



**COTTONWOOD APARTMENTS ADDITION TO THE CITY OF GERING, NEBRASKA**  
**A REPLAT OF PORTAL FOURTH ADDITION TO THE CITY OF GERING, NEBRASKA**  
**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH,**  
**RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA**

**SURVEYOR'S CERTIFICATE**

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FIFTY-FIVE WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 1, PORTAL SECOND ADDITION, AS RECORDED IN SCOTTS BLUFF COUNTY, NEBRASKA THENCE S 00°07'18"W, PARALLEL TO THE EAST LINE OF PORTAL ADDITION, AS RECORDED IN SCOTTS BLUFF COUNTY, NEBRASKA, A DISTANCE OF 364.82 FEET TO A POINT THAT IS 20.00 FEET EAST OF THE EAST LINE OF LOT 3A, BLOCK 2 AND 20.00 FEET NORTH OF THE NORTH LINE OF BLOCK 3, PAPPAS SECOND ADDITION, AS RECORDED IN SCOTTS BLUFF COUNTY, NEBRASKA; THENCE N 89°59'38"E, PARALLEL TO SAID NORTH LINE OF BLOCK 3, A DISTANCE OF 607.46 FEET; THENCE N 00°07'18"E, PARALLEL TO SAID EAST LINE OF SAID PORTAL ADDITION, A DISTANCE OF 364.82 FEET; THENCE S 89°59'38"W, PARALLEL TO SAID NORTH LINE OF SAID PAPPAS SECOND ADDITION, A DISTANCE OF 607.46 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 4.250 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SUCH SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS, AND THAT EACH BLOCK HAS ITS OWN NUMBER, THAT THE BOUNDARY OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE WITH THE DASHED LINES BEING FOR ORIENTATION PURPOSES ONLY. THAT ALL CORNERS FOUND OR SET ARE MARKED AS SHOWN.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF August, 2000.

David M. Mauthe  
 DAVID M. MAUTHE, NEBRASKA REGISTERED LAND SURVEYOR, L.S. # 501



**OWNER'S STATEMENT**

I, THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "SURVEYOR'S CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS COTTONWOOD APARTMENTS ADDITION TO THE CITY OF GERING, NEBRASKA.

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, I HEREBY DEDICATE THE EASEMENTS, STREETS, AND ALLEY AS SHOWN ON THIS PLAT TO THE USE AND BENEFIT OF THE PUBLIC. IN ADDITION, I HEREBY GRANT TO THE CITY OF GERING A 60 FOOT RIGHT-OF-WAY FROM THE EAST RIGHT OF WAY LINE OF SECOND STREET TO THE EAST BOUNDARY LINE OF THE OF THE PROPERTY AS DESCRIBED IN THE FOREGOING "SURVEYOR'S CERTIFICATE". THE NORTH-SOUTH LOCATION OF SAID RIGHT-OF-WAY SHALL BE DETERMINED AT THE TIME THE PROPERTY TO THE EAST IS DEVELOPED.

DATED THIS 4th DAY OF September, 2000.

48 COTTONWOOD APARTMENTS, L.P.  
 OPPORTUNITY BUILDERS, GENERAL PARTNER

BY Eric Kjelgaard  
 ERIC KJELGAARD, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA } ss  
 COUNTY OF STANISLAUS }

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ERIC KJELGAARD, TO ME KNOWN AND WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNER'S STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF September, 2000.

Tracy Shearon  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: April 30, 2004



**APPROVAL AND ACCEPTANCE**



THE FOREGOING PLAT OF COTTONWOOD APARTMENTS ADDITION TO THE CITY OF GERING, NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GERING, NEBRASKA, BY RESOLUTION DULY PASSED THIS 22nd DAY OF September, 2000.

ATTEN: Pamela K Richter CITY CLERK      Steve Zell MAYOR



THE FOREGOING PLAT OF COTTONWOOD APARTMENTS ADDITION TO THE CITY OF GERING, NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF GERING, NEBRASKA, BY RESOLUTION DULY PASSED THIS 19th DAY OF September, 2000.

ATTEN: Pamela K Richter CITY CLERK      Steve Zell MAYOR