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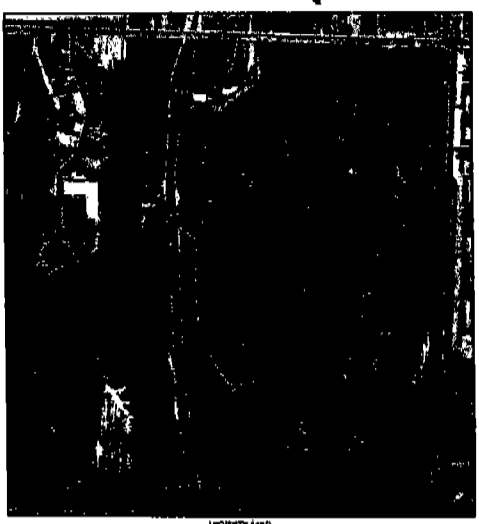
RECORDED
 SCOTTS BLUFF COUNTY, NE

NUM PAGES 3
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 REC'D Rosie BY City of Gering

Date 2-8-05 Time 11:55
 Inst. 2005 - 961
Jean A. Bauer
 REGISTER OF DEEDS

SALES ONLY PLAT

TRACT 4,
 MONUMENT SHADOWS - PHASE IV SUBDIVISION
 TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA,
 A REPLAT OF PART OF BLOCK 'A', NELSON SUBDIVISION,
 SITUATED IN THE EAST HALF OF SECTION 34,
 TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
 SCOTTS BLUFF COUNTY, NEBRASKA



- LEGEND
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING QUARTER SECTION CORNER, AS NOTED
 - CENTERLINE OF IRRIGATION DITCH
 - CENTERLINE OF WATER LINE, AS NOTED
 - HIGHWAY RIGHT OF WAY, AS DESCRIBED IN DEED BOOK 180, PAGE 198
 - SET 80' SPIKE, W/FLAKS
 - SET 5/8" X 30" REBAR
 - CURVE NUMBER, SEE DATA
 - EXISTING TREES
 - INLETS
 - ELECTRIC PEDISTAL
 - FIRE HYDRANT
 - VALVES
 - OUT OF BOUNDS MARKER

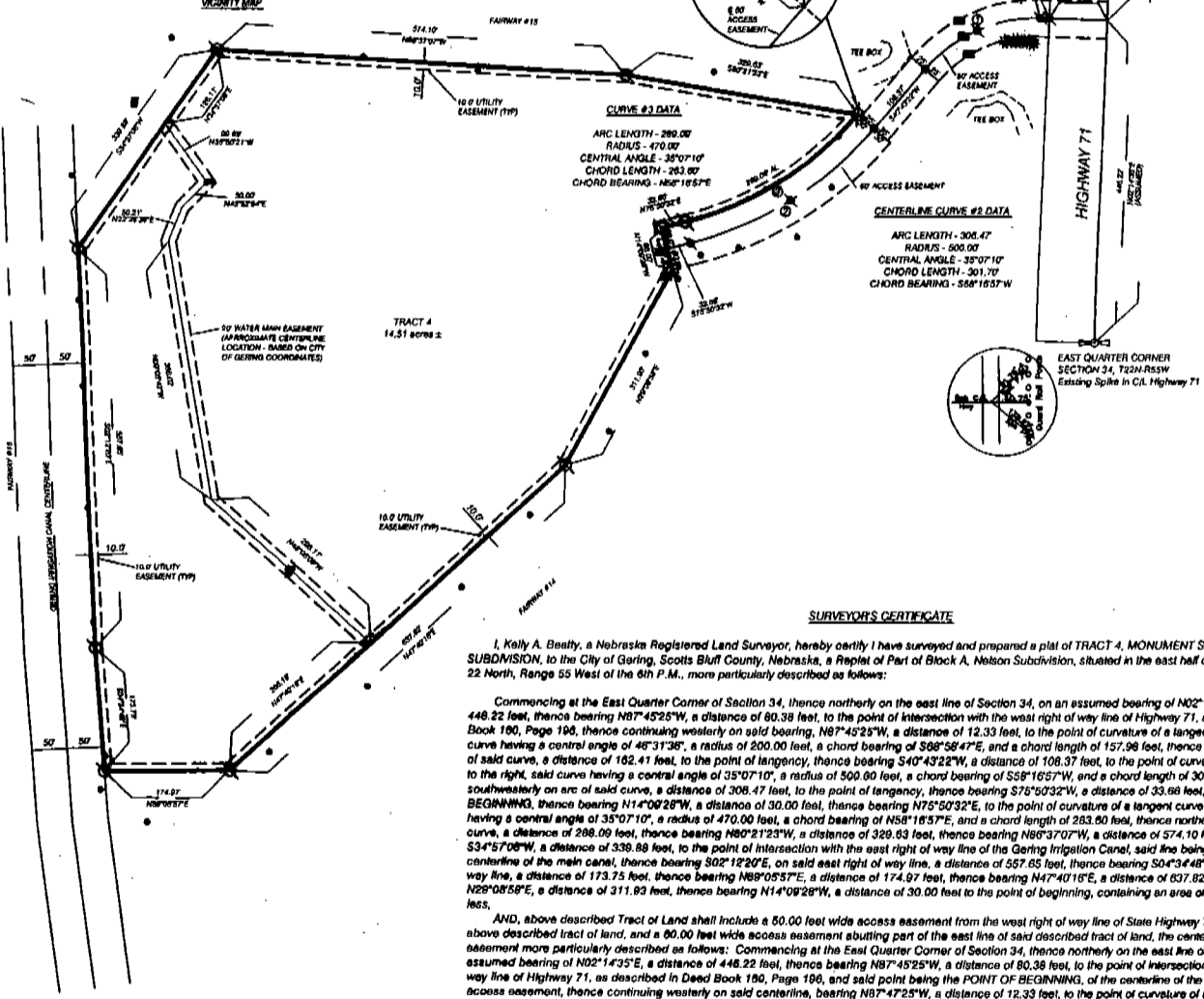
NOTE: This tract is subdivided and platted as a "sales only" subdivision, as specified in article 18.2(b) of the subdivision regulations. Any change in use or development of the site will require full compliance with zoning and subdivision regulations.

WEST RIGHT OF WAY LINE OF HIGHWAY 71 AS DESCRIBED IN DEED BOOK 180, PAGE 198

CENTERLINE CURVE #1 DATA
 ARC LENGTH - 178.64
 RADIUS - 200.00
 CENTRAL ANGLE - 51°31'13"
 CHORD LENGTH - 173.84
 CHORD BEARING - S88°29'50"W

CURVE #3 DATA
 ARC LENGTH - 280.00
 RADIUS - 470.00
 CENTRAL ANGLE - 35°07'10"
 CHORD LENGTH - 283.80
 CHORD BEARING - N58°18'57"E

CENTERLINE CURVE #2 DATA
 ARC LENGTH - 306.47
 RADIUS - 500.00
 CENTRAL ANGLE - 35°07'10"
 CHORD LENGTH - 301.70
 CHORD BEARING - S58°18'57"W



SURVEYOR'S CERTIFICATE

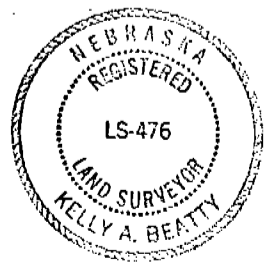
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of TRACT 4, MONUMENT SHADOWS - PHASE IV SUBDIVISION, to the City of Gering, Scotts Bluff County, Nebraska, a Replat of Part of Block A, Nelson Subdivision, situated in the east half of Section 34, Township 22 North, Range 55 West of the 6th P.M., more particularly described as follows:

Commencing at the East Quarter Corner of Section 34, thence northerly on the east line of Section 34, on an assumed bearing of N02°14'35"E, a distance of 448.22 feet, thence bearing N87°45'25"W, a distance of 80.38 feet, to the point of intersection with the west right of way line of Highway 71, as described in Deed Book 180, Page 198, thence continuing westerly on said bearing, N87°45'25"W, a distance of 12.33 feet, to the point of curvature of a tangent curve to the left, said curve having a central angle of 48°31'38", a radius of 200.00 feet, a chord bearing of S88°58'47"E, and a chord length of 157.98 feet, thence southwesterly on arc of said curve, a distance of 182.41 feet, to the point of tangency, thence bearing S40°43'22"W, a distance of 108.37 feet, to the point of curvature of a tangent curve to the right, said curve having a central angle of 35°07'10", a radius of 500.00 feet, a chord bearing of S75°50'32"E, a distance of 33.88 feet, to the POINT OF BEGINNING, thence bearing N14°09'28"W, a distance of 30.00 feet, thence bearing N75°50'32"E, to the point of curvature of a tangent curve to the left, said curve having a central angle of 35°07'10", a radius of 470.00 feet, a chord bearing of N58°18'57"E, and a chord length of 283.80 feet, thence northwesterly on arc of said curve, a distance of 280.00 feet, thence bearing N80°21'23"W, a distance of 329.83 feet, thence bearing N89°37'07"W, a distance of 574.10 feet, thence bearing S34°57'08"W, a distance of 339.88 feet, to the point of intersection with the east right of way line of the Gering Irrigation Canal, said line being 50 feet east of the centerline of the main canal, thence bearing S02°12'20"E, on said east right of way line, a distance of 557.65 feet, thence bearing S04°34'48"E, on said east right of way line, a distance of 173.75 feet, thence bearing N89°05'57"E, a distance of 174.97 feet, thence bearing N47°40'16"E, a distance of 637.82 feet, thence bearing N28°08'58"E, a distance of 311.83 feet, thence bearing N14°09'28"W, a distance of 30.00 feet to the point of beginning, containing an area of 14.51 acres more or less.

AND, above described Tract of Land shall include a 50.00 foot wide access easement from the west right of way line of State Highway 71, to the north line of above described tract of land, and a 60.00 foot wide access easement abutting part of the east line of said described tract of land, the centerline of said access easement more particularly described as follows: Commencing at the East Quarter Corner of Section 34, thence northerly on the east line of Section 34, on an assumed bearing of N02°14'35"E, a distance of 448.22 feet, thence bearing N87°45'25"W, a distance of 80.38 feet, to the point of intersection with the west right of way line of Highway 71, as described in Deed Book 180, Page 198, and said point being the POINT OF BEGINNING, of the centerline of the 50.00 foot wide access easement, thence continuing westerly on said centerline, bearing N87°47'25"W, a distance of 12.33 feet, to the point of curvature of a tangent curve to the left, said curve having a central angle of 48°31'38", a radius of 200.00 feet, a chord bearing of S88°58'47"E, and a chord length of 157.98 feet, thence southwesterly on arc of said curve, and said centerline of 50.00 foot wide access easement, a distance of 182.41 feet, to the point of tangency, thence bearing S40°43'22"W, on said centerline of a 50.00 foot wide access easement, a distance of 108.37 feet, to the point of termination of the 50.00 foot wide access easement, and the commencement of a 60.00 foot wide access easement, said point being the point of curvature of a tangent curve to the right, and said curve having a central angle of 35°07'10", a radius of 500.00 feet, a chord bearing of S75°50'32"E, and a chord length of 301.70 feet, thence southwesterly on arc of said curve, and the centerline of said 60.00 foot wide access easement, a distance of 306.47 feet, to the point of tangency, thence bearing S75°50'32"W, on the centerline of said 60.00 foot wide access easement, a distance of 33.88 feet, to the point of intersection with the east line of above described tract of land, said point also being the point of termination of the centerline of the 60.00 foot wide access easement.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That each lot and block has its own number, and 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 26th day of February, 2005
 FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.



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

TRACT 4
MONUMENT SHADOWS - PHASE IV
SUBDIVISION A REPLAT OF PART OF BLOCK A,
NELSON SUBDIVISION, CITY OF GERING,
NEBRASKA SHEET 2 OF 3

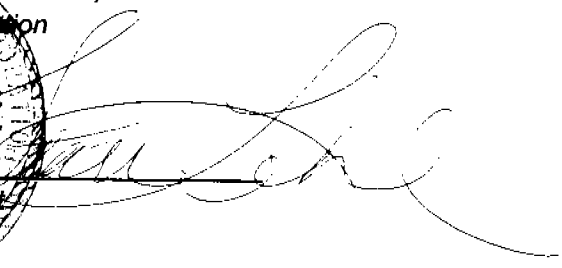
OWNER'S STATEMENT

We, the undersigned being the owners of that part of Block "A", Nelson Subdivision, to the City of Gering, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as TRACT 4, MONUMENT SHADOWS - PHASE IV SUBDIVISION, TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE EAST HALF 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 access and utility easements shown on the plat for the use and benefit of Tract 4 and the City of Gering.

DATED THIS 7th DAY OF February, 2005.

Gering Leasing Corporation,
a Nebraska Corporation

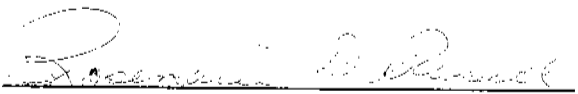

Starr Lehl, President

ACKNOWLEDGEMENT

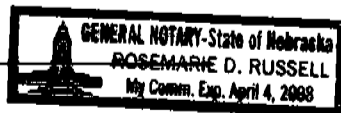
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Starr Lehl, President, Gering Leasing Corporation, a Nebraska 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.

WITNESS MY NOTARIAL SEAL THIS 7th DAY OF February, 2005.


Notary Public

My Commission Expires:



TRACT 4,
MONUMENT SHADOWS - PHASE IV
SUBDIVISION, A REPLAT OF PART OF
BLOCK A, NELSON SUBDIVISION, CITY OF
GERING, NEBRASKA
SHEET 3 OF 3

APPROVAL AND ACCEPTANCE

The foregoing plat of TRACT 4, MONUMENT SHADOWS PHASE IV SUBDIVISION, TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE EAST HALF 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 7th day of February, 20 05



Attest: Pamela K. Richter
City Clerk

[Signature]
Mayor