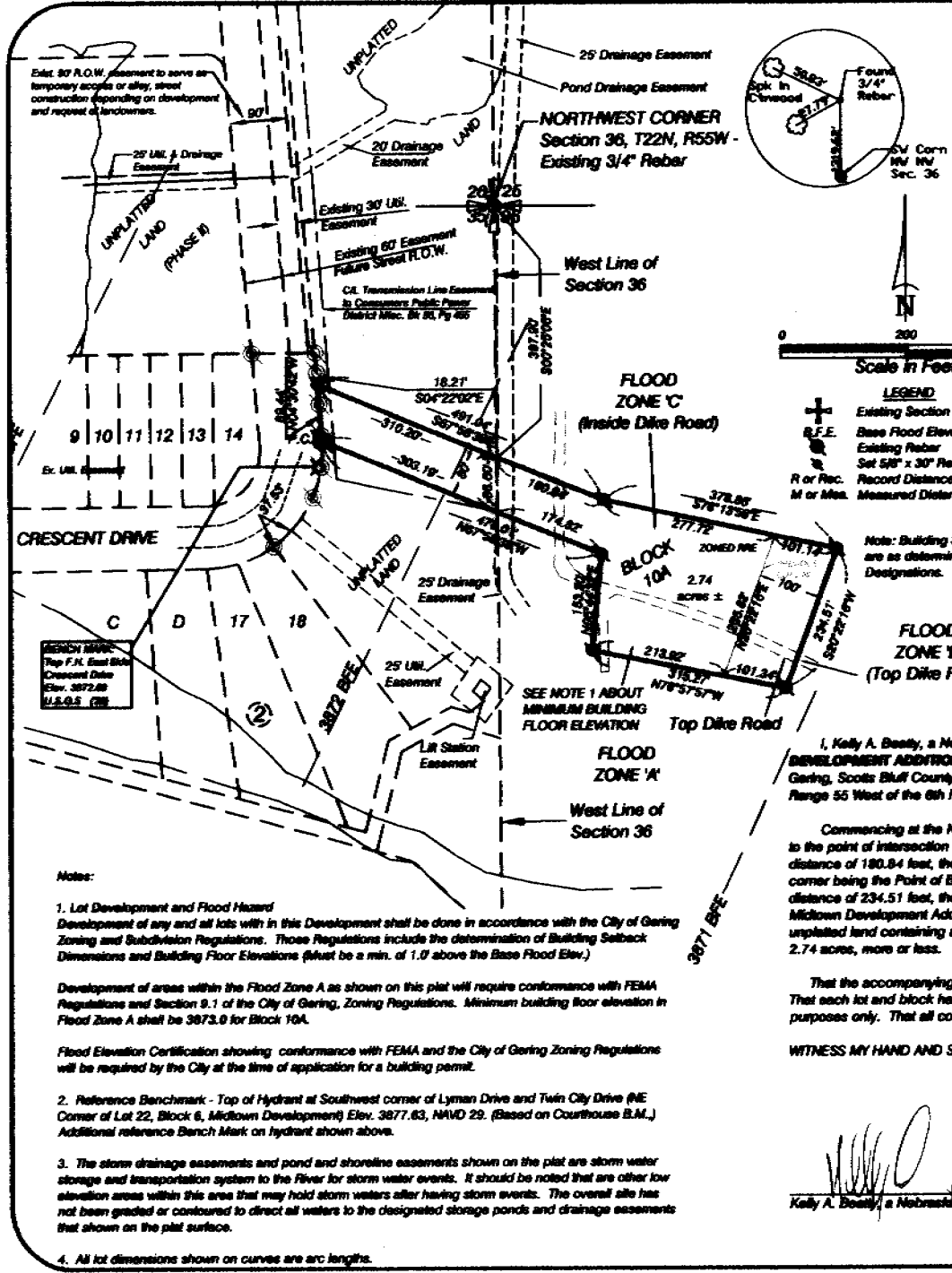




2006-537

# BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION to the City of Gering, Scotts Bluff County, Nebraska.

## A Replat of Block 10, Midtown Development Addition to the City of Gering, Scotts Bluff County, Nebraska, and unplatted land situated in the Northwest Quarter of the Northwest Quarter of Section 36, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska.



- EASEMENTS OF RECORD
1. An easement in Government Lot 2 in the NE 1/4 of the NE 1/4 of Section 35, T22N, R55W West to Great Western Sugar Company for the purpose of conveying water to its sump located in the North Platte River from which said water so conveyed is pumped to its Gering Factory. Miscellaneous Book 12, Page 667, Scotts Bluff County Register of Deeds Office.
  2. An easement to Great Western Sugar Company located on land lying North of Government Lots 1 and 2, Section 35, T22N, R55W and also across said Lot 1 and 2 of said Section 35, for the purpose of furnishing water to its Gering Factory to construct and build a ditch, pipe line or flume across said land. Miscellaneous Book 13, Page 13, Scotts Bluff County Register of Deeds.
  3. An easement to the United States Department of the Interior Bureau of Reclamation to construct, operate and maintain an electric transmission line across a portion of the North Platte River in Section 28, T22N, R55W. Miscellaneous Book 23, Page 24, Scotts Bluff County Register of Deeds.
  4. An easement to Consumers Public Power District to construct, operate and maintain a transmission line across the NE 1/4 of the NE 1/4 designated as Government Lot 2 of Section 35, T22N, R55W. Miscellaneous Book 56, Page 455.
  5. A permanent easement for the construction, maintenance, operation and replacement of an 18-inch underground drainage pipe located in Tax Lot 1 of Section 35, T22N, R55W and also located in the accretion lands to Government Lot 1 of Section 35, T22N, R55W. Miscellaneous Book 67, Page 673, Scotts Bluff County Register of Deeds.

**SURVEYOR'S CERTIFICATE**

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of **BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION** to the City of Gering, Scotts Bluff County, Nebraska, a Replat of Block 10, Midtown Development Addition to the City of Gering, Scotts Bluff County, Nebraska, and unplatted land situated in the Northwest Quarter of the Northwest Quarter of Section 36, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, said unplatted land more particularly described as follows:

Commencing at the Northwest Corner of Section 36, thence southerly on the west line of Section 36, bearing  $307^{\circ}29'06''$ E, a distance of 307.90 feet, to the point of intersection with the north line of Block 10, Midtown Development Addition, thence bearing  $367^{\circ}58'38''$ E, on the north line of Block 10, a distance of 180.84 feet, thence bearing  $57^{\circ}13'58''$ E, on the north line of Block 10, a distance of 277.72 feet to the northeast corner of Block 10, and said corner being the Point of Beginning of said unplatted land, thence bearing  $57^{\circ}13'58''$ E, a distance of 101.14 feet, thence bearing  $320^{\circ}22'16''$ W, a distance of 234.51 feet, thence bearing  $N78^{\circ}57'57''$ W, a distance of 101.34 feet to the point of intersection with the Southeast corner of Block 10, Midtown Development Addition, thence bearing  $N20^{\circ}22'16''$ E on the east line of said Block 10, a distance of 235.82 feet to the Point of Beginning, said unplatted land containing an area of containing an area of 0.54 acres, more or less, with total area of Block 10A, Midtown Development Addition being 2.74 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 13<sup>th</sup> day of December, 2005.

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



720

NUM PAGES	3
DOC TAX	16.50
FEES	16.50
TOTAL	33.00
REC'D	Spink Nebraska
RET	

- Notes:
1. Lot Development and Flood Hazard Development of any and all lots with in this Development shall be done in accordance with the City of Gering Zoning and Subdivision Regulations. Those Regulations include the determination of Building Setback Dimensions and Building Floor Elevations (Must be a min. of 1.0' above the Base Flood Elev.)
  2. Reference Benchmark - Top of Hydrant at Southwest corner of Lyman Drive and Twin City Drive (#E Corner of Lot 22, Block 6, Midtown Development) Elev. 3877.63, NAMD 29. (Based on Courthouse B.M.) Additional reference Bench Mark on hydrant shown above.
  3. The storm drainage easements and pond and shoreline easements shown on the plat are storm water storage and transportation system to the River for storm water events. It should be noted that are other low elevation areas within this area that may hold storm waters after having storm events. The overall site has not been graded or contoured to direct all waters to the designated storage ponds and drainage easements that shown on the plat surface.
  4. All lot dimensions shown on curves are arc lengths.

RECORDED  
 SCOTTS BLUFF COUNTY, NE  
 INST. 2006 - 537  
 Date 1-27-06 Time 12:00 PM  
 Jan A. Bauer  
 REGISTER OF DEEDS

BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION, A REPLAT OF BLOCK 10, MIDTOWN DEVELOPMENT ADDITION AND UNPLATTED LAND GERING, NEBRASKA SHEET 2 OF 3

OWNER'S STATEMENT

We, the undersigned being the owners of BLOCK 10, MIDTOWN DEVELOPMENT ADDITION to the City of Gering, Scotts Bluff County, Nebraska and unplatted land situated in the Northwest Quarter of the Northwest Quarter of Section 36, 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 **BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION** to the City of Gering, Scotts Bluff County, Nebraska, a Replat of Block 10, Midtown Development Addition to the City of Gering, Scotts Bluff County, Nebraska, and unplatted land situated in the Northwest Quarter of the Northwest Quarter of Section 36, 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 utility, drainage and access easements shown on the plat, are made with the free consent of the undersigned owners.

DATED THIS 14 DAY OF December, 2005.

Owner: Part of Unplatted Land W1/2 Sec. 36, T22N-R55W  
Paul Reed Farms, L.L.C.

Owner: Part of Unplatted Land W1/2 Sec. 36, T22N-R55W  
P&P Real Estate, L.L.C.

By: Paul Reed  
Paul Reed, President

By: Paul Reed  
Paul Reed, President

Owner: Block 10, Midtown Development Addition

By: Richard B. Holliday, Jr.  
Richard B. Holliday, Jr., Husband

By: Susan Holliday  
Susan Holliday, Wife

ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Paul Reed, President 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 14 DAY OF December, 2005.



Notary Public

Betty Bookman

My Commission Expires: 3-28-07

BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION, A REPLAT OF BLOCK 10, MIDTOWN DEVELOPMENT ADDITION AND UNPLATTED LAND GERING, NEBRASKA SHEET 3 OF 3

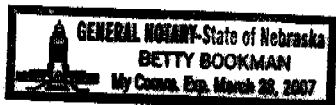
ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Paul Reed, President of P&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 14 DAY OF December, 2005.

Notary Public



Betty Bookman

My Commission Expires: 3-28-07

ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said county, personally came Richard B. Holliday, Jr., and Susan Holliday, husband and wife, to me known to be the identical persons whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 14 DAY OF December, 2005

Notary Public

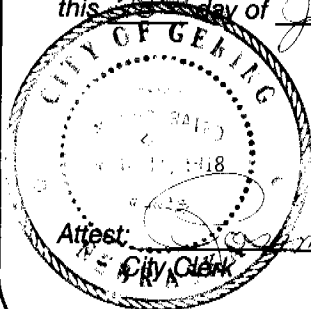


Betty Bookman

My Commission Expires: 3-28-07

APPROVAL AND ACCEPTANCE

The foregoing plat of **BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION** to the City of Gering, Scotts Bluff County, Nebraska, a Replat of Block 10, Midtown Development Addition to the City of Gering, Scotts Bluff County, Nebraska, and unplatted land situated in the Northwest Quarter of the Northwest Quarter of Section 36, 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 25th day of January, 2006.



Attest:

Raymond D. Russell  
City Clerk

[Signature]  
Mayor