

FINAL PLAT

Inst 2004 - 05668

NUM PAGES 3
DOC TAX PD - CHG - RET
FEES 16.52 PD - CHG - RET
TOTAL M.C. Schuff
CK NUM BY
REC'D Rose City of Saring

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 7-30-04 Time 3:12 P.M.

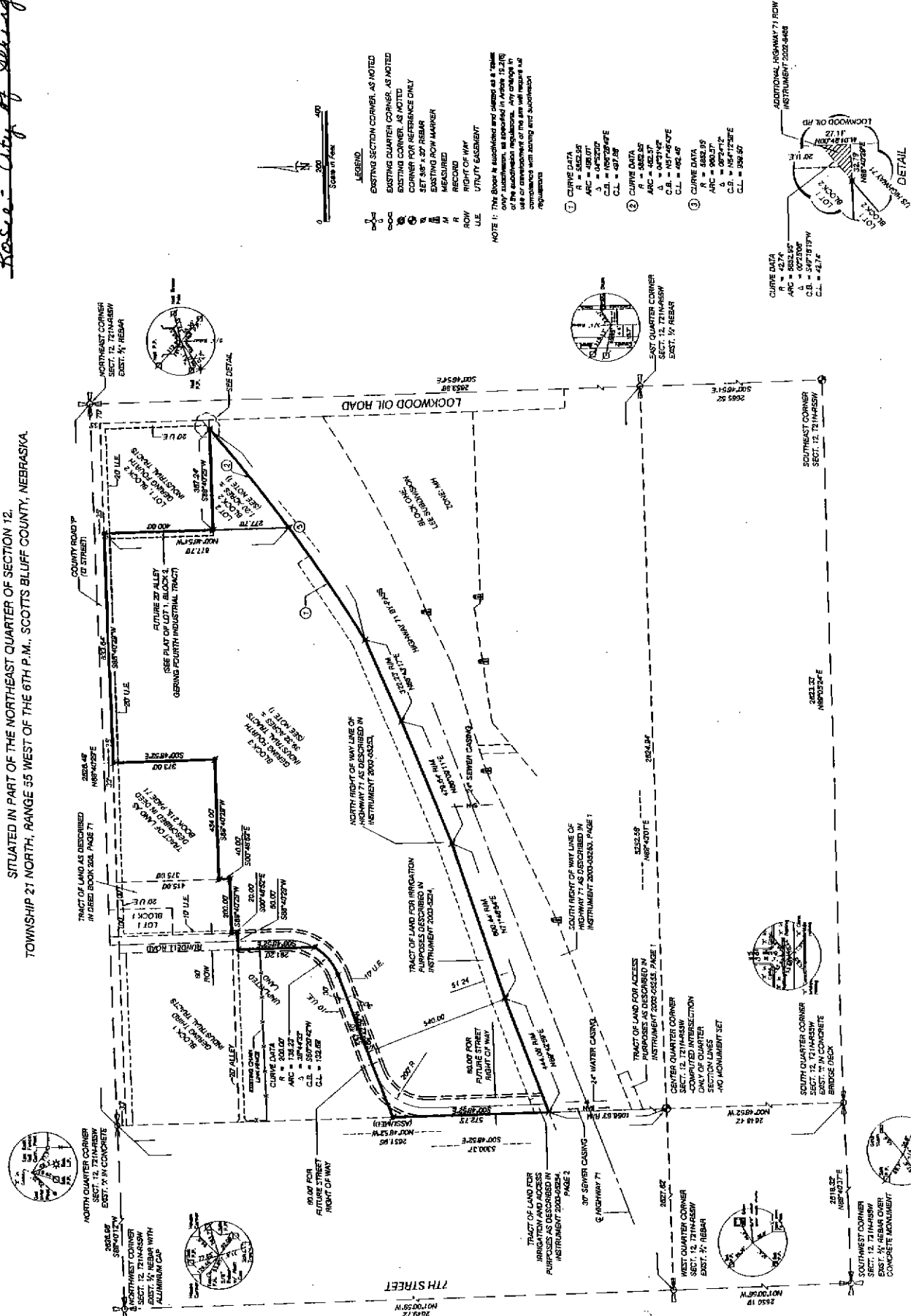
Jean A. Bauer

REGISTER OF DEEDS

RAW
8 A.M.

NUM. INDEX B-4
COMPUTER PICTURED
IMAGED

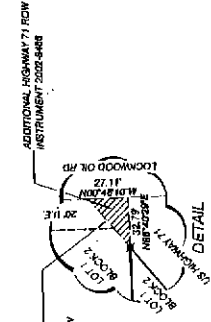
LOT 2, BLOCK 2,
AND
BLOCK 3,
GERING FOURTH INDUSTRIAL TRACTS
SITUATED IN PART OF THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



LEGEND
EXISTING SECTION CORNER, AS NOTED
EXISTING QUARTER CORNER, AS NOTED
EXISTING CORNER, AS NOTED
CORNER FOR REFERENCE ONLY
SET 3/8" x 3/8" REBAR
EXISTING ROW MARKER
MEASURED
R
RIGHT OF WAY
ROW
UTILITY EASEMENT
U.E.

NOTE 1: This Block is subdivided and changed as a 'same' only subdivision, as specified in Article 12.2(B) of the constitution, and the same will require all connections with existing and subdivision regulations.

- 1 CURVE DATA
R = 582.00
ARC = 180.00
C.B. = 180.00
C.L. = 180.00
- 2 CURVE DATA
R = 582.00
ARC = 180.00
C.B. = 180.00
C.L. = 180.00
- 3 CURVE DATA
R = 582.55
ARC = 90.00
C.B. = 90.00
C.L. = 90.00



LOT 2, BLOCK 2,
AND BLOCK 3,
GERING FOURTH
INDUSTRIAL TRACTS,
SCOTTS BLUFF COUNTY,
NEBRASKA
SHEET 3 OF 3

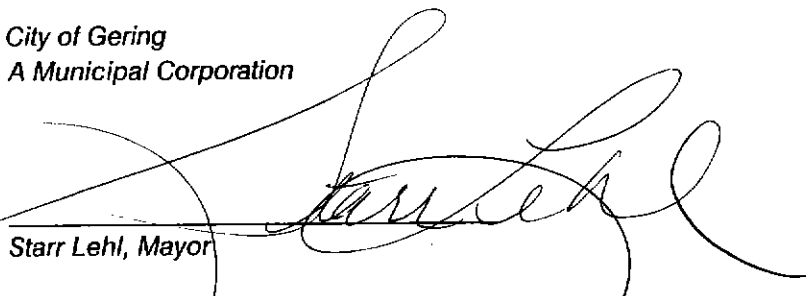
OWNER'S STATEMENT

We, the undersigned being the owners of that land situated in 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 LOT 2, BLOCK 2, AND BLOCK 3, GERING FOURTH INDUSTRIAL TRACTS, situated in 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 on the plat for the use and benefit of the public.

DATED THIS 26th DAY OF July, 2004.

City of Gering
A Municipal Corporation

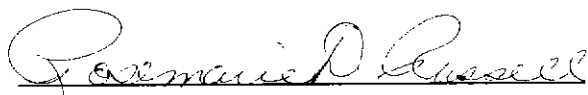

Starr Lehl, Mayor

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

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

WITNESS MY NOTARIAL SEAL THIS 26th DAY OF July, 2004.


Notary Public



My Commission Expires: _____

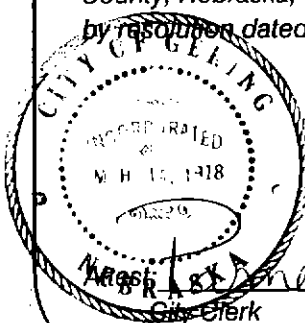
APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 2, BLOCK 2, AND BLOCK 3, GERING FOURTH INDUSTRIAL TRACTS, situated in 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 26th day of July, 2004.


Mayor


Daniela K. Richter
City Clerk



LOT 2, BLOCK 2,
AND BLOCK 3,
GERING FOURTH
INDUSTRIAL TRACTS,
SCOTTS BLUFF COUNTY,
NEBRASKA
SHEET 2 OF 3

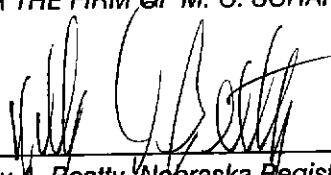
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Lot 2, Block 2, and Block 3, Gering Fourth Industrial Tracts, situated in 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 Southwest corner of the Northeast Quarter of Section 12, thence northerly on the west line of the Northeast Quarter of Section 12, on an assumed bearing of N00°48'52"W, a distance of 1066.63 feet, to the point of intersection with the north right of way line of State Highway 71 By-pass, as described in Instrument 2003-5253, Scotts Bluff County Register of Deeds Office, said point being the Point of Beginning, thence bearing N69°42'59"E, on said right of way line, a distance of 444.05 feet, thence bearing N71°46'54"E, on said right of way line, a distance of 600.44 feet, thence bearing N68°09'11"E, on said right of way line, a distance of 479.64 feet, thence bearing N66°43'17"E, on said right of way line, a distance of 322.23 feet, to the point of intersection with a non - tangent curve to the left, said curve having a radius of 5852.95 feet, central angle of 09°24'12", chord bearing of N54°12'58"E and a chord length of 959.50 feet, thence northeasterly on the arc of said curve and said right of way line, a distance of 960.57 feet, to the point of intersection with the south line of Lot 1, Block 2, Gering Fourth Industrial Tracts, thence bearing S88°40'29"W, on the south line of Lot 1, Block 2, Gering Fourth Industrial Tracts, a distance of 367.24 feet, to the southwest corner of said Lot 1, Block 2, Gering Fourth Industrial Tracts, thence bearing N00°46'54"W, on the west line of said Lot 1, Block 2, Gering Fourth Industrial Tracts, a distance of 400.00 feet, to the northwest corner of said Lot 1, Block 2, Gering Fourth Industrial Tracts, said corner being 35.00 feet south of the north line of Section 12, thence bearing S88°40'29"W, on a line being 35.00 feet south of and parallel with the north line of Section 12, a distance of 833.64 feet, to the point of intersection with the east line of a Tract of land as described in Deed Book 215, page 71, Scotts Bluff County Register of Deeds Office, thence bearing S00°48'52"E, on the east line of said referenced Tract of land, a distance of 373.00 feet, to the southeast corner of said referenced Tract of land, thence bearing S88°40'29"W, on the south line of said referenced Tract of land, a distance of 434.00 feet, to the point of intersection with the east line of a Tract of land as described in Deed Book 205, Page 71, Scotts Bluff County Register of Deeds Office, thence bearing S00°48'52"E, on the east line of said referenced Tract of land, a distance of 40.00 feet, to the southeast corner of said referenced Tract of land, thence bearing S88°40'29"W, on the south line of said referenced Tract of land, a distance of 200.00 feet, to the point of intersection with the east right of way line of Rundell Road, as platted, thence bearing S00°48'52"E, on the east right of way line of Rundell Road, a distance of 20.00 feet, to the southeast corner of the east right of way line of Rundell Road, thence bearing S88°40'29"W, on the south right of way line of Rundell Road, as platted, a distance of 60.00 feet, to the west right of way line of Rundell Road, thence bearing S00°48'52"E, on the southerly extension of the west right of way line of Rundell Road, a distance of 281.20 feet, to the point of intersection with a non - tangent curve to the right, said curve having a radius of 200.00 feet, a central angle of 38°44'33", chord bearing of S50°20'42"W and a chord length of 132.68 feet, thence southwesterly on the arc of said curve, a distance of 135.23 feet, to the point of tangency of said curve, thence bearing S69°42'59"W, a distance of 557.30 feet, to the point of intersection with the west line of the Northeast Quarter of Section 12, thence bearing S00°48'52"E, on the west line of the Northeast Quarter of Section 12, a distance of 572.75 feet, to the Point of beginning, containing an area of 40.52 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 each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 9th day of June, 2004.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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

