



2007-5719

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SCOTTS BLUFF COUNTY, NE

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DOC TAX 16.50 PD CHG RET RET  
FEES 16.50 PD CHG RET RET  
TOTAL 16.50  
REC'D mc schaff  
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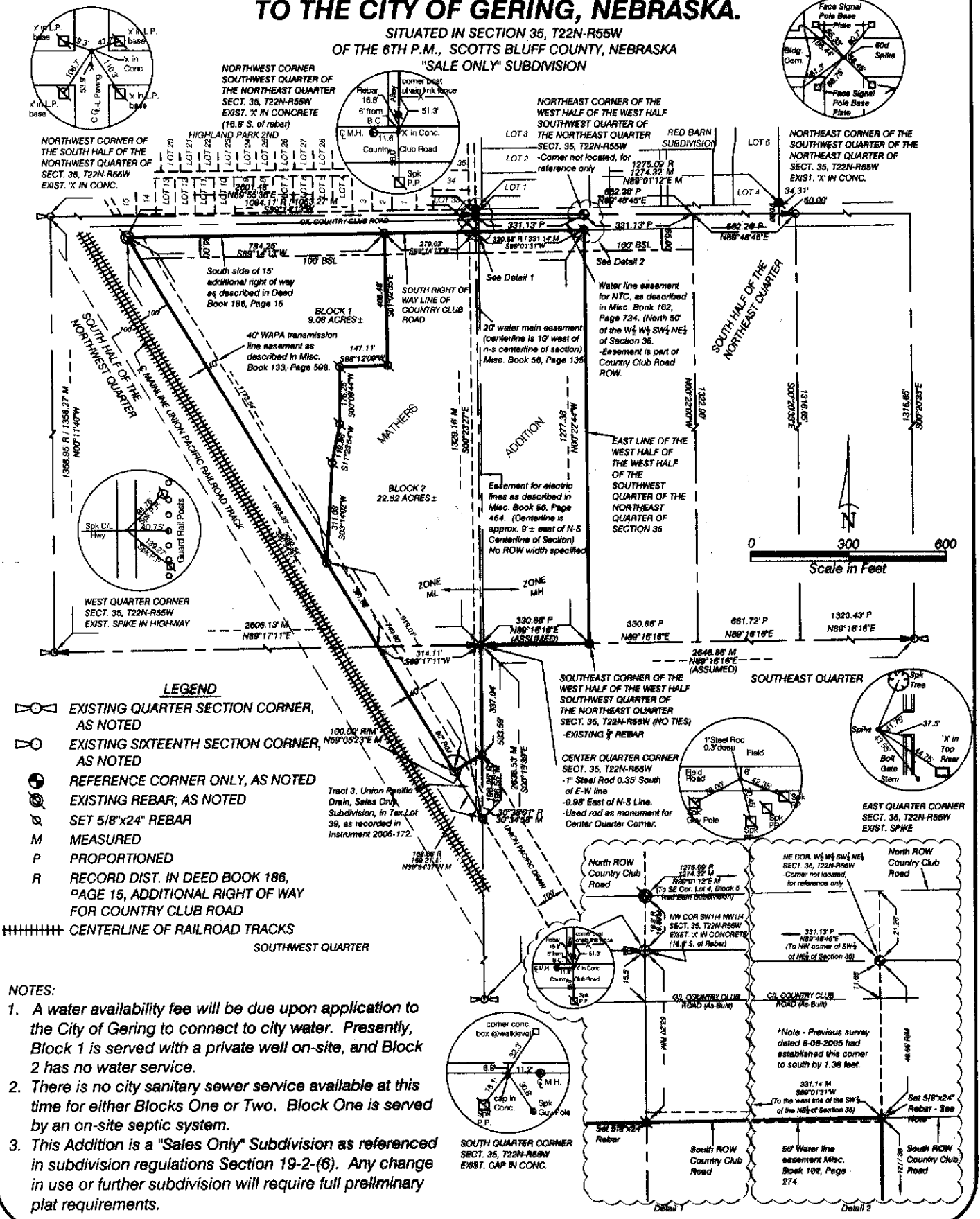
Date 9-25-07 Time 9:56 am  
Inst. 2007-5719  
Jean A. Bauer

REGISTER OF DEEDS

### FINAL PLAT

## BLOCKS 1 AND 2, MATHERS ADDITION TO THE CITY OF GERING, NEBRASKA.

SITUATED IN SECTION 35, T22N-R55W  
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA  
"SALE ONLY" SUBDIVISION



#### LEGEND

- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- REFERENCE CORNER ONLY, AS NOTED
- EXISTING REBAR, AS NOTED
- SET 5/8"x24" REBAR
- MEASURED
- PROPORTIONED
- RECORD DIST. IN DEED BOOK 186, PAGE 15, ADDITIONAL RIGHT OF WAY FOR COUNTRY CLUB ROAD
- CENTERLINE OF RAILROAD TRACKS

#### NOTES:

1. A water availability fee will be due upon application to the City of Gering to connect to city water. Presently, Block 1 is served with a private well on-site, and Block 2 has no water service.
2. There is no city sanitary sewer service available at this time for either Blocks One or Two. Block One is served by an on-site septic system.
3. This Addition is a "Sales Only" Subdivision as referenced in subdivision regulations Section 19-2-(6). Any change in use or further subdivision will require full preliminary plat requirements.

\*Note - Previous survey dated 8-08-2005 had established this corner to south by 1.36 feet.

50' Water line easement Misc. Book 102, Page 274.

Detail 1 Detail 2

BLOCKS 1 AND 2,  
MATHERS ADDITION,  
GERING, NEBRASKA  
SHEET 2 OF 3

### SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCKS 1 AND 2, MATHERS ADDITION to the City of Gering, Scotts Bluff County, Nebraska, situated in the part of the South Half of the Northwest Quarter, and the West Half of the West Half of the Southwest Quarter of the Northeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, all in Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

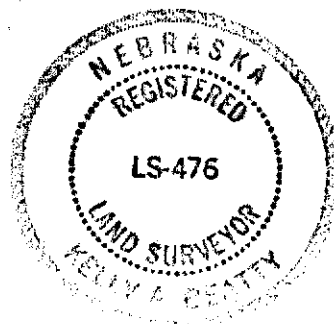
Beginning at the Center Quarter corner of Section ~~25~~<sup>3</sup>, thence easterly on the south line of the Northeast Quarter of Section 35, on an assumed bearing  $N89^{\circ}16'16''E$ , a distance of 330.86 feet, to the Southeast corner of the West Half of the West Half of the Southwest Quarter of the Northeast Quarter of Section 35, thence northerly on said east line of the west half of the west half of the Southwest Quarter of the Northeast Quarter of Section 35, bearing  $N00^{\circ}22'44''W$ , a distance of 1277.38 feet, to the point of intersection with the south Right of Way line of Country Club Road, as recorded in Deed Book 186, Page 15, Scotts Bluff County Register of Deeds Office, thence westerly on said south Right of Way line, bearing  $S89^{\circ}01'31''W$ , a distance of 331.14 feet, to the point of intersection with the North - South centerline of Section 35, thence bearing  $S89^{\circ}14'13''W$ , on the south Right of Way line of Country Club Road, a distance of 1063.27 feet, to the point of intersection with the Northeasterly Right of Way line of Union Pacific Railroad, thence southeasterly on the said Railroad Right of way line and being 100 feet northeasterly of and parallel with said centerline, bearing  $S30^{\circ}54'37''E$ , a distance of 1923.33 feet, to the point of intersection with the northwest corner of Tract 3, Union Pacific Drain, as recorded in Instrument 2006-172, thence bearing  $N59^{\circ}05'23''E$ , on the northwest line of said Tract 3, a distance of 100.00 feet, to the point of intersection with the east line of the Southwest Quarter of Section 35, said point being the northeast corner of said Tract 3, thence northerly on the east line of the Southwest Quarter of Section 35, bearing  $N00^{\circ}19'39''W$ , a distance of 337.04 feet, to the Point of Beginning, containing an area of 31.60 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 300 feet to the inch. That all dimensions are in feet and decimals. 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 21<sup>st</sup> DAY OF August, 2007.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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



BLOCKS 1 AND 2,  
MATHERS ADDITION,  
GERING, NEBRASKA  
SHEET 3 OF 3

OWNER'S STATEMENT

We, the undersigned, being the owners of that land as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as BLOCKS 1 AND 2, MATHERS ADDITION, TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA. We hereby dedicate the easements shown on the plat for the use and benefit as specified in the easements as recorded.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 22 day of August, 2007.

Owner:

Betty Jane Heilbrun  
By: Betty Jane Heilbrun

ACKNOWLEDGMENT

STATE OF NEBRASKA;

COUNTY OF SCOTTS BLUFF;

Before me, a Notary Public, qualified and acting in said County, personally came Betty Jane Heilbrun, 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 her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 22<sup>nd</sup> DAY OF August, 2007.

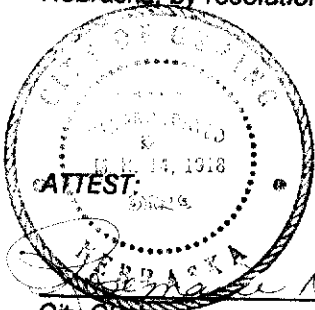


Walter D. Reeri  
Notary Public

My Commission Expires 1-5-2010

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCKS 1 AND 2, MATHERS ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved by the Mayor and City Council of the City of Gering, Scotts Bluff County, Nebraska, by resolution duly passed this 24<sup>th</sup> day of September, 2007.



Susan K. Wiedeman  
Mayor

D. Russell  
City Clerk