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 FEES 59.00 PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
 TOTAL \_\_\_\_\_  
 CK NUM \_\_\_\_\_ BY \_\_\_\_\_  
 REC'D City of Gering

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RECORDED  
 SCOTTS BLUFF COUNTY, NE

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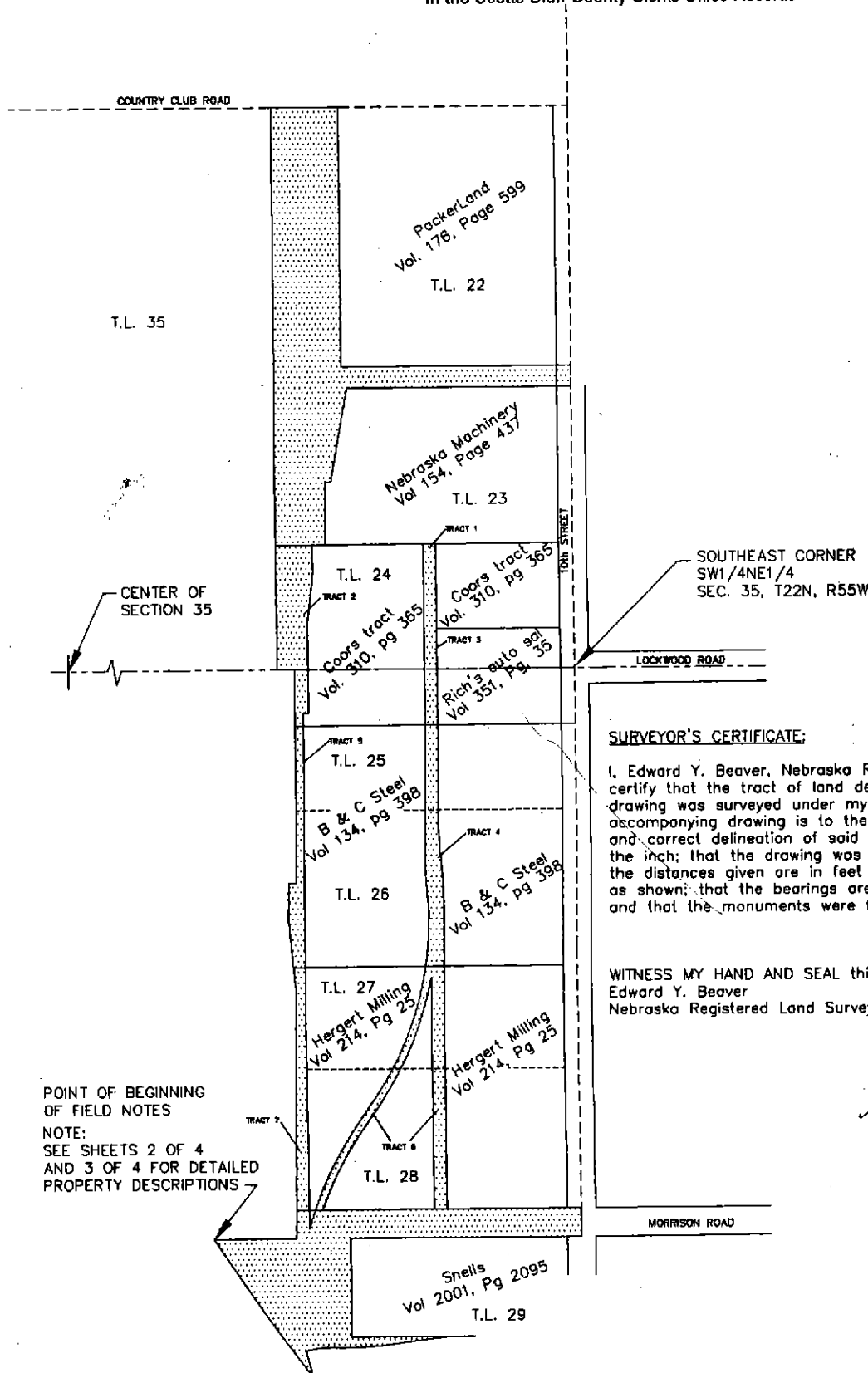
*Jean A. Bauer*

REGISTER OF DEEDS

SHEET 1 OF 4

**CITY - U.P. ADDITION  
 PLAT OF  
 CITY OF GERING - UNION PACIFIC RAILROAD  
 SALE ONLY SUBDIVISION**

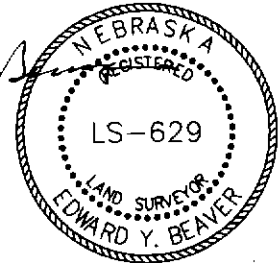
A 9.694 acre parcel of land (10.769ac S&E 1.075ac) out of the northwest quarter and the southwest quarter of the southeast quarter (NW1/4&SW1/4 of SE1/4) and the southwest quarter of the northeast quarter (SW1/4 of NE1/4) Section 35, Township 22 North, Range 55 West, 6th Principal Meridian, in the City of Gering, Scotts Bluff County, Nebraska. Said parcels are portions of the abandoned Union Pacific rail siding in the area of Union Industrial Sites recorded in Volume 1 of the Irregular Parcels Book in the Scotts Bluff County Clerks Office Records



**SURVEYOR'S CERTIFICATE:**

I, Edward Y. Beaver, Nebraska Registered Land Surveyor 629, do hereby certify that the tract of land described and shown on the accompanying drawing was surveyed under my direct supervision; that the accompanying drawing is to the best of my knowledge and belief true and correct delineation of said survey drawn to a scale of 300 feet to the inch; that the drawing was made under my direct supervision; that the distances given are in feet and decimals of a foot; that the area is as shown; that the bearings are based on GPS grid azimuth Geoid 99, and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 19 day of Dec, 2003.  
 Edward Y. Beaver  
 Nebraska Registered Land Surveyor Number 629



POINT OF BEGINNING OF FIELD NOTES  
 NOTE:  
 SEE SHEETS 2 OF 4 AND 3 OF 4 FOR DETAILED PROPERTY DESCRIPTIONS

Prepared by:  
**Baker & Associates, Inc.**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska  
 December, 2003

FIELD NOTES  
For

A 9.694 acre parcel of land (10.769 ac S&E 1.075ac) out of the northwest quarter and the southwest quarter of the southeast quarter (NW1/4&SW1/4 of SE1/4) and the southwest quarter of the northeast quarter (SW1/4ofNE1/4) Section 35, Township 22 North, Range 55 West, 6th Principal Meridian, in the City of Gering, Scotts Bluff County, Nebraska. Said parcels are portions of the abandoned Union Pacific rail siding in the area of Union Industrial Sites recorded in Volume I of the Irregular Parcels Book in the Scotts Bluff County Clerks Office Records and are more particularly described by metes and bounds as follows;

**BEGINNING:** at the intersection of the northeast line of the 200 feet right-of-way of the Union Pacific railroad (near Sta. 7682+86 UPRR) and the north line of the southwest quarter of the southeast quarter (north line of Tax Lot 29 ). Said Point is the southwest corner of the A.G of Nebraska plat recorded in Volume 181, Page 20 of the Scotts Bluff County Deed Records.

**THENCE:** North 89°56'47"East, a distance of 194.60 feet to a point in the west line of the Union Pacific Rail Road Siding right-of-way (UPRRSRW), the southeast corner of the AG of Nebraska platted tract and for an angle point in the description;

**THENCE:** North 00°28'32"East, a distance of 588.10 feet, with the west line of the UPRRSRW and the east line of the said AG of Nebraska plat to an angle point;

**THENCE:** North 05°46'36"West, a distance of 160.65 feet, along and with the west line of the UPRRSRW and the east line of the AG of Nebraska plat to an angle point;

**THENCE:** North 00°28'32"East, a distance of 90.00 feet, along and with the west line of the UPRRSRW and the east line of the AG of Nebraska plat to an angle point;

**THENCE:** South 89°31'28"East, a distance of 17.50 feet, along and with the west line of the UPRRSRW and the east line of the AG of Nebraska plat to an angle point;

**THENCE:** North 00°14'36"West, a distance of 501.70, along and with the west line of the UPRRSRW and the east line of the AG of Nebraska plat to a point. Said point is on the center quarter corner line of section 35, for an angle point at the northeast corner of the of the said AG of Nebraska tract and this tract;

**THENCE:** South 89°55'12"West, a distance of 40.00 feet, along and with the north line of the AG of Nebraska plat to the east line Nebraska Transportation Company (NTC) tract described in Volume 146, Page 38 of the County Deed Records for an angle point in the west line of this description;

**THENCE:** North 00°09'47"West, a distance of 1,323.19 feet, along and with the east line of the said NTC tract, passing its northeast corner at 1,305.69 feet, and continuing (17.5') to the north line of the southwest quarter of the northeast quarter and a point in the right-of-way of Country Club Road for the northwest corner of this tract;

**THENCE:** South 89°56'19"East, a distance of 158.00 feet, along and with the line of Country Club Road and the said 1/16 line to an angle point for the northeast corner of the tract described in Volume 38, Page 113 of the County Deed Records and this tract;

**THENCE:** South 00°09'47"East, a distance of 611.37 feet, departing the 1/16 line and with the west line of the Packer Land Packing Company tract as described in Volume 176, Page 599 of the County Deed Records and 118 feet from and parallel to the west line of Lot 22 of the said Union Industrial Sites to an angle point;

**THENCE:** North 89°58'17"East, a distance of 540.19 feet, to a point on the 1/16 section line for an angle point in the right-of-way of the Gering Scottsbluff Highway;

**THENCE:** South 00°01'43"East, a distance of 50.00 feet, with the 1/16 line to an angle corner of the said easement, a point in the north line of the Nebraska Machinery tract as recorded in Volume 154, Page 437 of the County Deed Records and for an angle point in this tract;

**THENCE:** South 89°58'17"West, a distance of 526.50 feet, along and with the north line of the Nebraska Machinery tract to an angle point in the west line of the said tract;

**THENCE:** Along and with the west line of the said Nebraska Machinery tract the following courses and distances;

South 09°56'24"West, distances of 223.28 feet, to an angle point  
North 90°00'00"West, a distance of 13.62 feet, to an angle point  
South 00°00'00"West, a distance of 148.57 feet, to the north line of the Coors Tract as described in Volume 310, Page 365 of the County Deed Records for an angle point in this description;

**THENCE:** Along and with the west line of the said Coors tract the following courses and distances;

South 89°38'05"West, distances of 30.36 feet, to an angle point  
South 00°00'00"West, distances of 69.00 feet, to an angle point  
South 07°22'36"West, distances of 112.93 feet, to an angle point  
South 00°14'43"West, distances of 214.00 feet, to an angle point  
South 89°45'17"West, distances of 13.00 feet, to an angle point

**THENCE:** South 00°14'43"East, passing the southwest corner of the Coors tract and the northwest corner of the B & C Steel tract as described in Volume 134, Page 398 of the County Deed Records at 30.00 feet, and passing the southwest corner of the B & C Steel tract and the northwest corner of the Hergert Milling tract as described in Volume 214, Page 25 of the County Deed Records at 599.11 feet and continuing 615.15 feet along and with the west line of the Hergert Milling tract for a total distance of 1214.26 feet to the intersection of this line with the western right-of-way line of a siding tract. Said intersection point is the Point of Curvature (PC) of a 772.99 foot radius curve concave to the northwest with a central angle of 18°33'16" and a chord Bearing and distance of North 24°48'40"East, and 249.23 feet;

**THENCE:** Northeasterly along the west right-of-way line of the siding, a distance of 250.32 feet, to the Point of Tangency (PT) of the curve;

**THENCE:** North 34°05'18"East, a distance of 97.03 feet, to the PC of a 755.99 foot radius curve concave to the southeast, with a central angle of 34°56'11" and a chord Bearing and distance of North 16°37'13"East, and 453.86 feet;

**THENCE:** Northeasterly along the west right-of-way line of the siding, a distance of 460.97 feet, to the PT of the curve;

**THENCE:** North 06°23'43"West, a distance of 29.35 feet, along and with the west right-of-way line of the siding to the PC of a 782.61 foot radius curve concave to the west with a central angle of 6°21'53" and a chord Bearing and distance of North 03°12'47"West, 86.89 feet;

(SEE SHEET 3 OF 4 FOR CONTINUATION)

Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
December, 2003

## FIELD NOTES (Continued from Sheet 2 of 4)

THENCE: Northwesterly, along the west right-of-way line of the said siding, a distance of 86.93 feet, to the PT of the curve;

THENCE: North 00°01'43"West, passing the south line of the Coors tract at 328.62, and continuing in the 424.64 feet along and with the west right-of-way line of the said siding a total distance of 753.08 feet to south line of the said Nebraska Machinery tract for the northwest terminal corner of this siding;

THENCE: North 89°45'17"East, a distance of 30.00 feet, along and with the south line of the said Nebraska Machinery tract and the north line of the said Coors tract to an angle point for the northeast corner of this railroad siding right of way;

THENCE: South 00°01'43"East, passing the south line of the said Coors tract and north line of the Rick's Salvage tract as described in Volume 351, Page 35 at 200 feet, passing the south line of the said Rick's Salvage tract and the north line of the B & C steel tract at 425 feet, and continuing 240.74 feet for a total distance of 665.74 feet to the PC of a 752.61 feet radius concave to the west, with a central angle of 4°17'46" and a chord Bearing and distance of South 03°59'28"East, 56.42 feet

THENCE: southeasterly, a distance of 56.43 feet, along and with the arc of the curve and the east right of way of the siding to the PT of the curve;

THENCE: South 06°26'29"East, a distance of 29.35 feet, to the PC of a 827.52 foot radius concave to the east with a central angle of 6°21'57", and chord Bearing and distance of South 03°15'29"East, 91.89 feet;

THENCE: southeasterly, a distance of 91.94 feet, along and with the arc of the curve and the east right of way of the siding to the PT of the curve;

THENCE: South 00°04'31"East, passing the south line of the B & C steel Company tract and the north line of the Hergert Milling tract at 151.14 feet, and continuing 572.18 feet for a total distance of 723.32 feet to the south line of the Hergert Milling tract for an angle point;

THENCE: North 89°49'14"East, a distance of 314.95 feet to a point in the quarter/ quarter section line and of 10th Street for an angle point in this description;

THENCE: South 00°14'43"East, a distance of 86.46 feet, along and with the quarter/ quarter line and the extended north line of the Snell tract as described in Volume 2001 page 2095 of the County Deed Records for the easterly southeast angle point of this description;

THENCE: Along and with the perimeter lines of the said Snell tract the following courses and distances:

South 89°49'02"West, distances of 543.00 feet, to an angle point;

South 00°14'43"East, distances of 230.00 feet, to an angle point

THENCE: North 89°49'02"East, distances of 290.52 feet to the northwest corner of a 0.49 acre tract conveyed Quit claim Deed executed on the 20th of July of 1976. Said point is the P.C. of a non-tangent 755.99 foot curve concave to the northwest with a chord bearing and distance of South 86°02'40"West, 131.26 feet;

THENCE: Southwesterly, a distance of 131.43 feet, along and with the arc of the curve to the P.T of the curve;

THENCE: South 81°03'51"West, distances of 50.00 feet to the P.C. of a 772.99 foot tangent curve concave to the southeast with a chord bearing and distance of South 86°02'39"West, 134.20 feet;

THENCE: Southwesterly, a distance of 134.39 feet, along and with the arc of the curve to the P.T of the curve;

THENCE: North 88°58'31"West, distances of 18.42 feet to the P.C. of a 467.80 foot tangent curve concave to the northwest with a chord bearing and distance of South 87°06'50"West, 63.81 feet;

THENCE: Southwesterly, a distance of 63.86 feet, along and with the arc of the curve to the P.T of this curve and an angle point in the description;

THENCE: South 82°02'48"East, a distance of 134.87 feet, to an angle point for the southwest corner of the 0.49 acre tract;

THENCE: North 89°37'43"West, a distance of 58.09 feet, to an angle point in the south line of this tract;

THENCE: North 00°00'00"East, a distance of 1.00 feet to the PC of a 517.24 radius curve concave to the southeast with a central angle of 8°49'46" with a chord Bearing and distance of South 77°29'44"West, 79.63 feet;

THENCE: Southwesterly, a distance of 79.93 feet, along and with the arc of the curve to the PC of a 708.28 foot radius curve concave to the southwest with a central angle of 5°16'27" and a chord Bearing and distance of South 16°14'24"East, 65.18 feet;

THENCE: Southeasterly, a distance of 65.20 feet, along and with the arc of the curve and a point in the north right-of-way of the Union Pacific 200 foot right-of-way for the PC of a 4,875.29 foot radius curve concave to the southwest with a central angle of 4°53'22" and a chord Bearing and distance of North 35°38'05"West, 398.85 feet;

THENCE: Northwesterly a distance of 398.97 feet, along and with the northeast right-of-way of the Union Pacific Road Way company right-of-way to the POINT OF BEGINNING and containing 10.769 acres of land in the City of Gering, Scotts Bluff County, Nebraska.

SAVE AND EXCEPT: A 1.075 acre tract of land out of the Hergert Milling tract described in Volume 214, Page 25 of the Scotts Bluff County Deed Records situated in the northwest quarter of the southwest quarter of section 35, Township 22 North, Range 55 West, of the 6th Principal Meridian and described by metes and bounds as follows;

COMMENCING: at the southeast corner of the said Hergert Milling tract in the east line of the quarter/ quarter subdivided section line, and being north 1371.89 feet, along the said quarter/quarter line from the south line of the section (W 1/16 corner);

THENCE: South 89°49'14"West, a distance of 344.95 feet, passing the east line of the said railway siding at 314.95 feet, to the intersection of the west right-of-way line of the said siding right-of-way and the south line of the said Hergert Milling tract for the southeast corner of this tract and the POINT OF BEGINNING;

THENCE: South 89°49'14"West, a distance of 262.48 feet, to the Point of Curvature (PC) of a 755.99 foot radius curve concave to the northwest, with a central angle of 14°44'29", and a chord Bearing and distance of North 26°43'04"East, 193.97 feet;

THENCE: Northeasterly, a distance of 194.51 feet, along and with the arc of the curve and the east line of the railway siding to the Point of Tangency (PT) of this curve;

THENCE: North 34°05'18"East, a distance of 97.03 feet, to the Point of Curvature (PC) of a 772.99 foot radius curve concave to the southeast, with a central angle of 23°42'32", and a chord Bearing and distance of North 22°14'07"East, 317.55 feet;

THENCE: Northeasterly, a distance of 319.83 feet, along and with the arc of the curve and the east line of this railway siding to the Point of Tangency (PT) of this curve at the intersection of the west right-of-way of a 30 foot wide siding and this right-of-way for the north corner of this tract;

THENCE: South 00°04'31"East, a distance of 546.73 feet, along and with the west right-of-way line of the siding to the POINT OF BEGINNING and containing 1.075 acres of land

Note: said 9.694 acres of land is all of the first portion of this description less the second portion of this description (10.769 ac - 1.075 ac = 9.694 acres)

Prepared by  
**Baker & Associates, Inc.**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska  
 December, 2003

**OWNER'S STATEMENT**

We, the undersigned, being the Owners of the tract of land described in the foregoing Surveyor's Certificate and shown on the accompanying plat, have caused such real estate to be surveyed and platted as:

CITY OF GERING - UNION PACIFIC RAILROAD SALE ONLY SUBDIVISION

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.

Dated this 3rd day of MAY, 2004.

*[Signature]*

Representative  
Union Pacific Railroad

**ACKNOWLEDGMENT**

STATE OF NEBRASKA }  
DOUGLAS } SS.  
SCOTTS BLUFF COUNTY }

Before me, a Notary public, qualified and acting in said county, personally came D. D. BROWN a representative of the Union Pacific Railroad, known to me to be the identical perso 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 8th day of MAY, 2004.

*[Signature]*

DECEMBER 20, 2005  
My Commission Expires:



**APPROVAL BY PLANNING COMMISSION**

The foregoing plat of CITY OF GERING - UNION PACIFIC RAILROAD SALE ONLY SUBDIVISION was reviewed and approved by the Planning Commission of the City of Gering, Nebraska, and upon its recommendation, it is submitted to the City Council of the City of Gering, Nebraska for final approval and acceptance.

Dated this 20th day of January, ~~2003~~ 2004.

By: *[Signature]*  
Chairman

**APPROVAL AND ACCEPTANCE BY CITY COUNCIL**

The foregoing plat of CITY OF GERING - UNION PACIFIC RAILROAD SALE ONLY SUBDIVISION was approved by the Mayor and City Council of the City of Gering, Nebraska, by Resolution duly passed this 14th day of June, 2004.



By: *[Signature]* Starr Lehl, Mayor  
Attested: *[Signature]* Pamela K. Richter, City Clerk

**ACKNOWLEDGMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary Public, qualified and acting in said County, personally came Starr Lehl, Mayor of the City of Gering, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 14th day of June, 2004.

*[Signature]*

My Commission Expires:



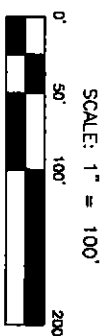
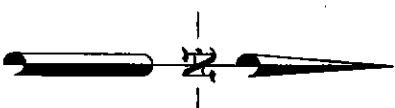
Prepared by  
**Baker & Associates, Inc.**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
December, 2003

City - U.P. Addition  
 "Sale Only" Subdivision  
 0.7627 acres of land  
 composed of two tracts

Tract #1 of 0.1377 acres and Tract 2 of 0.6250 acres

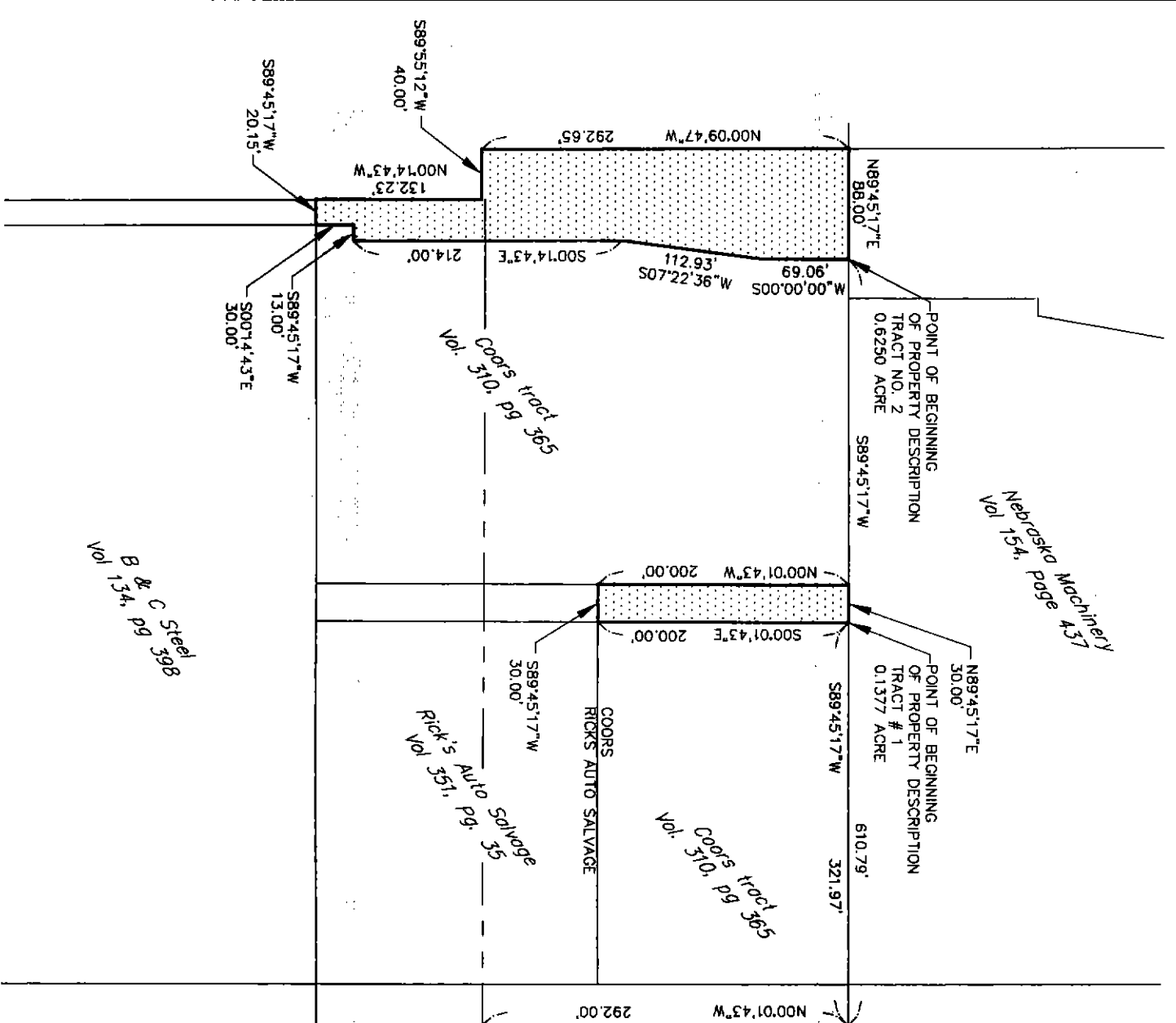
Both tracts are part of the Union Pacific Rail Road property and the right-of-way for rail road sidings in the Union Industrial Sites in the City of Gering, Nebraska.

Situated in the southeast quarter and the northeast quarter of Section 35, Township 22 North Range 55 West, of the 6th Principal Meridian, (SE1/4 SW1/4 of S35, T22N, R55W, 6PM) Gering, Scotts Bluff County, Nebraska



NOTE:  
 SEE SHEET 2 OF 2  
 FOR COMPLETE FIELD NOTES  
 FOR PARCELS NO. 12 AND 2

Prepared by  
**Baker & Associates, Inc.**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska  
 December, 2003



FIELD NOTES  
For

0.7627 acre of land composed of two tracts Parcel 1 of 0.1377 acres and Parcel 2 of 0.6250 acres, both tract are part of the Union Pacific Rail Road property and the right-of-way for rail road sidings in the Union Industrial Sites in the City of Gering, Nebraska. Said tract are situated in the southeast quarter and the northeast quarter of Section 35, Township 22 North Range 55 West, of the 6th Principal Meridian, (SE1/4e SW1/4of S35T22NR55W6PM) Scott Bluff County, Nebraska and described by metes and bounds as follows:

PARCEL No. 1z  
0.1377 Acres

COMMENCING: at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West as a point of reference:

THENCE: North 007°44'37"West, a distance of 292.00 feet, along and with the section subdivision line to its intersection of the extended north line of the Coors Tract as described in Volume 310, Page 365 and the south line of the Nebraska Machinery tract as described in Volume 154, Page 437 of the Scotts Bluff County Deed Records for an angle point;

THENCE: South 89°45'17"West, a distance of 321.97 feet, passing the east right-of-way line of the Scottsbluff-Gering Highway and the northeast corner of the sold Coors tract at 33.00 feet, to a set nail and T-post at the intersection of the east line of the sold rail road siding right-of-way and the north line of the Coors tract. Said point is for the northeast corner of Parcel 1 and the POINT OF BEGINNING of the description of the sold parcel;

THENCE: South 007°01'43" East, a distance of 200.00 feet, to a set nail and T-post for a point in the north line of the Rick's Auto Salvage tract as described in Volume 351, Page 35 of the County Deed Records for the southeast corner of parcel 1;

THENCE: South 89°45'17"West, a distance of 30.00 feet, along and with the north line of the sold Rick's Auto Salvage tract to a set nail and T-post for the southwest corner of parcel 1;

THENCE: North 007°01'43"West, a distance of 200.00 feet, to a set nail and T-post for a point in the north line of the sold Coors tract and the northwest corner of parcel 1;

THENCE: North 89°45'17"East, a distance of 30.00 feet, to the POINT OF BEGINNING and containing 0.1377 acres of land in the City of Gering, Nebraska.

PARCEL No. 2  
0.6250 acres

COMMENCING: at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West as a point of reference:

THENCE: North 007°44'37"West, a distance of 292.00 feet, along and with the section subdivision line to its intersection of the extended north line of the Coors Tract as described in Volume 310, Page 365 and the south line of the Nebraska Machinery tract as described in Volume 154, Page 437 of the Scotts Bluff County Deed Records for an angle point;

THENCE: South 89°45'17"West, a distance of 610.79 feet, passing the east right-of-way line of the Scottsbluff-Gering Highway and the northeast corner of the sold Coors tract at 33.00 feet, to a set nail and T-post at the intersection of the east line of the sold rail road siding right-of-way and the north line of the Coors tract. Said point is for the northeast corner of Parcel 2 and the POINT OF BEGINNING of the description of the sold parcel;

THENCE: along and with the east line of the sold rail road siding and west lines of the sold Coors tract the following courses:

South 007°00'00"West, a distance of 69.06 feet, to a set nail and T-post for an angle point;

South 07°22'36"West, a distance of 112.93 feet, to a set nail and T-post for an angle point;

South 007°44'37"East, a distance of 214.00 feet, to a set nail and T-post for an angle point;

South 89°45'17"West, a distance of 13.00 feet, to a set nail and T-post for an angle point;

South 007°44'37"East, a distance of 30.00 feet, to a set nail and T-post in the north line of the B & C Steel Company Tract as described in Volume 134, Page 39B of the County Deed Records for the southeast corner of parcel 2;

THENCE: South 89°45'17"West, a distance of 20.15 feet, along and with the sold common line of the B & C Steel Company tract and the Coors tract to a set nail and T-post for the southwest corner of this tract. Said point is situated in the east line of the AG of Nebraska tract as recorded in Volume 121, Page 80 of the sold County Deed Records;

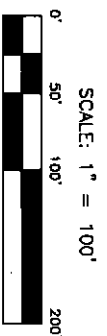
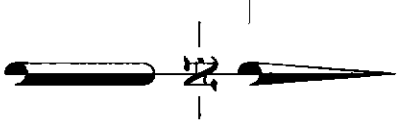
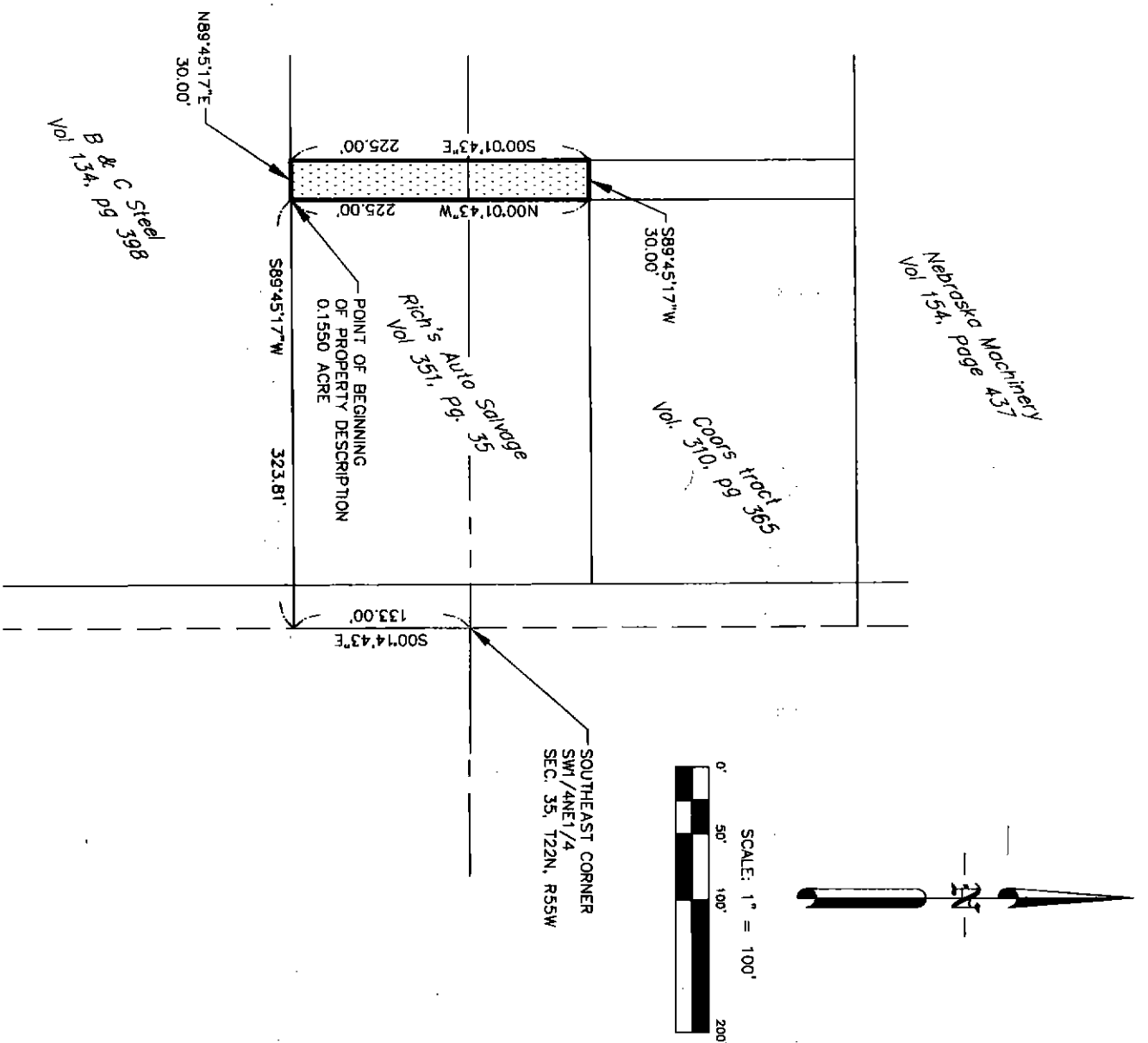
THENCE: along and with the east line of the AG of Nebraska tract and the west line of the sold railroad siding right-of-way the following courses:

North 007°44'37"West, a distance of 132.23 feet, to a set nail and T-post for an angle point;

South 89°55'12"West, a distance of 40.00 feet, to a set nail and T-post for an angle point and the southeast corner of the Nebraska Transportation Company (NTC) tract as described in Volume 146, Page 38 of the County Deed Records;

THENCE: North 007°09'47"West, a distance of 292.65 feet, along and with the east line of the said NTC tract to a set nail and T-post for the intersection of this line and the extended north line of the sold Coors tract and the northwest corner of this tract;

THENCE: North 89°45'17"East, a distance of 88.00 feet, along and with the extended north line of the sold Coors tract to the POINT OF BEGINNING and containing 0.6250 acres of land.



City - U.P. Addition  
 "Sale Only" Subdivision  
 Tract #3  
 FIELD NOTES  
 For

A 0.1550 acre tract of land out of the Union Pacific Rail Road property and the right-of-way for roll road sidings in the Union Industrial Sites in the City of Gering, Nebraska. Said tract is situated in the southwest quarter of Section 35, Township 22 North Range 55 West, of the 6th Principal Meridian, Scott Bluff County, Nebraska (SW1/4S35T22N R55W6PM) and described by metes and bounds as follows:

COMMENCING: at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West as a point of reference;

THENCE: South 00°14'43"East, a distance of 133.00 feet, along and with the section subdivision line to its intersection of the extended north line of the B and C Steel tract as described in Volume 134, Page 398 of the Scotts Bluff County Deed Records for an angle point;

THENCE: South 89°45'17"West, a distance of 323.81 feet, along and with the north line of the said B & C Steel Company tract and the south line of the Rick's Auto Salvage tract described in Volume 351, Page 35 to a roll and T-post at its intersection with the east line of the said roll road siding right-of-way for the southeast corner of this tract and the POINT OF BEGINNING of this description;

THENCE: North 00°01'43"West, a distance of 225.00 feet, to a set nail and T-post in the south line of the Coors tract as described in Volume 310, Page 365 of the County Deed Records for the north east corner of this tract;

THENCE: South 89°45'17"West, a distance of 30.00 feet, along and with the extended south line of the Coors tract to a set nail and T-post for the northwest corner of this tract and a point in the east line of the Coors tract for the northwest corner of this tract;

THENCE: South 00°01'43"East, a distance of 225.00 feet parallel to and 30 feet from the east line of this tract to a point in the north line of the B & C Steel Company tract for the southwest corner of this tract;

THENCE: North 89°45'17"East, a distance of 30.00 feet with the north line of the said B & C Tract to the POINT OF BEGINNING and containing 0.1550 acres of land in the City of Gering, Nebraska.

Prepared by  
**Baker & Associates, Inc.**  
 Engineers Planners  
 Consultants  
 Scottsbluff, Nebraska  
 December, 2003

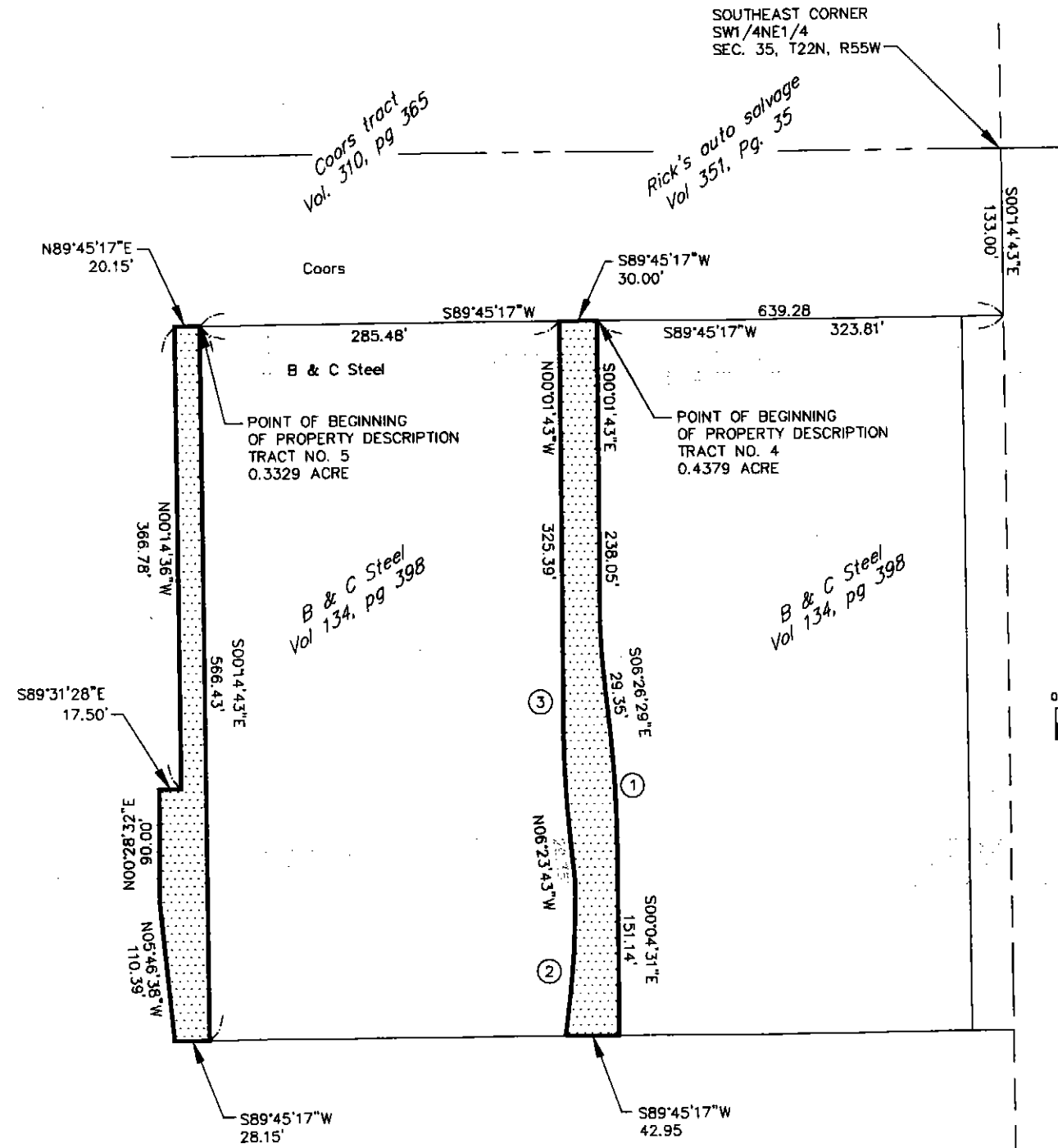
City - U.P. Addition  
"Sale Only" Subdivision

0.7708 acres of land composed of two tracts

Tract 4 of 0.4379 acres and Tract 5 of 0.3329 acres

Both tracts are part of the Union Pacific Rail Road property and the right-of-way for rail road sidings in the Union Industrial Sites in the City of Gering, Nebraska.

Said tract are situated in the southeast quarter of the southwest quarter of Section 35, Township 22 North Range 55 West, of the 6th Principal Meridian, Scott Bluff County, Nebraska (SE1/4ofSW1/4S35T22NR55W6PM)





FIELD NOTES  
For

City - UP, Addition  
"Sole Own" Subdivision  
0.7708 acres of land composed of two tracts  
Tract 4 of 0.4379 acres and Tract 5 of 0.3329 acres  
Sheet 2 of 2

A 0.7708 acres of land composed of two tract Parcel 1 of 0.4379 acres and Parcel 2 of 0.3329 acres, both tract are part of the Union Pacific Rail Road property and the right-of-way for rail road sidings in the Union Industrial Sites in the City of Gering, Nebraska. Said tract are situated in the southeast quarter of Section 35, Township 22 North Range 55 West, of the 6th Principal Meridian, Scott Bluff County, Nebraska (SE1/4ofSW1/4S35T22NRS5W6PM) and described by mete and bounds as follows:

PARCEL No. 1  
0.4379 acre

COMMENCING: at the Southeast corner of the Southwest Quarter of Section 35, Township 22 North, Range 55 West as a point of reference:

THENCE: South 001°43'East, a distance of 133.00 feet, along and with the section subdivision line to its intersection of the extended north line of the B and C Steel tract as described in Volume 134, Page 398 of the Scotts Bluff County Deed Records for an angle point:

THENCE: South 89°45'17"West, a distance of 323.81 feet, along and with the north line of the sold B & C Steel Company tract to a nail and T-post at its intersection with the east line of the sold rail road siding right-of-way for the northeast corner of parcel 1 and the POINT OF BEGINNING of this description:

THENCE: South 000°143'East, a distance of 238.05 feet, on long and with the east line of the sold siding right-of-way to a nail and T-post for an angle point in the east line of parcel 1:

THENCE: South 6°26'29"East, a distance of 29.35 feet, on long and with the east line of the soil siding right-of-way to a nail and T-post for the Point of Curvature (PC) of a 827.52 foot radius curve concave to the 6°21'57" and a chord Bearing and distance of South 03°15'29"East, 91.89 feet:

THENCE: Southeasterly, a distance of 91.94 feet, along and with the arc of the curve and the east line of the sold siding right-of-way to a set nail and T-post for the Point of Tangency (PT) of the curve:

THENCE: South 000°43'East, a distance of 151.14 feet, along and with the east line of the sold siding right-of-way to a nail and T-post for a point in the south line of the B & C Steel Company tract and the north line of the Hergert Milling tract for the southeast corner of parcel 1:

THENCE: South 89°45'17"West, a distance of 42.95 feet, along and with the south line of the B & C Steel tract to a nail and T-post in the westerly siding right-of-way line. Said point is the southwest corner of parcel 1 and the PC of a 755.99 foot radius curve concave to the southeast with a central angle of 9°31'25" and a chord Bearing and distance of North 03°54'38"East, 125.42 feet:

THENCE: Northeasterly, a distance of 125.56 feet, along and with the arc of the curve and the west siding right-of-way line to nail and T-post for the PT of the curve:

THENCE: North 06°23'43"West, a distance of 29.35 feet, with the west siding right-of-way line to nail and T-post for the PC of a 782.61 foot radius curve concave to the southwest with a central angle of 06°21'53" and a chord Bearing and distance of North 03°12'47"West, 86.89 feet

THENCE: Northwesterly, a distance of 86.93 feet, along and with the arc of the curve and the west siding right-of-way line to nail and T-post for the PT of the curve:

THENCE: North 000°143"West, a distance of 325.39 feet, parallel to and 30 feet from the east tangent line of this parcel and the west siding right-of-way line to a nail and T-post in the north line of the B & C Steel tract and the northwest corner of parcel 1:

THENCE: South 89°45'17"West, a distance of 30.00 feet, along and with the north line of the B & C Steel Company tract to the POINT OF BEGINNING and containing 0.4379 acres of land.

PARCEL No. 2  
0.3329 acre

COMMENCING: at the Southeast corner of the Southwest Quarter of Section 35, Township 22 North, Range 55 West as a point of reference:

THENCE: South 001°43'East, a distance of 133.00 feet, along and with the section subdivision line to its intersection of the extended north line of the B and C Steel tract as described in Volume 134, Page 398 of the Scotts Bluff County Deed Records for an angle point:

THENCE: South 89°45'17"West, a distance of 639.28 feet, along and with the north line of the sold B & C Steel Company tract to a nail and T-post at its intersection with the east line of the sold rail road siding right-of-way for the northeast corner of parcel 2 and the POINT OF BEGINNING of this description:

THENCE: South 001°43'East, 566.43 feet, along and with the east line of the sold railroad siding right-of-way to a set nail and T-post in the south line of the B & C Steel Company tract for the southeast corner of this tract:

THENCE: South 89°45'17"West, a distance of 28.15 feet, along and with the sold south line of the B & C Steel tract to a set nail and T-post in the west line of the sold right-of-way and the east line of the AG of Nebraska tract according to a plat filed in Volume 181, Page 20 of the Scott Bluff County Deed Records. Said point is the southwest corner of parcel 2:

THENCE: along and with the east line of the AG of Nebraska plot and the west line of the sold siding right-of-way the following courses:

North 05°46'36"West, a distance of 110.39 feet to a set nail and T-post

North 00°28'32"East, a distance of 90.00 feet to a set nail and T-post

South 89°31'28"East, a distance of 17.50 feet to a set nail and T-post

North 001°43'West, a distance of 366.78 feet to a set nail and T-post in the extended north line of the B and C Steel Company tract for the northwest corner of parcel 2:

THENCE: North 89°45'17"East, a distance of 20.15 feet, along and with the north line of the sold B & C Steel tract to the POINT OF BEGINNING and containing 0.3329 acres of land in Scott Bluff County, Nebraska.

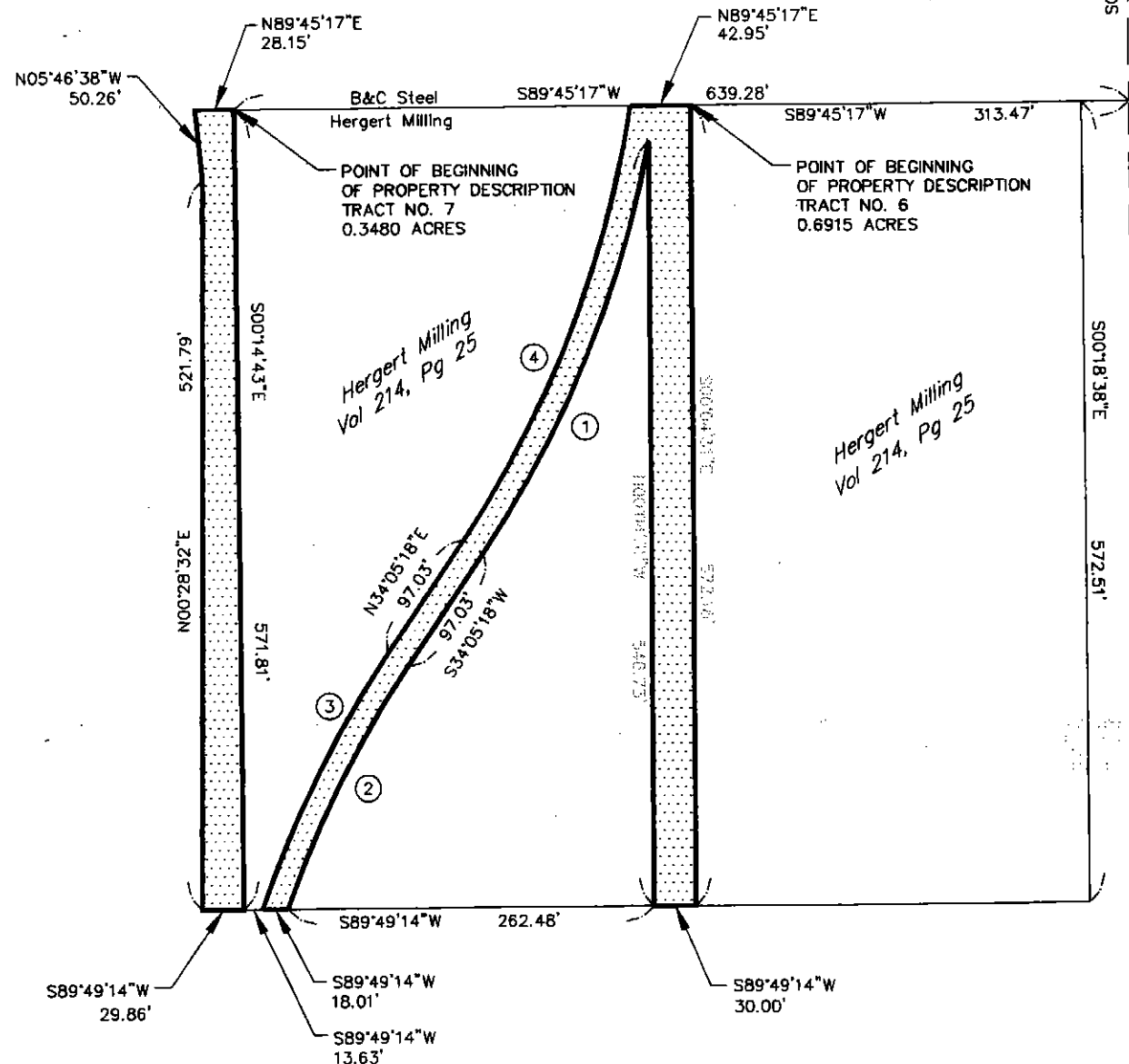
City - U.P. Addition  
 "Sale Only" Subdivision

1.0395 acres of land composed of two tracts

Tract 6 of 0.6915 acres and Tract 7 of 0.348 acres

Both tracts are part of the Union Pacific Rail Road property and the right-of-way for rail road sidings in the Union Industrial Sites in the City of Gering, Nebraska.

Said tracts are situated in the southeast quarter of the southwest quarter of Section 35, Township 22 North Range 55 West, of the 6th Principal Meridian, (SE1/4ofSW1/4S35T22NR55W6PM) Scott Bluff County, Nebraska



CURVE DATA:

- ① Radius 772.99  
 Tan = 23°42'24"  
 Length = 319.83  
 Chord Bearing = S22°14'07"W  
 Chord Length = 317.55
- ② Radius 755.99  
 Tan = 14°44'30"  
 Length = 194.51  
 Chord Bearing = S26°43'04"W  
 Chord Length = 193.97
- ③ Radius 772.99  
 Tan = 15°11'15"  
 Length = 204.90  
 Chord Bearing = N26°29'40"E  
 Chord Length = 204.30
- ④ Radius 772.99  
 Tan = 25°25'11"  
 Length = 335.40  
 Chord Bearing = N21°22'43"W  
 Chord Length = 332.66

SCALE: 1" = 100'



NOTE:  
 SEE SHEET 2 OF 2  
 FOR COMPLETE FIELD NOTES  
 FOR PARCELS NO. 1 AND 2

Prepared by  
**Baker & Associates, Inc.**  
 Engineers Planners Consultants  
 Scottsbluff, Nebraska  
 December, 2003

FIELD NOTES  
For

City - U.P. Addition  
"Sale Only" Subdivision  
Tract 6 of 0.6915 acres and Tract 7 of 0.348 acres  
Sheet 2 of 2

1.0395 acres of land composed of two tract Parcel 1 of 0.6915 acres and Parcel 2 of 0.348 acres, both tract are part of the Union Pacific Rail Road property and the right-of-way for rail road sidings in the Union Industrial Siles in the City of Gering, Nebraska. Said tract are situated in the southeast quarter of the southwest quarter of Section 35, Township 22 North Range 55 West, of the 6th Principal Meridian, (SE1/4ofSW1/4S35T22NR55W6PM) Scott Bluff County, Nebraska and described by metes and bounds as follows:

PARCEL No. 1  
0.6915 acre

COMMENCING: at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West as a point of reference:

THENCE: South 001°43'East, a distance of 860.71 feet, along and with the section subdivision line to its intersection of the extended north line of the Hergert Milling tract as described in Volume 214, Page 25 of the Scotts Bluff County Deed Records for an angle point;

THENCE: South 89°45'17"West, a distance of 313.47 feet, passing the east right-of-way line of the Scottsbluff-Gering Highway and the northeast corner of the said Hergert Milling Tract at 33.00 feet, to a set nail and T-post at the intersection of the east line of the said rail road siding right-of-way and the north line of the Hergert tract. Said point is for the northeast corner of Parcel 1 and the POINT OF BEGINNING of the description of the said parcel;

THENCE: South 00°43'31"East, a distance of 572.18 feet, along and with the east line of the sliding right-of-way to a set nail and T-post in the south line of the Hergert Milling tract for the southeast corner of this parcel;

THENCE: South 89°49'14"West, a distance of 30.00 feet, along and with the south line of the Hergert Milling tract to a set nail and T-post for an angle point in this description;

THENCE: North 00°04'31"West, a distance of 546.73 feet, parallel to and 30 feet from the east line of this tract to a set nail and T-post for the Point of Curvature (PC) of a 772.99 foot radius curve concave to the southeast with a central angle of 23°42'24", and a chord bearing and distance of South 22°14'07"West, 317.55 feet;

THENCE: Southwesterly, a distance of 319.83 feet, along and with the arc of the curve and the sliding right-of-way to a set nail and T-post for the Point of Tangency (PT) of the said curve;

THENCE: South 34°05'18"West, a distance of 97.03 feet, along and with the line of the right-of-way line of the said siding to a set nail and T-post for the PC of a 755.99 foot radius curve concave to the northwest with a central angle of 14°44'30" and a chord bearing and distance of South 26°43'04"West, 193.97 feet;

THENCE: Southwesterly, a distance of 194.51 feet, along and with the arc of the curve and the sliding right-of-way to a set nail and T-post for the Point of Tangency (PT) of the said curve in the south line of the said Hergert Milling tract;

THENCE: South 89°49'14"West, a distance of 18.01 feet, along and with the south line of the Hergert Milling tract to a set nail and T-post for the southwest corner of parcel 1 and the PC of a 772.99 foot radius curve concave to the northwest, with a central angle of 15°11'5" and a chord bearing and distance of North 26°29'40"East, 204.30 feet;

THENCE: Northeasterly, a distance of 204.90 feet, along and with the arc of the curve and the sliding right-of-way to a set nail and T-post for the Point of Tangency (PT) of the said curve;

THENCE: North 34°05'18"East, a distance of 97.03 feet, along and with the line of the right-of-way line of the said siding to a set nail and T-post for the PC of a 772.99 foot radius curve concave to the southeast with a central angle of 25°25'11" and a chord bearing and distance of North 21°22'43"East, 332.66 feet;

THENCE: Northeasterly, a distance of 335.40 feet, along and with the arc of the curve and the sliding right-of-way to a set nail and T-post for the Point of Tangency (PT) of the said curve in the north line of the said Hergert Milling tract and for the northwest corner of parcel 1;

THENCE: North 89°45'17"East, a distance of 42.95 feet, along and with the north line of the said Hergert Milling tract to the POINT OF BEGINNING and containing 0.6915 acre of land in the City of Gering, Nebraska.

PARCEL No. 2  
0.3480 acre

COMMENCING: at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West as a point of reference:

THENCE: South 001°43'East, a distance of 860.71 feet, along and with the section subdivision line to its intersection of the extended north line of the Hergert Milling tract as described in Volume 214, Page 25 of the Scotts Bluff County Deed Records for an angle point;

THENCE: South 89°45'17"West, a distance of 639.28 feet, passing the east right-of-way line of the Scottsbluff-Gering Highway and the northeast corner of the said Hergert Milling Tract at 33.00 feet, to a set nail and T-post at the intersection of the east line of the said rail road siding right-of-way and the northwest corner of the Hergert tract. Said point is for the northeast corner of Parcel 2 and the POINT OF BEGINNING of the description of the said parcel;

THENCE: South 001°44'31"East, a distance of 571.81 feet, along and with the common line of the said Hergert Milling tract and the said railroad siding tract to a set nail and T-post in the south line of the said Hergert Milling tract for the southeast corner of parcel 2. Said corner is South 89°49'14"West, a distance of 13.63 feet from the south west corner of parcel 1;

THENCE: South 89°49'14"West, a distance of 29.86 feet, to a set nail and T-post for a point in the west line of the said AG of Nebraska tract and the west line of the rail way siding right-of-way and a point in the east line of the AG of Nebraska tract according to a plot recorded in Volume 181, Page 20 of the Scotts Bluff County Deed Records, and for the southwest corner of parcel 2.

THENCE: North 00°28'32"East, a distance of 521.79 feet, along and with the east line of the said AG of Nebraska tract and the west line of the rail way siding right-of-way to a set nail and T-post for an angle point in the east line of this parcel 2;

THENCE: North 05°46'36"West, a distance of 50.26 feet, along and with the east line of the said AG of Nebraska tract and the west line of the rail way siding right-of-way to a set nail and T-post in the extended north line of the Hergert Milling tract for the northwest corner of parcel 2;

THENCE: North 89°45'17"East, a distance of 28.15 feet, along and with the extended north line of the said Hergert Milling tract to the POINT OF BEGINNING and containing 0.3480 acres of land in the City of Gering, Scotts Bluff County, Nebraska.