



2006-4072

# FINAL PLAT

## BLOCKS 3 and 4, JOHN HOFFMAN SUBDIVISION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE NORTH HALF OF THE NORTH HALF OF  
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 22 NORTH, RANGE 55 WEST  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

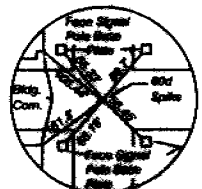
Inst. 2006 - 4072

RECORDED  
SCOTTS BLUFF COUNTY, NE

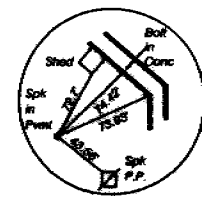
Date 6-28-06 Time 10:14 AM

*Jean A. Bauer*

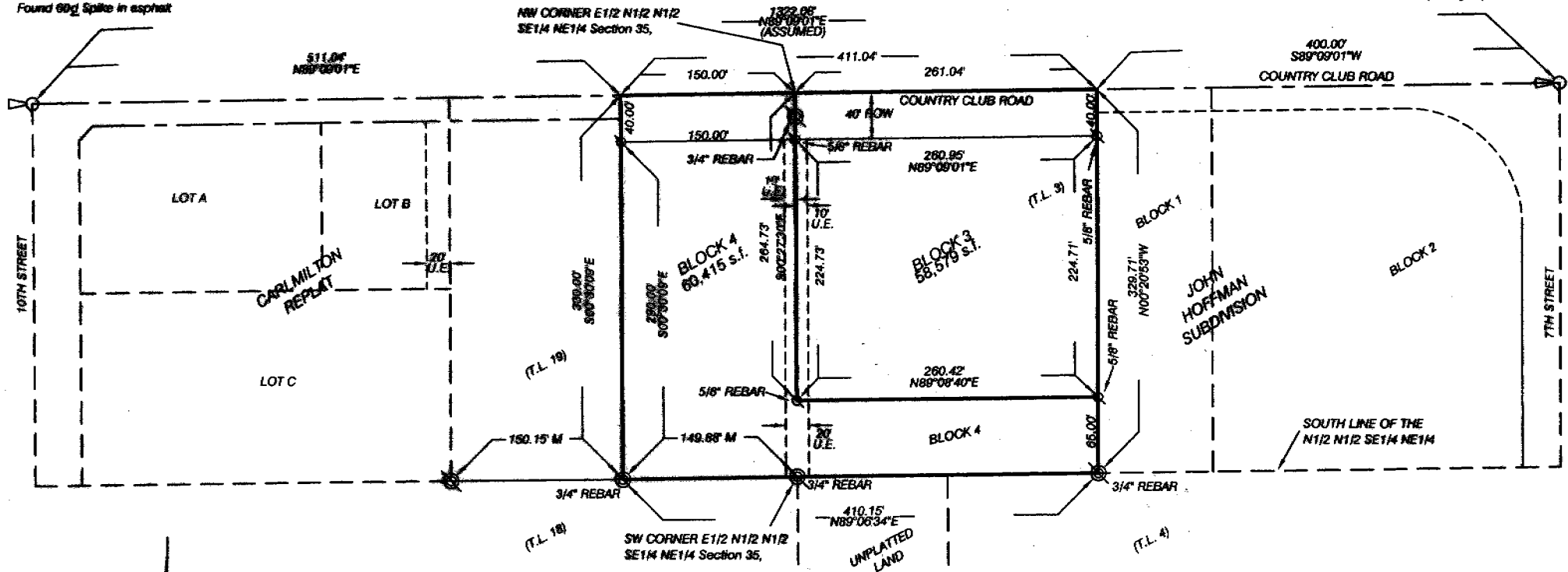
REGISTER OF DEEDS



NW CORNER SE1/4 NE1/4  
Section 35, T22N-R55W  
Found 99g Spike in asphalt

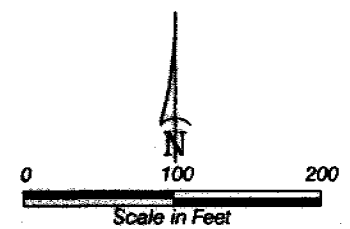


NE CORNER SE1/4 NE1/4  
Section 35, T22N-R55W  
Existing Spike in concrete  
paving asphalt



NUM PAGES	3
DOC TAX	0.00
FEES	16.50
TOTAL	16.50
REC'D	
RET	

NUM INDEX  
COLLECTED  
PICTURED  
MAILED



- LEGEND**
- EXISTING 40 CORNER, AS NOTED
  - EXISTING REBAR, AS NOTED
  - SET 6" X 8" X 24" REBAR
  - BLOCK NUMBER
  - ROW RIGHT OF WAY
  - TAX LOT (T.L.3)
  - EASEMENT LINES
  - U.E. UTILITY EASEMENT
  - M MEASURED DISTANCE

BLOCKS 3 AND 4,  
JOHN HOFFMAN SUBDIVISION,  
GERING, NEBRASKA  
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

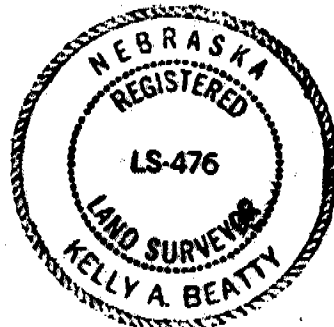
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of BLOCKS 3 AND 4, JOHN HOFFMAN SUBDIVISION, to the City of Gering, Scotts Bluff County, Nebraska, situated in the North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows;

Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 35, thence westerly on the north line of the Southeast Quarter of the Northeast Quarter of Section 35, on an assumed bearing of S89°09'01"W, a distance of 400.00 feet to the Point of Beginning, thence continuing westerly on the north line of the Southeast Quarter of the Northeast Quarter of Section 35, bearing S89°09'01"W, a distance of 411.04 feet, to a point being 150.00 feet west of the Northeast Corner of the West Half of the North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 35, thence bearing S00°30'09"E, a distance of 330.00 feet, to the point of intersection with the south line of the North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 35, as monumented by an existing 3/4" Rebar, thence bearing N89°06'34"E, on said south line of the North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 35, a distance of 410.15 feet, to the point of intersection with the Southwest Corner of the Block 1, John Hoffman Subdivision, said corner being monumented by a 3/4" Rebar, thence bearing N00°20'53"W, on the west line of Block 1, John Hoffman Subdivision, and northerly extension thereof, a distance of 329.71 feet, to the Point of Beginning, containing an area of 3.10 acres more or less.

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 the plat is drawn 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 24<sup>th</sup> day of May, 2006.  
FOR THE FIRM OF M.C. SCHAFF & ASSOCIATES, INC.

Kelly A. Beatty  
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 North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 35, 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 BLOCKS 3 AND 4, JOHN HOFFMAN SUBDIVISION, to the City of Gering, Scotts Bluff County, Nebraska, situated in the North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 35, 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 to the use and benefit of the public.

Dated this 30<sup>th</sup> day of May, 20 06.

by: Reed and Wilson Investments, L.L.C.

Dennis D. Wilson  
Dennis D. Wilson, President

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BLOCKS 3 AND 4,  
JOHN HOFFMAN SUBDIVISION,  
GERING, NEBRASKA  
SHEET 3 OF 3

ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Dennis D. Wilson, President of Reed and Wilson Investments, LLC, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 30<sup>th</sup> DAY OF May, 2006.



Kelly A. Beatty  
Notary Public

My Commission Expires: 12/17/06

APPROVAL AND ACCEPTANCE

The foregoing plat of **BLOCKS 3 AND 4, JOHN HOFFMAN SUBDIVISION**, to the City of Gering, Scotts Bluff County, Nebraska, situated in the North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 35, 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 26<sup>th</sup> day of June, 2006.

Stan Lehl  
Mayor

Attest: Rosmarie D. Russell  
City Clerk

