

City of Scottsbluff, Nebraska

Monday, April 20, 2015

Regular Meeting

Item Subdiv.3

Council to consider a final plat of Lots 3A & 9A, amended River Run Estates Subd. a replat of Lots 3 & 4, Block 1, River Run Estates Subd. and Lot 9, Block 1, River Run Estates and Lot 10 amended River Run Estates and unplatted lands and approve the Resolution.

Staff Contact: Rick Kuckkahn, City Manager

RESOLUTION NO. _____

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

That the 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 unplatted Lands shown hereon, all situated in NE ¼ of Section 17, T22N, R55W of the 6th P.M. in Scotts Bluff County, Nebraska dated March 13, 2015, duly made, acknowledged and certified, is approved. Such Plat is ordered filed and recorded in the office of the Register of Deeds, Scotts Bluff County, Nebraska.

Passed and approved this 20th day of April 2015.

Mayor

Attest:

City Clerk

SEAL

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 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

Sheet Revisions

Date	Description	Initials
01-12-15	STARTED FIELD SURVEY	AM
03-05-15	DRAFTED SURVEY	CJG



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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

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

- 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.
- 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.
- 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.
- 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 1 TITLE SHEET
- PAGE 2 PLAN 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.

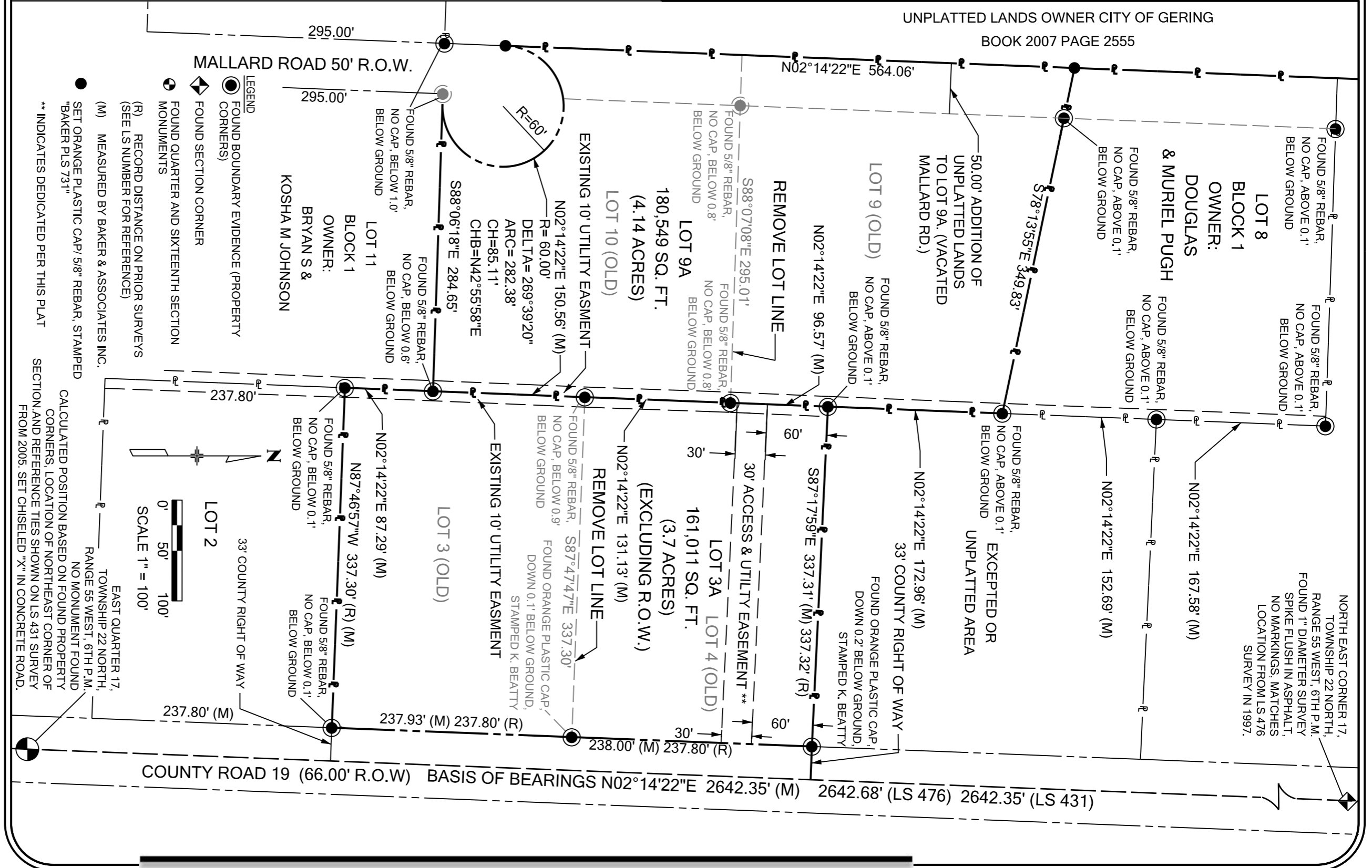
CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE : 308-632-3123

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 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

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Land Survey			
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



LEGEND
 ● FOUND BOUNDARY EVIDENCE (PROPERTY CORNERS)
 ◐ FOUND SECTION CORNER
 ◑ FOUND QUARTER AND SIXTEENTH SECTION MONUMENTS
 (R) RECORD DISTANCE ON PRIOR SURVEYS (SEE LS NUMBER FOR REFERENCE)
 (M) MEASURED BY BAKER & ASSOCIATES INC.
 ● SET ORANGE PLASTIC CAP, 5/8" REBAR, STAMPED "BAKER PLS 731"
 ** INDICATES DEDICATED PER THIS PLAT

SCALE 1" = 100'
 NORTH
 SECTION AND REFERENCE TIES SHOWN ON LS 431 SURVEY FROM 2005. SET CHISELED "X" IN CONCRETE ROAD.