

# **City of Scottsbluff, Nebraska**

**Monday, July 20, 2015**

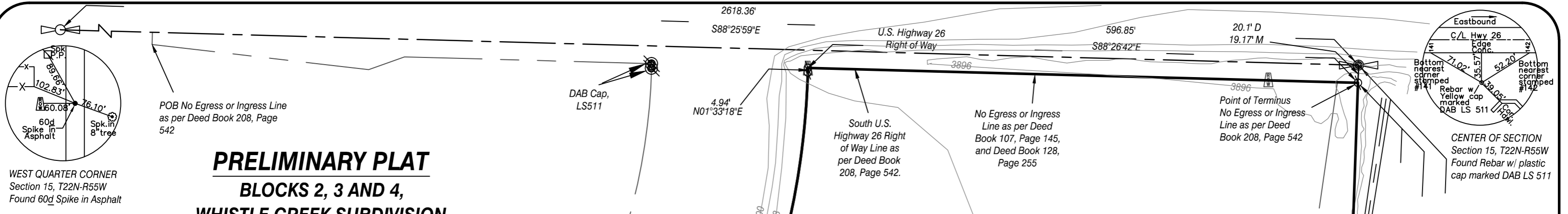
**Regular Meeting**

## **Item Resolut.2**

**Council to consider the preliminary plat for Blocks 2, 3, and 4,  
Whistle Creek Subdivision.**

**Staff Contact: Annie Folck, City Planner**





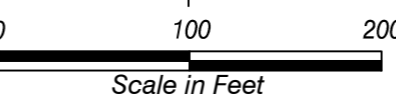
**PRELIMINARY PLAT**  
**BLOCKS 2, 3 AND 4,**  
**WHISTLE CREEK SUBDIVISION**

SITUATED IN THE EAST HALF OF THE  
 SOUTHWEST QUARTER OF SECTION 15,  
 TOWNSHIP 22 NORTH, RANGE 55 WEST  
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY,  
 NEBRASKA

Central Angle = 53°30'01"  
 Radius = 848.94'  
 Chord Bearing = N28°18'19"E  
 Chord Length = 764.22'  
 Arc Length = 792.70'

**Curve 2**  
 Central Angle = 07°38'25"  
 Radius = 848.94'  
 Chord Bearing = N51°14'07"E  
 Chord Length = 113.12'  
 Arc Length = 113.20'

**Curve 3**  
 Central Angle = 45°51'36"  
 Radius = 848.94'  
 Chord Bearing = N24°29'06"E  
 Chord Length = 661.51'  
 Arc Length = 679.50'

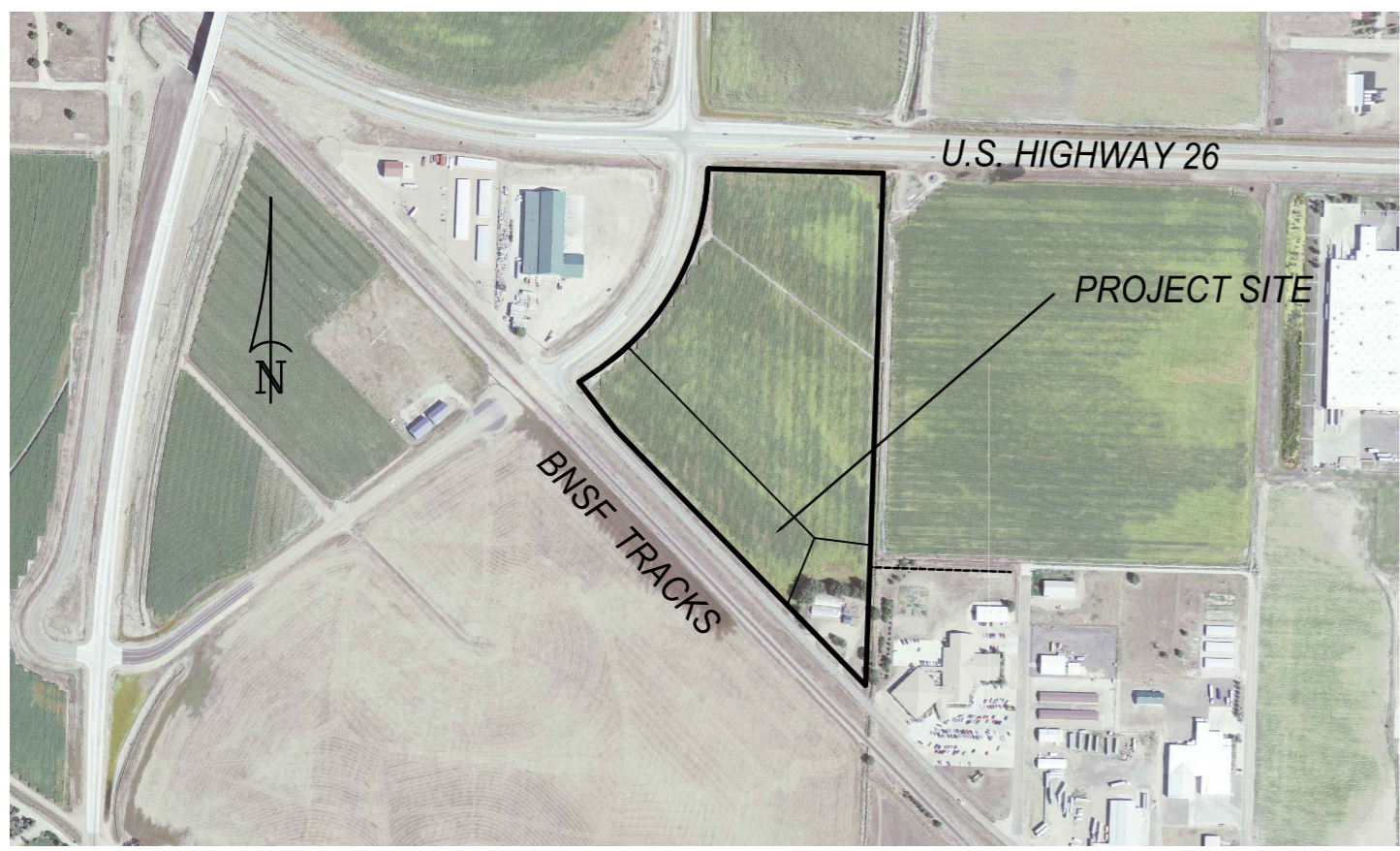


- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING QUARTER SECTION CORNER, AS NOTED
  - EXISTING 5/8" REBAR, OR AS NOTED
  - SET 5/8" x 24" REBAR
  - FENCELINE
  - OVERHEAD ELECTRIC STRUCTURES
  - RIGHT OF WAY
  - RECORD MEASURED RIGHT OF WAY MONUMENT
  - GUY WIRE
  - POWER POLE
  - GAS METER
  - CONTOUR LINE
  - STRUCTURES

**LEGAL DESCRIPTION**

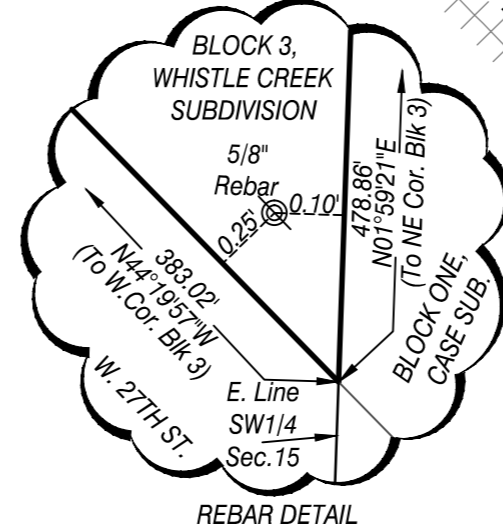
BLOCKS 2, 3 AND 4, WHISTLE CREEK SUBDIVISION, situated in the East Half of the Southwest Quarter of Section 15, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Center Quarter Corner of Section 15, thence southerly on the east line of the Southwest Quarter of Section 15, on an assumed bearing of S01°59'21"W, a distance of 19.17 feet, to the point of intersection with Nebraska Department of Roads Highway right of way as described in Deed Book 208, Page 542, said point also being the Point of Beginning, thence continuing southerly on said east line, bearing S01°59'21"W, a distance of 1745.51 feet, to the point of intersection with the north right of way line of a street, thence bearing northwesterly on said right of way line, bearing N44°19'57"W, a distance of 1213.57 feet, thence bearing N37°42'16"W, on Nebraska Department of Roads right of way as described in Deed Book 208, Page 542, a distance of 209.18 feet, thence bearing N57°30'56"E, on said NDOR Right of Way, a distance of 91.81 feet, to the point of intersection with a non-tangent curve to the left, said curve having a central angle of 53°30'01", a radius of 848.94 feet, a chord bearing of N28°18'19"E and a chord length of 764.22 feet, thence continuing northerly on the arc of said east right of way line, a distance of 792.70 feet, thence bearing N01°33'18"E, on said right of way, a distance of 4.94 feet, to the point of intersection with the south right of way line of U.S. Highway 26, as described in Nebraska Department of Roads Highway right of way Deed Book 208, Page 542, thence easterly on the south line of said right of way, bearing S88°26'42"E, a distance of 596.85 feet, to the Point of Beginning, said Tract of land containing an area of 24.16 Acres, more or less.

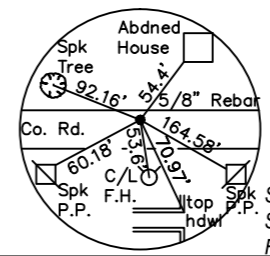


VICINITY MAP

NOTE: Tracts will be served by private well and sanitary septic system



REBAR DETAIL



SOUTH QUARTER CORNER  
 Section 15, T22N-R55W  
 Found 5/8" Rebar

SHEET 1 OF 1	DATE
	REVISION

SEAL

PROJECT NUMBER: RM150158400  
 PROJECT DATE: MAY 13, 2015  
 PROJECT MGR: D.S.  
 PROJECT TEAM: DST/DGS

**PROJECT: BLOCKS 2 AND 3, WHISTLE CREEK SUBDIVISION AND UNPLATTED LANDS IN E 1/2 OF SW 1/4 SECTION 15, T22N-R55W SCOTTS BLUFF COUNTY NEBRASKA**  
**CLIENT: TIM STRICKER**

**M. C. SCHAFF & ASSOCIATES, INC.**  
 818 SOUTH BELTLINE HIGHWAY EAST  
 SCOTTSBLUFF, NEBRASKA 69361

ENGINEERS ♦ PLANNERS ♦ DESIGNERS ♦ LAND SURVEYORS  
 PH: 308-635-1926 FAX: 308-635-7807 INTERNET: WWW.MCSCHAFF.COM