



2005-8001

NUM. INDEX B.M.
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SCOTTS BLUFF COUNTY, NE

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
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REC'D City of Gering - Rosie
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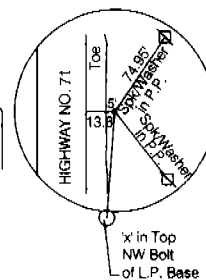
Date 11-2-05 Time 9:09 am
Inst. 2005 - 8001
Jean A. Bauer

REGISTER OF DEEDS

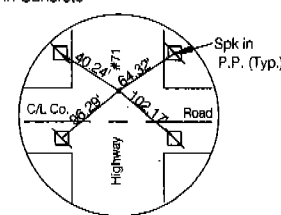
LOTS 6A THROUGH 6L MONUMENT SHADOWS-CCR SUBDIVISION

To the City of Gering, Scotts Bluff County, Nebraska,
A Subdivision of Lot 6, Monument Shadows - CCR Subdivision, a
Replat of part of Block A, Nelson Subdivision, situated in the
Southeast Quarter of the Northeast Quarter of Section 34, Township
22 North, Range 55 West of the 6th P. M., Scotts Bluff County,
Nebraska.

NE Corner
Section 34, T22N, R55W
Existing 5/8" Rebar



NE Corner
of SE1/4 NE1/4
Section 34
Existing
'x' in Concrete



TOTAL ACRES IN
SUBDIVISION = 4.01 Ac. ±

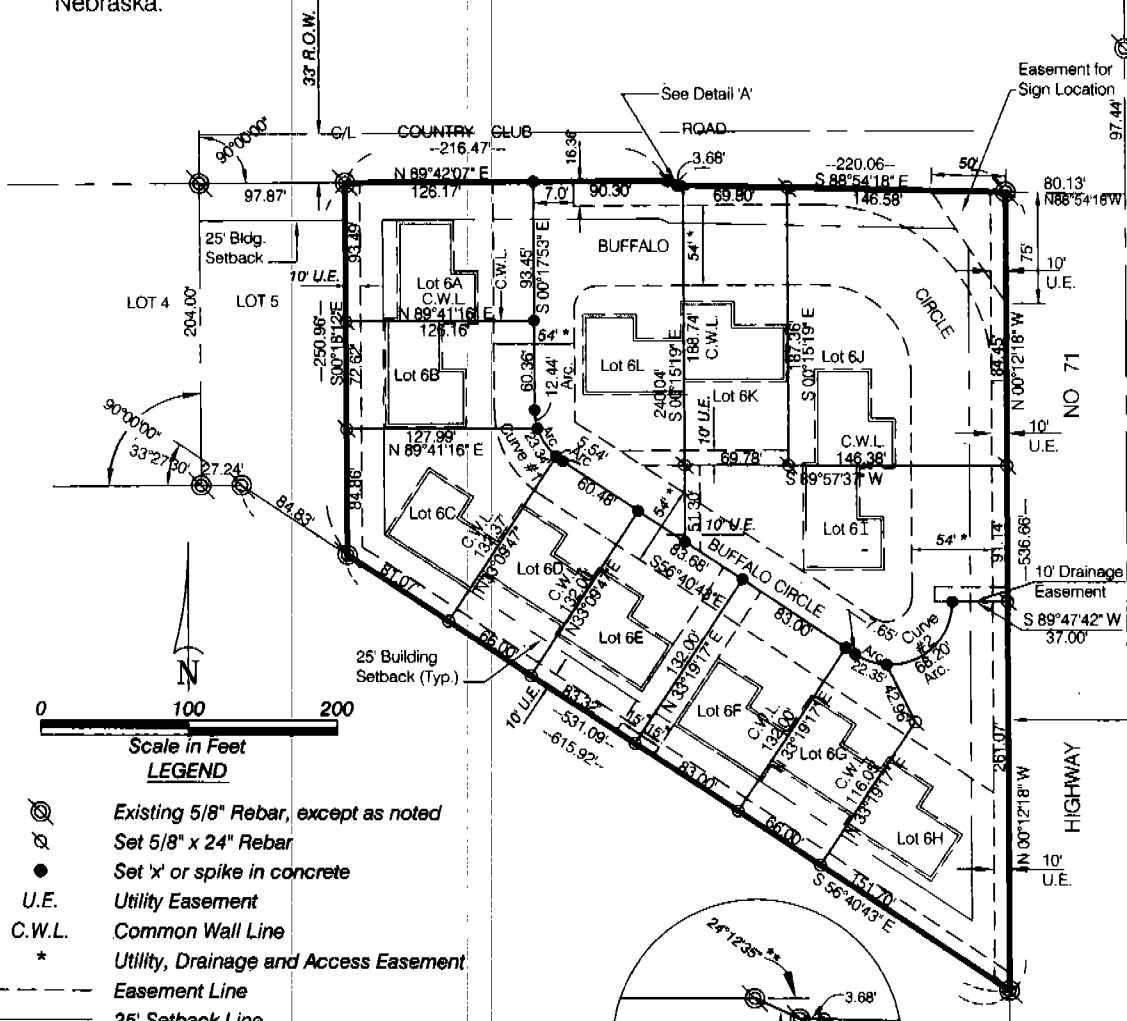
R.O.W. as described in
Deed Book 160, Page 196

East 1/4 Corner
Section 34, T22N, R55W
Existing Spike in C/L Highway 71

CURVE DATA

Curve No. 1
Central Angle = 56°22'54"
Ch. = 39.68'
Ch. Bearing = N28°29'18"W
R = 42.0'
Arc = 41.33'

Curve No. 2
Central Angle = 123°31'37"
Ch = 74.00'
Ch. Bearing = N61°33'30"E
R = 42.0'
Arc = 90.55'



LEGEND

- ⊙ Existing 5/8" Rebar, except as noted
- ⊗ Set 5/8" x 24" Rebar
- Set 'x' or spike in concrete
- U.E. Utility Easement
- C.W.L. Common Wall Line
- * Utility, Drainage and Access Easement
- - - Easement Line
- 25' Setback Line

NOTE *
Corrected dimensions and angles based on R.O.W. Deed Book 160, Page 196. Previous Plat of Monument Shadows - CCR Subdivision of Lots 1, 2, 3, & 4, had incorrect dimensions.

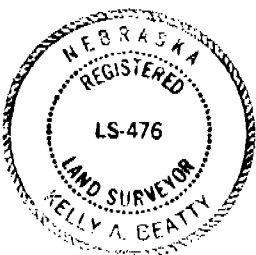
SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Lots 6A through 6L, Monument Shadows - CCR Subdivision, to the City of Gering, Scotts Bluff County, a Subdivision of Lot 6, Monument Shadows - CCR Subdivision, a Replat of part of Block A, Nelson Subdivision, situated in the Southeast Quarter of the Northeast Quarter of Section 34, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 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 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 26th day of September, 20 05.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



LOTS 6A THROUGH 6L,
MONUMENT SHADOWS - CCR SUBDIVISION
CITY OF GERING, NEBRASKA
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned being the owners of Lot 6, Monument Shadows - CCR Subdivision, to the City of Gering, Scotts Bluff County, a Replat of part of Block A, Nelson Subdivision, situated in the Southeast Quarter of the Northeast Quarter of Section 34, 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 LOTS 6A THROUGH 6L, MONUMENT SHADOWS - CCR SUBDIVISION, TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, A SUBDIVISION OF LOT 6, MONUMENT SHADOWS - CCR SUBDIVISION, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, 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. We hereby dedicate the easements shown on the plat for the use and benefit of the public and the City of Gering for sign and lighting.

DATED THIS 26th DAY OF SEPTEMBER, 2005

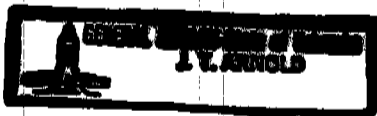
Terry L. Jessen
Terry L. Jessen

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Terry L. Jessen, a single person, 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 26th DAY OF SEPTEMBER 2005.

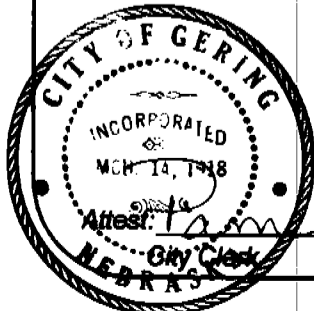


T. V. Arnold
Notary Public

My Commission Expires: MARCH 15, 2006

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 6A THROUGH 6L, MONUMENT SHADOWS - CCR SUBDIVISION, TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, A SUBDIVISION OF LOT 6, MONUMENT SHADOWS - CCR SUBDIVISION, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, 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 24th day of October, 2005.



Samuel K. Richter
Mayor