



2007-4526

NUM PAGES 3
 DOC TAX _____ PD _____ CHG _____ RET _____
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RECORDED
 SCOTTS BLUFF COUNTY, NE

Date 7-31-07 Time 9:45 AM
 Inst. 2007 4526
Jean A. Bauer

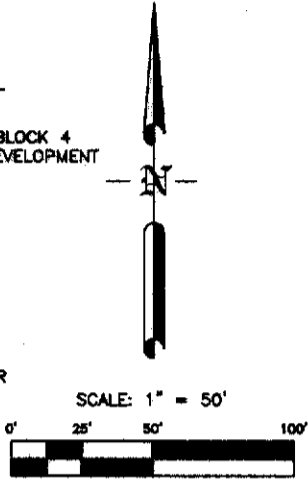
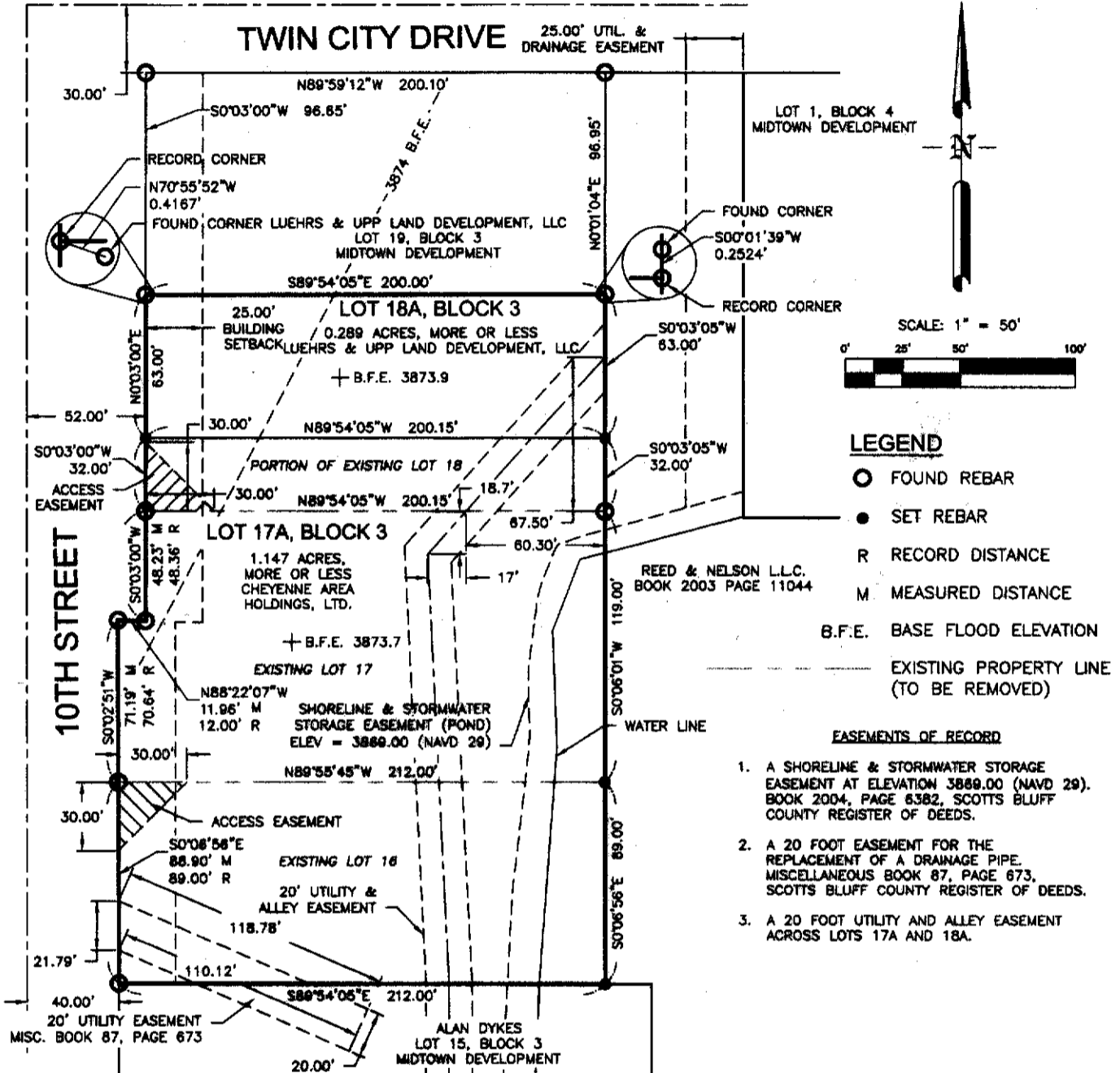
NUM INDEX 12
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REGISTER OF DEEDS

FINAL PLAT
 OF

PAGE 1 OF 3

LOT 17A & 18A, BLOCK 3, MIDTOWN DEVELOPMENT,
 A REPLAT OF LOTS 16, 17 AND 18, BLOCK 3, MIDTOWN DEVELOPMENT,
 CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA



LEGEND

- FOUND REBAR
- SET REBAR
- R RECORD DISTANCE
- M MEASURED DISTANCE
- B.F.E. BASE FLOOD ELEVATION
- EXISTING PROPERTY LINE (TO BE REMOVED)

EASEMENTS OF RECORD

1. A SHORELINE & STORMWATER STORAGE EASEMENT AT ELEVATION 3889.00 (NAVD 29). BOOK 2004, PAGE 6382, SCOTTS BLUFF COUNTY REGISTER OF DEEDS.
2. A 20 FOOT EASEMENT FOR THE REPLACEMENT OF A DRAINAGE PIPE. MISCELLANEOUS BOOK 87, PAGE 673, SCOTTS BLUFF COUNTY REGISTER OF DEEDS.
3. A 20 FOOT UTILITY AND ALLEY EASEMENT ACROSS LOTS 17A AND 18A.

SURVEYOR'S STATEMENT

I, JOHN D. KRISCHER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY STATE THAT THIS FINAL PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND SUPERVISION AND IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS DOES NOT IMPLY A GUARANTY OR WARRANTEE, EITHER EXPRESSED OR IMPLIED

WITNESS MY HAND AND SEAL this 30 day of July 2007.

JOHN D. KRISCHER
 NEBRASKA PLS #646
 FOR AND BEHALF OF
 BAKER & ASSOCIATES, INC.



OWNERS:
 Cheyenne Area Holdings, LTD.
 PO Box 21127
 Cheyenne, WY 82003
 Luehrs & Upp Land
 Development, L.L.C.



FINAL PLAT
OF

LOT 17A & 18A, BLOCK 3, MIDTOWN DEVELOPMENT,
A REPLAT OF LOTS 16, 17 AND 18, BLOCK 3, MIDTOWN DEVELOPMENT,
CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S STATEMENT:

We, the undersigned, being the owners of the real estate described in the foregoing "Legal Description" and shown on the accompanying plat, have caused such real estate to be platted as:

LOT 17A & 18A, BLOCK 3, MIDTOWN DEVELOPMENT, A REPLAT OF LOTS 16, 17 AND 18, BLOCK 3, MIDTOWN DEVELOPMENT, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.

The foregoing Plat is made with my free consent and in accordance with the desires of the undersigned Owners.


Authorized Representative of Cheyenne Area Holdings, LTD.

ACKNOWLEDGEMENT:

STATE OF Nebraska }
COUNTY OF Scotts Bluff } SS.

Before me, a Notary Public, qualified and acting in said County, personally came, Boyle Peole, an Authorized Representative of Cheyenne Area Holdings, LTD., known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 31st day of July, 2007.

Carol Martin
My Commission Expires: Sept 22, 2010



OWNER'S STATEMENT:

We, the undersigned, being the owners of the real estate described in the foregoing "Legal Description" and shown on the accompanying plat, have caused such real estate to be platted as:

LOT 17A & 18A, BLOCK 3, MIDTOWN DEVELOPMENT, A REPLAT OF LOTS 16, 17 AND 18, BLOCK 3, MIDTOWN DEVELOPMENT, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.

The foregoing Plat is made with my free consent and in accordance with the desires of the undersigned Owners.


Authorized Representative of Luehrs & Upp Land Development, L.L.C.

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF SCOTTS BLUFF } SS.

Before me, a Notary Public, qualified and acting in said County, personally came, Boyle Peole, an Authorized Representative of Luehrs & Upp Land Development, L.L.C., known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 31st day of July, 2007.

Carol Martin
My Commission Expires: Sept 22, 2010



Baker
& Associates
Inc.
ENGINEERS * ARCHITECTS * SURVEYORS

FINAL PLAT
OF

LOT 17A & 18A, BLOCK 3, MIDTOWN DEVELOPMENT,
A REPLAT OF LOTS 16, 17 AND 18, BLOCK 3, MIDTOWN DEVELOPMENT,
CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

APPROVAL:

The foregoing plat of LOT 17A & 18A, BLOCK 3, MIDTOWN DEVELOPMENT, A REPLAT OF LOTS 16, 17 AND 18, BLOCK 3, MIDTOWN DEVELOPMENT, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the City Manager and City Engineer of Gering, Nebraska pursuant to city procedures.

Dated this 31st day of July, 2007.

By: _____

and Brian R. Sweeney

Gary Rimington, City Administrator
Brian Sweeney, City Engineer
City of Gering

NOTE: FLOOD ELEVATION CERTIFICATION
IS REQUIRED AT THE TIME OF
APPLICATION FOR A BUILDING PERMIT

ACKNOWLEDGMENT

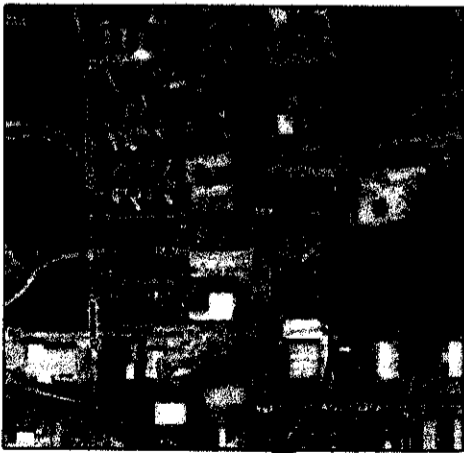
STATE OF NEBRASKA }
SCOTTS BLUFF COUNTY } ss.

Before me, a Notary public, qualified and acting in said County, personally came Gary Rimington, City Administrator and Brian Sweeney, City Engineer for the City of Gering, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 31st day of July, 2007.

Carol Martin
Notary Public

My Commission Expires: Sept 22, 2010



PLAT LOCATION
VICINITY MAP
Not to Scale

