

Inst 2004 - 02067

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 3-23-04 Time 12:46 P.M.

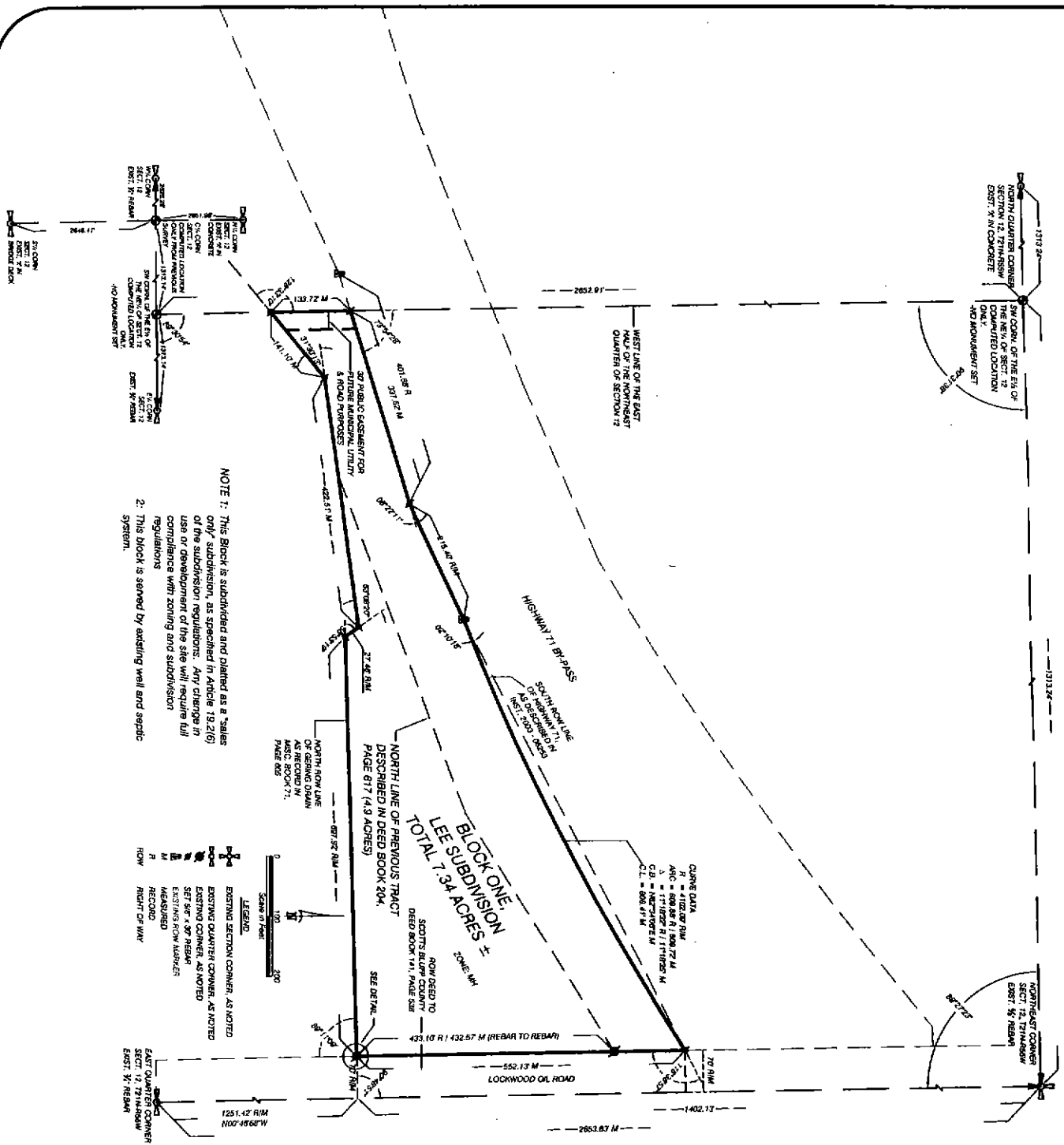
Jan A. Bauer

REGISTER OF DEEDS

NUM PAGES 3  
DOC TAX 16.00 PD CHG RET  
FEES 16.00 PD CHG RET  
TOTAL  
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NUM. INDEX 3  
COMPUTER PICTURED  
IMAGED

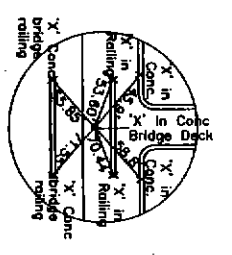
**FINAL PLAT**  
**BLOCK ONE, LEE SUBDIVISION,**  
SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF  
SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA



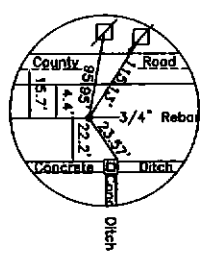
NOTE 1: This Block is subdivided and platted as a sales only subdivision, as specified in Article 19.2(6) of the subdivision regulations. Any change in use or development of the site will require full compliance with zoning and subdivision regulations.

2: This block is served by existing well and septic system.

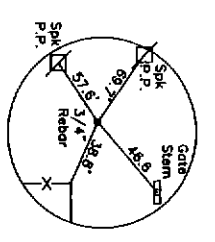
LEGEND  
+ EXISTING SECTION CORNER, AS NOTED  
- EXISTING QUARTER CORNER, AS NOTED  
- SET 3/4" x 3/4" REBAR  
- EXISTING ROW MARKERS  
- MEASURED  
- RECORDED  
- ROW  
- RIGHT OF WAY



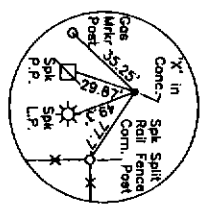
SOUTH QUARTER CORNER TIE  
SECT. 12, T21N-R55W



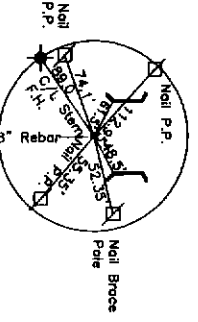
EAST QUARTER CORNER TIE  
SECT. 12, T21N-R55W



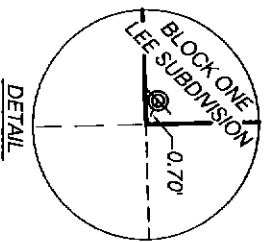
WEST QUARTER CORNER TIE  
SECT. 12, T21N-R55W



NORTH QUARTER CORNER TIE  
SECTION 12, T21N-R55W



NORTHEAST CORNER TIE  
SECT. 12, T21N-R55W



DETAIL

BLOCK ONE, LEE SUBDIVISION,  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 2 OF 3

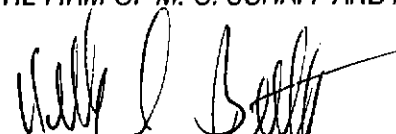
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed a Tract of land situated in the East Half of the Northeast Quarter of Section 12, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the East Quarter corner of Section 12, thence northerly on the east line of Section 12, a distance of 1251.69 feet, thence deflecting left on angle 90°48'51", a distance of 70.00 feet, to the Point of Beginning, thence deflecting left on angle of 00°00'00", a distance of 697.92 feet, thence deflecting right on angle 56°53'19", a distance of 27.46 feet, thence deflecting left on angle 63°08'20", a distance of 422.51 feet, thence deflecting left on angle of 31°30'13", a distance of 141.10 feet, to the point of intersection with the west line of the east half of the Northeast Quarter of Section 12, thence deflecting right on angle of 128°33'10", on the west line of the east half of the Northeast Quarter of Section 12, a distance of 133.72 feet, to the point of intersection with the south right of way line of Highway 71, as described in Instrument 2003 - 05253, Scotts Bluff County Register of Deeds Office, thence northeasterly, deflecting right on angle of 73°54'28", on said south right of way line, a distance of 337.52 feet, thence deflecting left on angle of 08°22'11", on said south right of way line, a distance of 215.40 feet, to the point of curvature of a non - tangent curve to the left, said curve having a central angle of 11°18'35", as measured, a radius of 4102.09 feet, a chord length of 809.41 feet, and a deflection angle left 02°10'18" from last described course to chord of curve, thence northeasterly on arc of said curve and on the south right of way line of said Highway 71, a distance of 809.72 feet, to the point of intersection with the west right of way line of Lockwood Road, as described in Deed Book 141, Page 538, thence deflecting right 116°38'57" from chord of last described curve to the west right right of way line of Lockwood Oil Road, a distance of 552.13 feet, to the Point of Beginning, containing an area of 7.37 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 5<sup>th</sup> day of February, 2004.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

  
\_\_\_\_\_  
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



OWNER'S STATEMENT

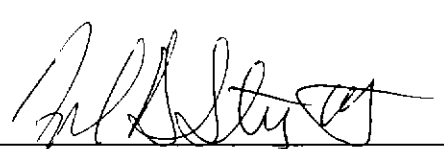
We, the undersigned being the owners of Tract of land situated in the East Half of the Northeast Quarter of Section 12, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as BLOCK ONE, LEE SUBDIVISION, TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A TRACT OF LAND SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.,

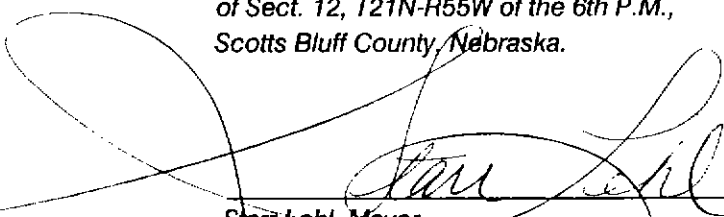
That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the easements shown for the use and benefit of the public.

DATED THIS 19<sup>th</sup> DAY OF February, 2004.

Owner of that land as described in Deed Book 204, page 617:

City of Gering, a Municipal Corporation,  
Owners of part of the E½ of the NE¼  
of Sect. 12, T21N-R55W of the 6th P.M.,  
Scotts Bluff County, Nebraska.

  
\_\_\_\_\_  
Frank A. Strong !!!

  
\_\_\_\_\_  
Starr Lehl, Mayor

BLOCK ONE, LEE SUBDIVISION,  
SCOTTS BLUFF COUNTY, NEBRASKA  
SHEET 3 OF 3

ACKNOWLEDGEMENT

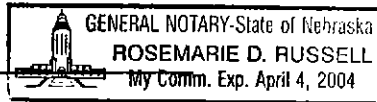
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Frank A. Strong III, 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 his voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 19<sup>th</sup> DAY OF February, 2004.

Rosemarie D Russell  
Notary Public

My Commission Expires:



ACKNOWLEDGEMENT

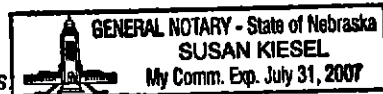
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Starr Lehl, Mayor, to the City of Gering, a Municipal Corporation, 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 her voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 22<sup>nd</sup> DAY OF March, 2004.

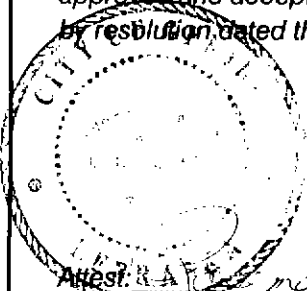
Susan Kiesel  
Notary Public

My Commission Expires:



APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK ONE, LEE SUBDIVISION, situated in the east half of the Northeast Quarter of Section 12, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska., is hereby approved and accepted by the Mayor and City Council of the City of Gering, Scotts Bluff County, Nebraska, by resolution dated this 22<sup>nd</sup> day of March, 2004.



Attest: Rosemarie D Russell  
Deputy City Clerk

Starr Lehl  
Mayor