



LOT 1, BLOCK 4; LOTS 3 THROUGH 21,  
BLOCK 5; BLOCK 9 AND BLOCK 10  
MIDTOWN DEVELOPMENT ADDITION  
GERING, NEBRASKA  
SHEET 2 OF 5

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Lot 1, Block 4; Lots 3 through 21, Block 5; Block 9 and Block 10, Midtown Development Addition, an Addition to the City of Gering, Scotts Bluff County, Nebraska, situated in the Southwest Quarter of Section 25, Southeast Quarter of Section 26, Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, all in Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska, more particularly described as follows:

Lot 1, Block 4  
MIDTOWN DEVELOPMENT ADDITION

Commencing at the Northeast corner of Lot 19, Block 3, Midtown Development Addition to the City of Gering, Scotts Bluff County, Nebraska, as monumented by a  $\frac{5}{8}$ " rebar, thence easterly, on the easterly extension of the north line of said Lot 19, Block 3, Midtown Development, and on the south right of way line of Twin City Drive, on a bearing of N88°58'38"E, a distance of 60.00 feet, to the point of intersection with the east right of way line of Lyman Drive, as monumented with a  $\frac{5}{8}$ " rebar, and said point being the Point of Beginning, thence bearing S00°26'05"E, on a line being 60.00 feet easterly and parallel with the east line of Lots 18 and 19, Block 3, Midtown Development, a distance of 194.54 feet, thence bearing N88°18'07"E, a distance of 227.42 feet, thence bearing N00°26'05"W, a distance of 191.86 feet, to the point of intersection with the easterly extension of the north line of Lot 19, Block 3, Midtown Development, thence bearing S88°58'38"W, on said extension line, a distance of 227.37 feet, to the Point of Beginning, containing an area of 1.00 acre, more or less.

Lots 3 through 21, Block 5  
MIDTOWN DEVELOPMENT ADDITION

Beginning at the southwest corner of Lot 2, Block 5, Midtown Development Addition to the City of Gering, Scotts Bluff County, Nebraska, as monumented by a  $\frac{5}{8}$ " rebar, and said corner also being on the east right of way line of Lyman Drive, as platted, and said corner also being the Point of Beginning, thence bearing N65°05'18"E, on the south line of Lot 2, Block 5, Midtown Development and the easterly extension thereof, a distance of 273.11 feet, to the easterly right of way line of a 25.00 foot alley as platted, thence bearing N24°54'46"W, on said east right of way line of said alley, a distance of 207.50 feet, to the point of intersection with the south right of way line of Twin City Drive, as platted, thence bearing S79°41'25"E, on the south right of way line of Twin City Drive, as platted, a distance of 449.23 feet, to the point of curvature of a curve to the left, said curve having a central angle of 12°32'50", as measured, a radius of 545.57 feet, a chord length of 119.24 feet, and a chord bearing of S89°44'17"E, thence easterly, on the arc of said curve, and south right of way line of Twin City Drive, a distance of 119.48 feet, to the point of reverse curvature to the right, said curve having a central angle of 89°24'40", as measured, a radius of 26.60 feet, a chord length of 37.42 feet, and a chord bearing of S47°35'22"E, thence, southeasterly on the arc of said curve, and southeasterly right of way line of Twin City Drive, a distance of 41.51 feet, thence bearing S04°11'35"E, on the westerly right of way line of Twin City Drive, and the southerly extension thereof, a distance of 323.74 feet, thence bearing S05°05'28"E, a distance of 708.67 feet, to the point of curvature of a curve to the right, said curve having a central angle of 94°03'28", as measured, a radius of 30.00 feet, a chord length of 43.90 feet, and a chord bearing of S41°56'54"W, thence southwesterly on the arc of said curve, a distance of 49.25 feet, to a point being 60.00 feet north of the easterly extension of the north line of Lot 19, Block 3, Midtown Development, as measured perpendicular to said line, thence bearing S89°24'40"W, on a line 60.00 feet north of and parallel with said extension line, a distance of 513.64 feet, to the point of curvature of a curve to the right, said curve having a central angle of 89°20'42", as measured, a radius of 30.00 feet, a chord length of 42.19, and chord bearing of N46°21'24"W, thence northwesterly on the arc of said curve, a distance of 47.40 feet, to the point of intersection with the easterly right of way line of Lyman Drive, said point also being the point of curvature of a curve to the left, said curve having a central angle of 26°51'14", as measured, a radius of 1617.75 feet, a chord length of 751.73 feet, and a chord bearing of N13°54'31"W, thence northwesterly on the arc of said curve, and easterly right of way line of Lyman Drive, a distance of 758.66 feet, to the point of intersection with a second curve to the left, said curve having a central angle of 01°52'46", as measured, a radius of 4444.96 feet, a chord length of 145.80 feet, and a chord bearing of N25°36'42"W, thence northwesterly, on the arc of said curve and the easterly right of way of Lyman Drive, a distance of 200.26 feet, as measured, to the Point of Beginning, containing an area of 15.74 acres, more or less.

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BLOCK 5; BLOCK 9 AND BLOCK 10  
MIDTOWN DEVELOPMENT ADDITION  
GERING, NEBRASKA  
SHEET 3 OF 5

Block 9,  
MIDTOWN DEVELOPMENT ADDITION

Commencing at the southeast corner of Section 26, thence northerly on the east line of Section 26, bearing N00°26'02"W, a distance of 381.35 feet, to the Point of Beginning, thence bearing S68°09'12"W, a distance 363.90 feet, to the point of intersection with the east line of a 90.00 feet wide access and utility easement, thence bearing N05°05'28"W, a distance of 104.43 feet, thence bearing N68°09'12"E, a distance of 458.44 feet, thence bearing N00°14'07"W, a distance of 360.08 feet, thence bearing S83°48'15"E, a distance of 212.93 feet, thence bearing S00°11'25"W, a distance of 361.04 feet, thence bearing S68°09'12"W, a distance of 309.74 feet, to the Point of Beginning, containing an area of 3.04, acres, more or less.

Block 10,  
MIDTOWN DEVELOPMENT ADDITION

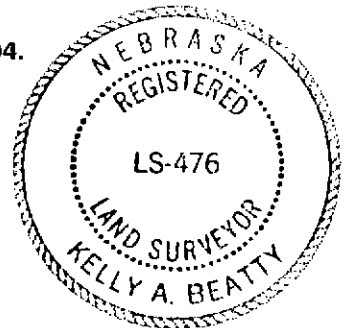
Commencing at the northwest corner of Section 36, thence southerly on the west line of Section 36, bearing S00°25'06"E, a distance of 397.90 feet, to the Point of Beginning, thence bearing S67°58'38"E, a distance of 180.84 feet, thence bearing S78°13'58"E, a distance of 277.72 feet, thence bearing S20°22'16"W, a distance of 235.82 feet, thence bearing N78°57'57"W, a distance of 213.92 feet, thence bearing N05°44'32"E, a distance of 153.20 feet, thence bearing N67°58'38"W, a distance of 478.01 feet to the point of intersection with the easterly right of way line of Crescent Drive, as platted, thence bearing N04°30'42"W, on the easterly right of way line of Crescent Drive, a distance of 89.44 feet, thence bearing S67°58'38"E, a distance of 310.20 feet, to the Point of Beginning, containing an area of 2.20 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 heavy solid lines with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 18<sup>th</sup> day of August, 2004.



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



OWNER'S STATEMENT

We, the undersigned being the owners of that part of the Southwest Quarter of Section 25; Southeast Quarter of Section 26; Northeast Quarter of Section 35 and the Northwest Quarter of Section 36; all in Township 22 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 1, BLOCK 4; LOTS 3 THROUGH 21, BLOCK 5; BLOCK 9 AND BLOCK 10, MIDTOWN DEVELOPMENT ADDITION, an Addition to the City of Gering, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Southwest Quarter of Section 25; Southeast Quarter of Section 26; Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, all in Township 22 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. That the alley, utility, drainage and access easements shown on the plat, are made with the free consent of the undersigned owners.

DATED THIS 18<sup>th</sup> DAY OF August, 2004.

1.) Reed and Nelson, L.L.C.

  
Paul Reed, Member

  
Chris Nelson, Member

2.) Paul Reed Farms, L.L.C.

  
Paul Reed, Member

3.) 3 Pheasants

  
Paul Reed, Member

4.) P AND P Real Estate, L.L.C.

  
Paul Reed, Member

LOT 1, BLOCK 4; LOTS 3 THROUGH 21,  
BLOCK 5; BLOCK 9 AND BLOCK 10  
MIDTOWN DEVELOPMENT ADDITION  
GERING, NEBRASKA  
SHEET 4 OF 5

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

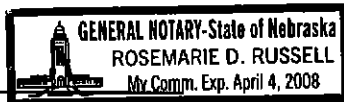
Before me, a Notary Public, qualified and acting in said county, personally came Paul Reed, Member of Reed and Nelson, L.L.C. , to me known to be the identical person whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 18<sup>th</sup> DAY OF August, 2004.

Rosemarie D Russell

Notary Public

My Commission Expires: \_\_\_\_\_



ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

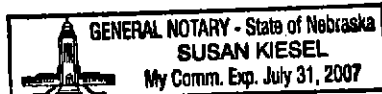
Before me, a Notary Public, qualified and acting in said county, personally came Chris Nelson, Member of Reed and Nelson, L.L.C. , to me known to be the identical person whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

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

Susan Kiesel

Notary Public

My Commission Expires: \_\_\_\_\_



ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

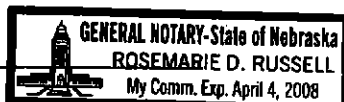
Before me, a Notary Public, qualified and acting in said county, personally came Paul Reed, Member of Paul Reed Farms, L.L.C. , to me known to be the identical person whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 18<sup>th</sup> DAY OF August, 2004.

Rosemarie D Russell

Notary Public

My Commission Expires: \_\_\_\_\_



LOT 1, BLOCK 4; LOTS 3 THROUGH 21,  
BLOCK 5; BLOCK 9 AND BLOCK 10  
MIDTOWN DEVELOPMENT ADDITION  
GERING, NEBRASKA  
SHEET 5 OF 5

ACKNOWLEDGEMENT

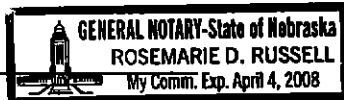
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Paul Reed, Member of 3 Pheasants, L.L.C., 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 18<sup>th</sup> DAY OF August, 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 Paul Reed, Member of P AND P Real Estate, L.L.C., 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 18<sup>th</sup> DAY OF August, 2004.

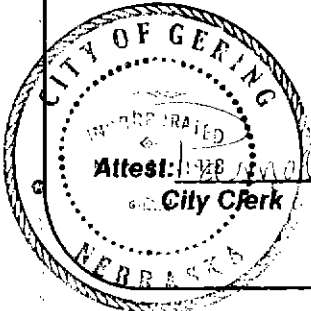
Rosemarie D. Russell  
Notary Public

My Commission Expires:



APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 4; LOTS 3 THROUGH 21, BLOCK 5; BLOCK 9 AND BLOCK 10, MIDTOWN DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Southwest Quarter of Section 25; Southeast Quarter of Section 26; Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, all in Township 22 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 23rd day of August, 2004.



Attest: Janet K. Richter  
City Clerk

Paul Reed  
Mayor