' Spikes in Light Pole
SW 39.13' Witness Corner in Manhole
NW 55.15' Bolt in Stop Light Pole

SOUTH 1/4 CORNER
SECTION 14, T22N, R59W
FOUND: Aluminum Cap
SURVEY TIES:
NE 60.12' Concrete Base of Stop Light
SE 60.4' Concrete Base of Stop Light
SW 56.46' Concrete Base of Stop Light
NW 53.05' Concrete Base of Stop Light

SURVEY LEGEND

- = CORNER FOUND AS NOTED
- = CORNER SET
- 5/8" x 24" REBAR WITH PINK PVC CAP
- STAMPED "ACCUSTAR BOSS" LS 603
- (M) = MEASURED DISTANCE
- (P) = PLATTED DISTANCE

VICINITY MAP
NOT TO SCALE



SCALE: 1" = 50'



ADMINISTRATIVE PLAT OF BLOCK 1, 26 GROUP ADDITION
A REPLAT OF LOTS 11, 12 AND 13, HIGHT'S ADDITION TO THE CITY OF SCOTT'SBLUFF,
A SUBDIVISION OF A PORTION OF TRACT 33, GOOS TRACTS,
CITY OF SCOTT'SBLUFF, NEBRASKA,

INDEX OF SHEETS

- PAGE 1 TITLE SHEET
- PAGE 2 PLAN SHEET

SURVEY NOTES

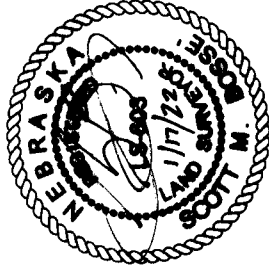
1. BEARS OF BEARING: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA, BEING A GRID BEARING OF N88°11'12"E, A DISTANCE OF 2647.92 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2608.
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 CONSOLIDATE LOTS 11, 12 AND 13 INTO ONE LOT TO FACILITATE THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSIE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED BLOCK 1, 26 GROUP ADDITION, A REPLAT OF LOTS 11, 12 AND 13, HIGHT'S ADDITION TO THE CITY OF SCOTT'SBLUFF, A SUBDIVISION OF A PORTION OF TRACT 33, GOOS TRACTS, CITY OF SCOTT'SBLUFF, NEBRASKA; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 50 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 DEFINED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL THIS 17TH day of January, 2022.

Scott M. Bossie
NEBRASKA-REGISTERED LAND SURVEYOR NUMBER 603



Sheet Revisions

NO.	DATE	REVISION
1	1/17/22	INITIAL PLAT



Administrative Plat

Plat Title	Administrative Plat
Project Number	6400-100-51
Project Location	Scottsbluff, Scotts Bluff County Nebraska
Owner	26 GROUP
Survey Date	1/17/22
Sheet No.	516

OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN LOTS 11, 12 AND 13, HIGHT'S ADDITION TO THE CITY OF SCOTT'SBLUFF, HEREBY REPLAT SAID LOTS INTO BLOCK 1, 26 GROUP ADDITION TO THE CITY OF SCOTT'SBLUFF AS SHOWN HEREON.

BY Eric Reichert
ERIC REICHERT, REPRESENTATIVE
26 GROUP

ACKNOWLEDGMENT:

STATE OF Nebraska
COUNTY OF SCOTT'S BLUFF

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ERIC REICHERT. 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 25TH DAY OF January, 2022.

Morgan R. Kithaus
NOTARY PUBLIC

MY COMMISSION EXPIRES: December 2, 2024



CITY OF SCOTT'SBLUFF APPROVAL

THE FOREGOING ADMINISTRATIVE PLAT OF BLOCK 1, 26 GROUP ADDITION, A REPLAT OF LOTS 11, 12 AND 13, HIGHT'S ADDITION TO THE CITY OF SCOTT'SBLUFF, A SUBDIVISION OF A PORTION OF TRACT 33, GOOS TRACTS, CITY OF SCOTT'SBLUFF, NEBRASKA WAS APPROVED BY THE CITY MANAGER OF THE CITY OF SCOTT'SBLUFF, NEBRASKA.

Dustin Rief
DUSTIN RIEF, CITY MANAGER,
CITY OF SCOTT'SBLUFF, NEBRASKA

Kristy LeMay Wright
ATTESTED: CITY CLERK

