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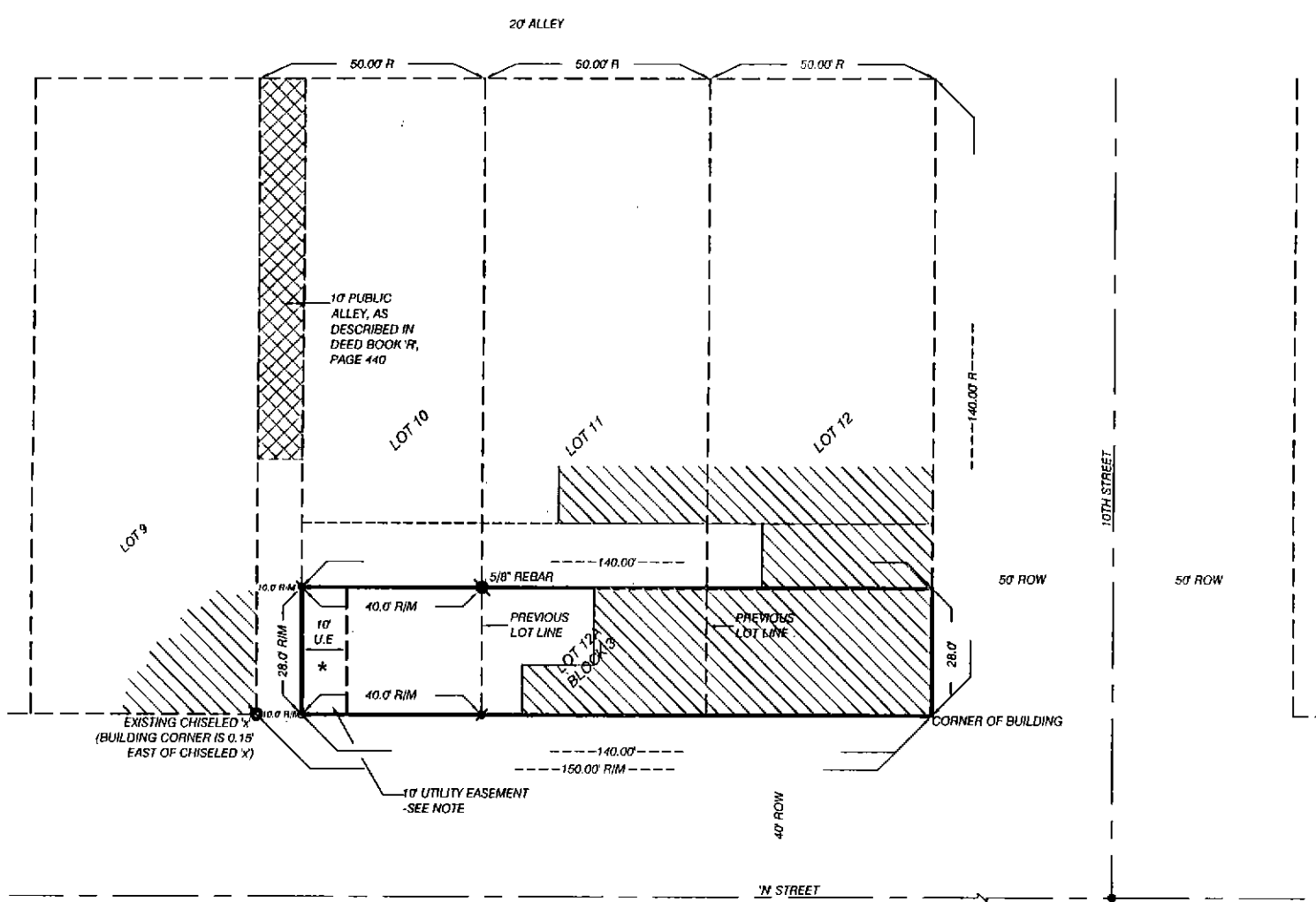
RECORDED
SCOTT'S BLUFF COUNTY, NE

Date 2-2-04 Time 2:18 PM

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DOC TAX _____ PD _____ CHG _____ RET _____
FEES 17.00 PD _____ CHG _____ RET _____
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CK NUM ck 16.50 BY _____
REC'D Cash .50 BY _____
Bryan McLaughlin

Jean A. Bauer
REGISTER OF DEEDS

LOT 12A, BLOCK 3,
ORIGINAL TOWN ADDITION TO THE CITY OF GERING,
SCOTT'S BLUFF COUNTY, NEBRASKA, A REPLAT OF THE SOUTH 28 FEET OF
LOTS 11 AND 12 AND THE EAST 40 FEET OF THE SOUTH 28 FEET OF LOT 10, ALL IN
BLOCK 3, ORIGINAL TOWN ADDITION TO THE CITY OF GERING, NEBRASKA



* NOTE: This 10 feet wide public utility easement is not to be constructed as access to other property.

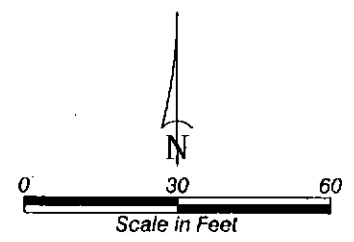
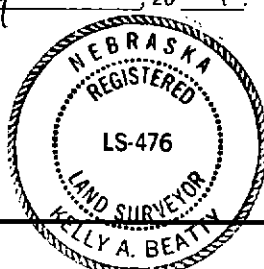
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of LOT 12A, BLOCK 3, ORIGINAL TOWN ADDITION to the City of Gering, Scotts Bluff County, Nebraska, a Replat of the south 28 feet of Lots 11 and 12, and the east 40 feet of the south 28 feet of Lot 10, all in Block 3, Original Town Addition to the City of Gering, Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of said survey drawn to a scale of 30 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 being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 15th day of January, 20 04.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



- LEGEND
- EXISTING CORNER, AS NOTED
 - SET 5/8" x 30" REBAR
 - EXISTING BUILDING
 - 10' PUBLIC ALLEY
 - M MEASURED
 - R RECORD
 - ROW RIGHT OF WAY
 - U.E. UTILITY EASEMENT

LOT 12A, BLOCK 3,
ORIGINAL TOWN ADDITION
GERING, NEBRASKA
SHEET 2 OF 3

OWNER'S STATEMENT


We, the undersigned being the owners of the south 28 feet of Lots 11 and 12, and the east 40 feet of the south 28 feet of Lot 10, all in Block 3, Original Town Addition to the City of Gering, 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 12A, BLOCK 3, ORIGINAL TOWN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF THE SOUTH 28 FEET OF LOTS 11 AND 12, AND THE EAST 40 FEET OF THE SOUTH 28 FEET OF LOT 10, ALL IN BLOCK 3, ORIGINAL TOWN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.


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

DATED THIS 16 DAY OF JANUARY, 2004

Owner of south 28 feet of Lots 11 and 12, Block 3
Union Bar, LLC, Nebraska Limited Liability Company

Owner of east 40 feet of south 28 feet of Lot 10,
Block 3, Valley Bank & Trust Company, formerly
Known as Gering State Bank


Dwain McLaughlin, member

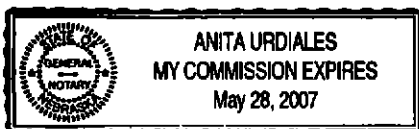

John P. Stinner, President & CEO

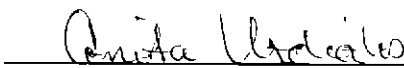
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Dwain McLaughlin, member, Union Bar, LLC, a Nebraska Limited Liability Company, 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 16 DAY OF JANUARY, 2004




Notary Public

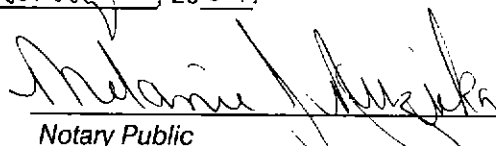
My Commission Expires: May 28, 2007

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came John P. Stinner, President & CEO, Valley Bank & Trust Company, formerly known as Gering State Bank, 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 16th DAY OF JANUARY, 2004.


Notary Public



My Commission Expires: _____

LOT 12A, BLOCK 3,
ORIGINAL TOWN ADDITION
GERING, NEBRASKA
SHEET 3 OF 3

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 12A, BLOCK 3, ORIGINAL TOWN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF THE SOUTH 28 FEET OF LOTS 11 AND 12, AND THE EAST 40 FEET OF THE SOUTH 28 FEET OF LOT 10, ALL IN BLOCK 3, ORIGINAL TOWN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved by the City Administrator and City Engineer of the City of Gering, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71, approved March 5, 1983, and amendment to Article 21, Section 21.307 by Ordinance No. 1517 to the City of Gering, Nebraska.

Pamela Richter
Pam Richter, City Administrator

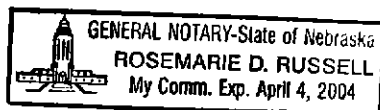
Brian R. Sweeney
Brian R. Sweeney, City Engineer

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Pam Richter, City Administrator, 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 2nd DAY OF February, 2004.



Rosemarie D. Russell
Notary Public

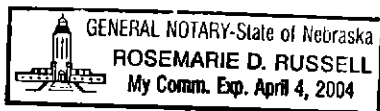
My Commission Expires: 4/4/04

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Brian R. Sweeney, City Engineer, 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 2nd DAY OF February, 2004.



Rosemarie D. Russell
Notary Public

My Commission Expires: 4/4/04