

City of Scottsbluff, Nebraska

Monday, April 13, 2015

Regular Meeting

Item NewBiz2

Final Plat with Ordinance to Vacate

Final Plat: Lots 3A & 9A, River Run Estates

Applicant(s): Jason Zitterkopf /Baker & Associates

Owner(s): Jason Zitterkopf

Location: W of County Rd 19 South of River Golf Course

Staff Contact: Annie Urdiales

SCOTTSDLUFF CITY

PLANNING COMMISSION STAFF REPORT

To: Planning Commission
From: Development Services Department
Date: April 13, 2015
Subject: Final Plat Lots 3A & 9A, of Amended River Run Estates with Vacate Plat & Ordinance to Vacate
Location: W County Road 19 & N of Pleasant Drive

Zoning: R-1B
Property Size: 7.84± acres
Lots/Units: Two

Procedure

1. Open Public Hearing
2. Overview of petition by city staff
3. Presentation by applicant
4. Solicitation of public comments
5. Questions from the Planning Commission
6. Close the Public Hearing
7. Render a decision (recommendation to the City Council)
8. Public Process: City Council determine final approval

Public Notice: This item was noticed in the paper and a notice was posted on the property

Background

The applicant(s), Jason Zitterkopf, represented by Baker & Associates has requested a final plat of Lots 3A & 9A, amended River Run Estates Subdivision a replat of lots 3 and 4, Block 1 River run Estates Subdivision and Lot 9, Block 1, River Run Estates, and lot 10, amended River Run Estates and unplatted lands situated in the NE ¼ of Section 17, T22N, R55W of the 6th P.M., Scotts Bluff County. These parcels are located in our extra territorial jurisdiction. The properties are situated north of Pleasant Drive, West of County Road 19, and East of Mallard Drive. This final plat includes a vacation plat with an ordinance to vacate Lot 4, Block 2, River Run Estates and part of Mallard Drive. Surrounding properties are zoned R-1B, east of County Road 19 the area is zoned A - agricultural.

The lots are currently vacant, Mr. Zitterkopf is creating two lots out of four, lot 3A (3.7 acres) will be accessed off County Road 19 and Lot 3A will be accessed from Mallard Road on the south end. The area that is being vacated is to the north end of Mallard Drive. Lot 4, Block 2, is owned by the City of Gering which owns approximately 55± acres to the west Lot 4 is approximately 1 acre, this area owned by Gering will not be developed as this is their well site. Properties platted to the north are accessed off of County Road 19 to the east and Woodland Road to the north. Lot 9A (4.14 acres) includes a turnaround at their access off of Mallard Drive. Scotts Bluff County, City of Gering, along with City staff reviewed the final plat with ordinance to vacate and agreed on access off of County Road 19, and portion of Mallard Road to be vacated, the final plat meets the zoning requirements of the R-1B zoning district.

RECOMMENDATION

Approve

Make a POSITIVE RECOMMENDATION to the City Council to approve final plat of Lots 3A, and 9A, of amended River Run Estates Subdivision and Lot 9, Block 1, River Run Estates, and lot 10, amended River Run Estates and unplatted lands situated in the NE ¼ of Section 17, T22N,

Final Plat with ordinance to vacate, Page 1

R55W of the 6th P.M., Scotts Bluff County, with vacation plat and ordinance to vacate subject to the following condition(s):

1.

Deny

Make a NEGATIVE RECOMMENDATION to the City Council to disapprove final plat of Lots 3A, and 9A, of amended River Run Estates Subdivision and Lot 9, Block 1, River Run Estates, and lot 10, amended River Run Estates and unplatted lands situated in the NE ¼ of Section 17, T22N, R55W of the 6th P.M., Scotts Bluff County, with vacation plat and ordinance to vacate for the following reason(s):

Table

Make the motion to TABLE the request for final plat of Lots 3A, and 9A, of amended River Run Estates Subdivision and Lot 9, Block 1, River Run Estates, and lot 10, amended River Run Estates and unplatted lands situated in the NE ¼ of Section 17, T22N, R55W of the 6th P.M., Scotts Bluff County, with vacation plat and ordinance to vacate for the following reason(s):

<div>FINAL PLAT</div> <div>OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1, AMENDED RIVER RUN ESTATES SUBDIVISION AND THE UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA</div>	Sheet Revisions			<div><div><div>Baker</div><div>Associates Inc.</div></div><div>www.baker-eng.com</div><div>Engineers * Architects * Surveyors</div><div>COPYRIGHT</div></div>	Land Survey			
	Date	Description	Initials		Title Sheet			
	01-12-15	STARTED FIELD SURVEY	AM		Baker Project Number: 6294-001-14			
	03-05-15	DRAFTED SURVEY	CJG		Project Location: Scotts Bluff County, Nebraska			
					Client: Zitterkopf			
					Project CodeLast Mod. DateSubsetSheet No.			
			6294	03-05-2015	1 of 2	1		

PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1 AMENDED RIVER RUN ESTATES SUBDIVISION, AND THE PORTION OF UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA.

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, HOWEVER NO TITLE COMPANY OR PROFESSIONAL TITLE SEARCH WAS PERFORMED ON THE SUBJECT PROPERTY.

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 LINE CONNECTING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST QUARTER OF SAID SECTION 17, BEING A GRID BEARING OF NORTH 02°14'22" EAST A DISTANCE OF 2642.35 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 2600.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.

SCOTTSBLUFF CITY COUNCIL APPROVAL STATEMENT:

FINAL OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1 AMENDED RIVER RUN ESTATES SUBDIVISION, AND THE PORTION OF UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS DAY OF , 2015.

BY: RANDY MEININGER, MAYOR (SEAL)

ATTESTED: CITY CLERK

SCOTTS BLUFF COUNTY APPROVAL:

FINAL PLAT OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1 AMENDED RIVER RUN ESTATES SUBDIVISION, AND THE PORTION OF UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY ADMINISTRATIVE REVIEW BY THE SCOTTS BLUFF COUNTY ROADS DEPARTMENT FOR THE ROAD ACCESS FOR COUNTY ROAD 19, AS DEPICITED BY THE 30' ACCESS EASEMENT SHOWN HEREON. THIS DAY OF , 2015.

ROBERT BENNETT (SCOTTS BLUFF COUNTY ROADS)

ATTEST: CLERK

INDEX OF SHEETS

PAGE 1TITLE SHEET

PAGE 2PLAN SHEET

OWNER'S STATEMENT:

I, THE UNDERSIGNED, BEING THE OWNER OF THE REAL ESTATE DESCRIBED IN THE FOREGOING "PROPERTY DESCRIPTION" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS:

FINAL PLAT OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10 BLOCK 1 AMENDED RIVER RUN ESTATES SUBDIVISION, AND THE PORTION OF UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA.

THE FOREGOING PLAT IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATE:

OWNER: JASON A ZITTERKOPF

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)) ss. COUNTY OF SCOTTS BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JASON A ZITTERKOPF, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF , 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS DOCUMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 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 SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS DAY OF , 2015.

CARL JOHN GILBERT NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731 FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC. PHONE : 308-632-3123

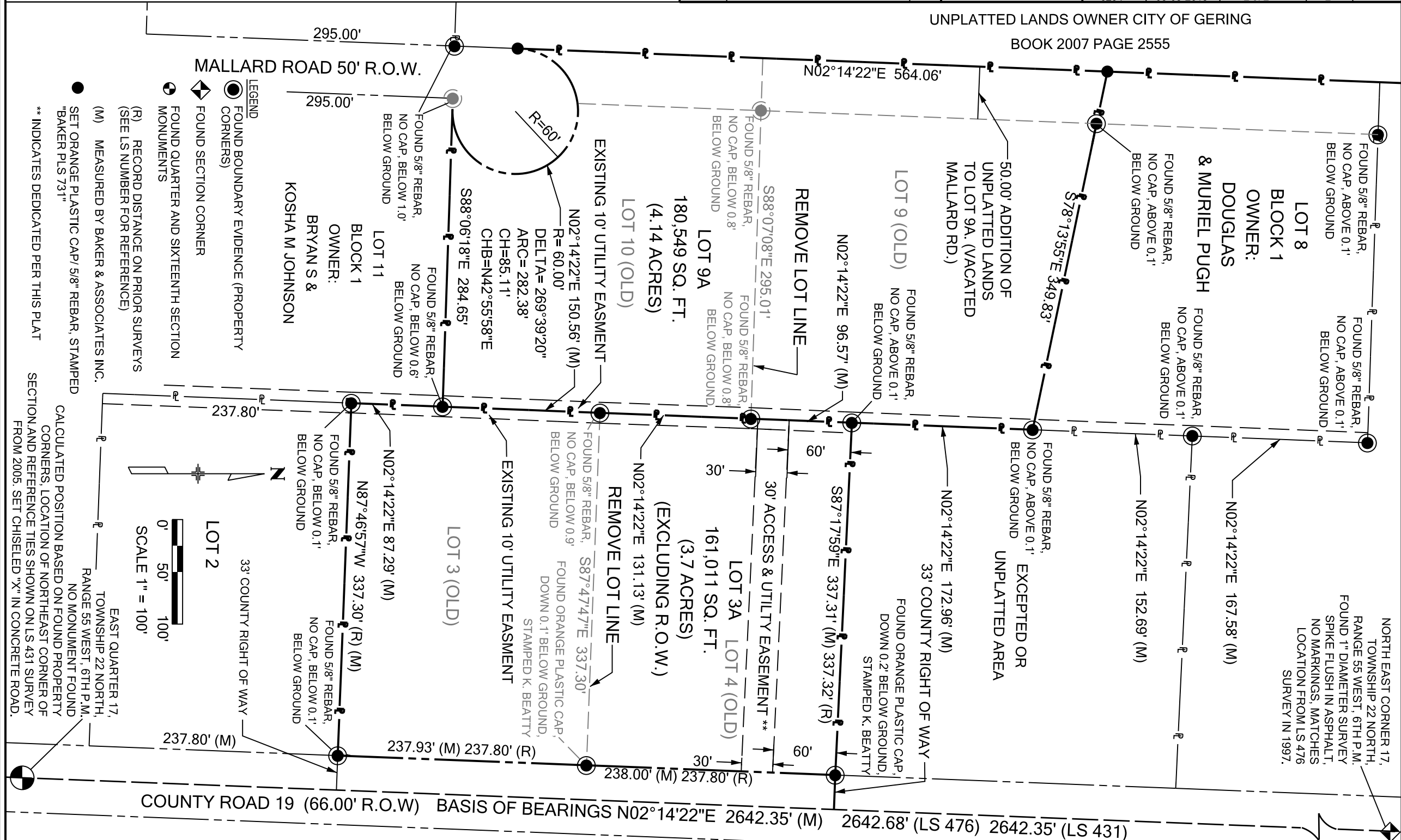
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Sheet Revisions		
Date	Description	Initial
01-12-15	STARTED FIELD SURVEY	AM
03-05-15	DRAFTED SURVEY	CJC



Plan Sheet

Baker Project Number: 6294-001-14				
Project Location: Scotts Bluff County, Nebraska				
Client: Zitterkopf				
Project Code	Last Mod. Date	Subset	Sheet No.	
6294	03-05-2015	2 of 2	2	



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SCOTTSBLUFF, NEBRASKA, VACATING LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., IN SCOTTS BLUFF COUNTY, NEBRASKA.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Section 1. The owners of the property involved have requested the City of Scottsbluff vacate the following property to allow for a replat:

Lot 4, Block 2 of River Run Estates Subdivision and a portion of Mallard Road, all situated in Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th Principal Meridian, in Scotts Bluff County, Nebraska. The portion of Mallard Road being more particularly described as follows: Commencing at the East Quarter of Section 17, Township 22 North, Range 55 West, of the 6th Principal Meridian, whence the Northeast corner of said Section 17, bears North 02°14'22" East, a distance of 2642.35 feet, thence North 35°45'14" West, a distance of 1161.64 feet to a point on the West right of way line of Mallard Road, said point also being the point of beginning; thence along said west right of way line of Mallard Road, North 02°14'22" East, a distance of 1,202.67 feet to a point on the South right of way line of Woodline Road; thence along said South right of way line of Woodline Road, South 89°23'19" East a distance of 50.02 feet to a point on the East right of way line of Mallard Road; thence continuing along said East right of way line of Mallard Road; South 02°14'22" West, a distance of 1,203.80 feet; thence North 88°05'35" West, a distance of 50.00 feet, more or less, to the point of beginning. The above described parcel contains 60,162 sq. ft. (1.38 acres), more or less.

As more fully set forth in the vacation plat, marked as Exhibit "A", to this Ordinance and incorporated by this reference.

Section 2. The City Council finds that the requesting parties are the Owners and that it is in the best interest of the City that the property be vacated as requested.

Section 3. Lot 4, Block 2 of River Run Estates Subdivision and a portion of Mallard Road, all situated in the Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th p.m., in Scotts Bluff County, Nebraska, are hereby vacated to allow for a replat of the property.

Section 4. This Ordinance shall become effective upon its passage, approval and publication as provided by law.


PASSED AND APPROVED on _____, 2015.

Mayor

ATTEST:

City Clerk (Seal)

APPROVED TO FORM:

<div>VACATION PLAT</div> <div>FOR LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA</div>		<table><tr><th colspan="3">Sheet Revisions</th></tr><tr><th>Date</th><th>Description</th><th>Initials</th></tr><tr><td>01-12-15</td><td>STARTED FIELD SURVEY</td><td>AM</td></tr><tr><td>03-05-15</td><td>DRAFTED SURVEY</td><td>CJG</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	Sheet Revisions			Date	Description	Initials	01-12-15	STARTED FIELD SURVEY	AM	03-05-15	DRAFTED SURVEY	CJG													<div><div><div>Baker</div><div>Associates</div><div>Inc.</div></div><div>www.baker-eng.com</div><div>Engineers * Architects * Surveyors</div><div>COPYRIGHT</div></div>	<table><tr><th colspan="4">Land Survey</th></tr><tr><th colspan="4">Title Sheet</th></tr><tr><td colspan="4">Baker Project Number: 6294-001-14</td></tr><tr><td colspan="4">Project Location: Scotts Bluff County, Nebraska</td></tr><tr><td colspan="4">Client: Zitterkopf</td></tr><tr><td>Project Code</td><td>Last Mod. Date</td><td>Subset</td><td>Sheet No.</td></tr><tr><td>6294</td><td>03-05-2015</td><td>1 of 2</td><td>1</td></tr></table>	Land Survey				Title Sheet				Baker Project Number: 6294-001-14				Project Location: Scotts Bluff County, Nebraska				Client: Zitterkopf				Project Code	Last Mod. Date	Subset	Sheet No.	6294	03-05-2015	1 of 2	1
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<div><div>INDEX OF SHEETS</div><div>PAGE 1 TITLE SHEET</div><div>PAGE 2 PLAN SHEET</div></div>	<div></div> <div>PROJECT VICINITY MAP</div>	<div><div>OWNER'S STATEMENT FOR RIGHT OF WAY VACATION:</div><div>THE CITY OF GERING, CURRENT OWNER OF SAID LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION HEREBY VACATES SAID LOT BACK TO UNPLATTED LANDS. THE CITY OF GERING ALSO DEDICATES THE WEST HALF (25') OF THE MALLARD ROAD RIGHT OF WAY TO BE VACATED AS DESCRIBED HEREON TO THE ADJOINING LOTS ALONG THE EAST SIDE OF MALLARD ROAD THAT IS TO BE VACATED. THIS DEDICATION WAS APPROVED BY THE CITY ADMINISTRATOR AND MAYOR OF THE CITY OF GERING, NEBRASKA.</div><div> </div><div>LANE DANIELZUK CITY OF GERING ADMINISTRATOR</div><div> </div><div>ATTEST: _____ CLERK</div><div> </div><div>TONY KAUFMAN CITY OF GERING MAYOR</div><div> </div><div>ATTEST: _____ CLERK</div><div> </div><div>SURVEY NOTES</div><div>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, HOWEVER NO TITLE COMPANY OR PROFESSIONAL TITLE SEARCH WAS PERFORMED ON THE SUBJECT PROPERTY.</div><div>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.</div><div>3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE EAST QUARTER OF SAID SECTION 17, BEING A GRID BEARING OF NORTH 02°14'22" EAST A DISTANCE OF 2642.35 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 2600.</div><div>4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.</div><div>SURVEYOR'S CERTIFICATE</div><div>I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS DOCUMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 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 SCOTTS BLUFF COUNTY AND THE CITY OF SCOTTSBLUFF SUBDIVISION REGULATIONS.</div><div>I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2015.</div><div> </div><div>CARL JOHN GILBERT NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731 FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.</div><div>-3123</div></div>																																																						
<div><div>SCOTTSBLUFF CITY COUNCIL APPROVAL STATEMENT:</div><div>VACATION PLAT FOR LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD AS DESCRIBED, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA, BY RESOLUTION DULY PASSED THIS DAY OF _____, 2015.</div><div> </div><div>BY: _____ RANDY MEININGER, CITY OF SCOTTSBLUFF MAYOR (SEAL)</div><div> </div><div>ATTESTED: _____ CITY CLERK</div></div>		<div>PROPERTY DESCRIPTION</div> <div>LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA.</div> <div>THE PORTION OF MALLARD ROAD BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:</div> <div>COMMENCING AT THE EAST QUARTER OF SECTION17, TOWNSHIP 22 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE NORTHEAST CORNER OF SAID SECTION17, BEARS NORTH 02°14'22" EAST, A DISTANCE OF 2642.35 FEET, THENCE NORTH 35°45'14" WEST, A DISTANCE OF 1161.64 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MALLARD ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MALLARD ROAD, NORTH 02°14'22" EAST, A DISTANCE OF 1,202.67 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WOODLINE ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF WOODLINE ROAD, SOUTH 89°23'19" EAST, A DISTANCE OF 50.02 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MALLARD ROAD; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF MALLARD ROAD; SOUTH 02°14'22" WEST, A DISTANCE OF 1,203.80 FEET; THENCE NORTH 88°05'35" WEST, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 60.162 SQ. FT. (1.38 ACRES). MORE OR LESS.</div>																																																						

VACATION PLAT
FOR LOT 4, BLOCK 2 OF RIVER RUN ESTATES SUBDIVISION AND A PORTION OF MALLARD ROAD, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA

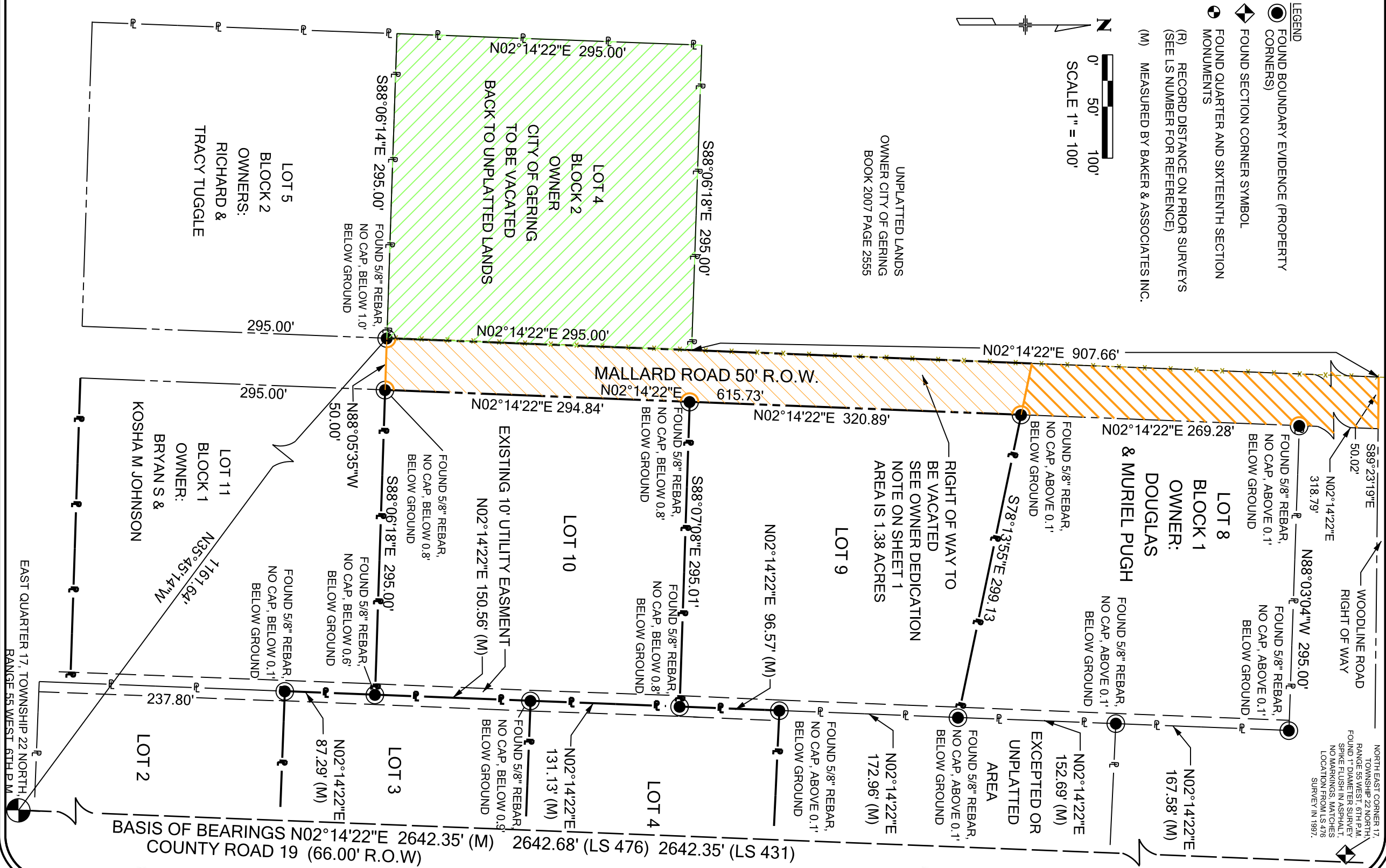
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Land Survey			
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- LEGEND**
- FOUND BOUNDARY EVIDENCE (PROPERTY CORNERS)
 - FOUND SECTION CORNER SYMBOL
 - FOUND QUARTER AND SIXTEENTH SECTION MONUMENTS
 - (R) RECORD DISTANCE ON PRIOR SURVEYS (SEE LS NUMBER FOR REFERENCE)
 - (M) MEASURED BY BAKER & ASSOCIATES INC.

