

Inst. 2008 193

RECORDED
SCOTTS BLUFF COUNTY, NE

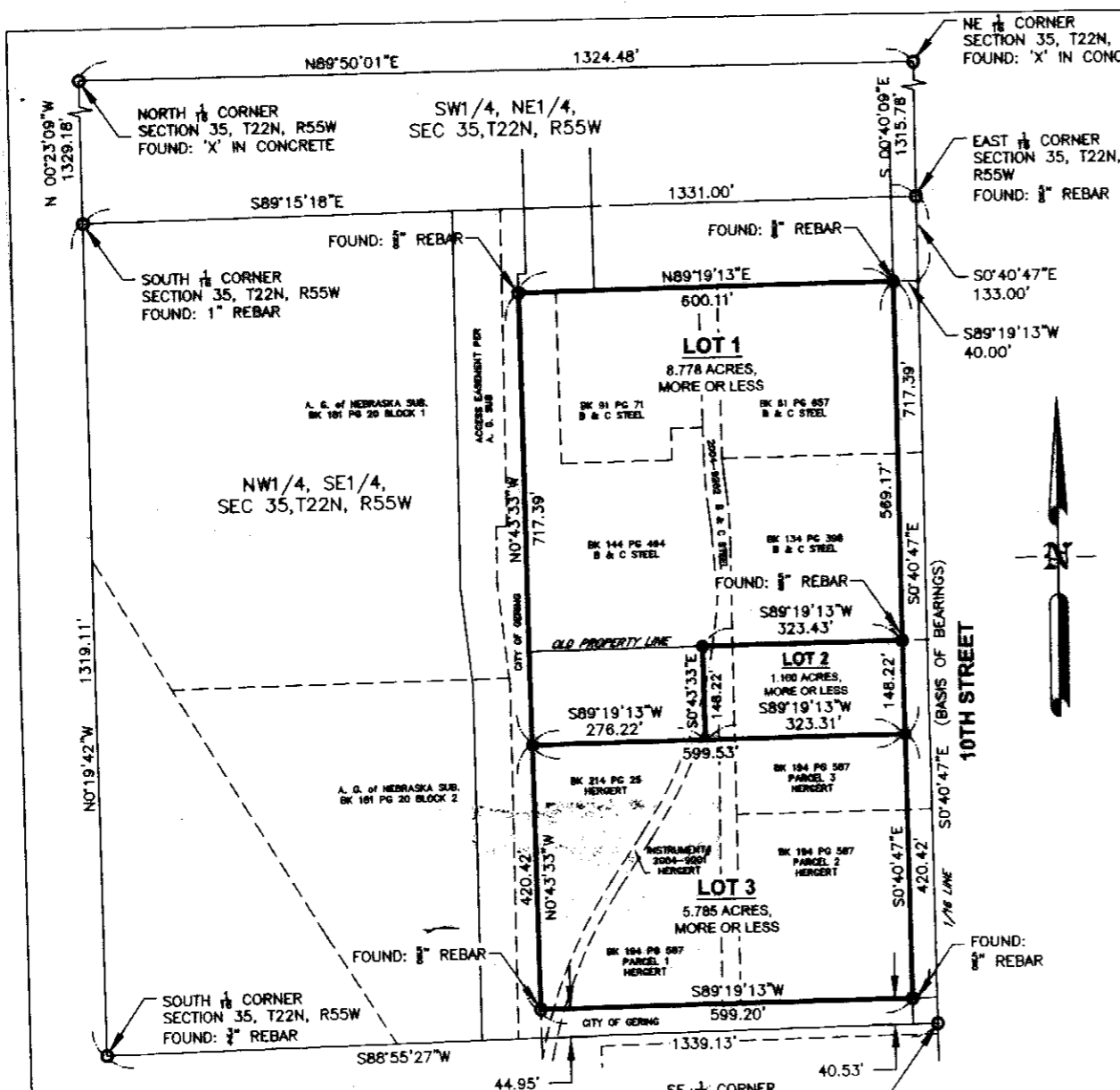
Date 1-9-08 Time 4:05pm

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES	2
DOC TAX	PD
FEES	CHG
TOTAL	14.00
REC'D	14.00
RET	155.25

8A gn



PLAT OF
LOTS 1, 2 AND 3, BLOCK 1, HERBERT-REINHARDT "SALE ONLY" SUBDIVISION
A REPLAT OF TAX LOTS 25, 26, 27, 28 AND 28A, AND TRACTS 4, 5, 6 AND 7 OF THE
"CITY-U.P. ADDITION "SALE ONLY" SUBDIVISION", LOCATED IN A PART OF THE E 1/2, NW 1/4,
SE 1/4 OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS
CITY OF GERING BLUFF COUNTY, NEBRASKA
JK

LAND DESCRIPTION:
A REPLAT OF APPROXIMATELY 15.663 ACRES OF LAND, COMPOSED OF THREE LOTS, LOCATED IN TAX
LOTS 25, 26, 27, 28 AND 28A, AND TRACTS 4, 5, 6 AND 7 OF THE "CITY-U.P. ADDITION "SALE ONLY"
SUBDIVISION", LOCATED IN A PART OF THE E 1/2, NW 1/4, SE 1/4 OF SECTION 35, TOWNSHIP 22 NORTH,
RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

LOT 1
COMMENCING AT THE EAST SIXTEENTH CORNER OF SAID SECTION 35 (NE CORNER, NW 1/4, SE 1/4);
THENCE ALONG THE EAST LINE OF THE NW 1/4, SE 1/4 S0°40'47"E, 133.00 FEET TO THE NORTHEAST
CORNER OF THAT PARCEL DESCRIBED IN BOOK 61 AT PAGE 657 OF THE RECORDS OF THE SCOTTS
BLUFF COUNTY CLERK AND RECORDER; THENCE AT RIGHT ANGLES TO SAID EAST LINE S89°19'13"W, 40
FEET TO A POINT ON THE WEST LINE OF 10TH AVENUE, THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE THROUGH THOSE PARCELS DESCRIBED IN BOOK 61, PAGE 657 AND IN
BOOK 134, PAGE 386 OF SAID RECORDS S0°40'47"E, 589.17 FEET TO A POINT ON THE SOUTH LINE OF
SAID PARCEL DESCRIBED IN BOOK 134, PAGE 386 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE
AND THE SOUTH LINE OF THOSE PARCELS DESCRIBED IN BOOK 144, PAGE 484 AND IN INSTRUMENT
NUMBER 2004-9202
OF SAID RECORDS S89°19'13"W, 323.43 FEET; THENCE S0°43'33"E, 148.22 FEET;

THENCE, S89°19'13"W, 278.22 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN BOOK
214, PAGE 25 OF SAID RECORDS; THENCE, ALONG SAID WEST LINE AND THE WEST LINE OF THAT
PARCEL DESCRIBED IN AND IN BOOK 144, PAGE 484, OF SAID RECORDS N0°43'33"W, 717.39 FEET TO THE
NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 144, PAGE 484; THENCE, ALONG THE NORTH
LINE SAID PARCEL AND ALONG THE NORTH LINE OF THOSE PARCELS DESCRIBED IN BOOK 91, PAGE
71, IN INSTRUMENT NUMBER 2004-9202, AND IN BOOK 61, PAGE 657 OF SAID RECORDS N89°19'13"E, 600.11
FEET TO THE POINT OF BEGINNING, CONTAINING 8.778 ACRES, MORE OR LESS.

LOT 2
COMMENCING AT THE EAST SIXTEENTH CORNER OF SAID SECTION 35 (NE CORNER, NW 1/4, SE 1/4);
THENCE ALONG THE EAST LINE OF THE NW 1/4, SE 1/4 S0°40'47"E, 133.00 FEET TO THE NORTHEAST
CORNER OF THAT PARCEL DESCRIBED IN BOOK 61 AT PAGE 657; THENCE AT RIGHT ANGLES TO SAID
EAST LINE S89°19'13"W, 40 FEET TO A POINT ON THE WEST LINE OF 10TH AVENUE; THENCE ALONG SAID
WEST LINE S0°40'47"E, 589.17 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK
134 AT PAGE 386, THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN BOOK 194 AT PAGE 567 OF
SAID, THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE THROUGH SAID PARCEL DESCRIBED IN BOOK 194 AT PAGE
567 S0°40'47"E, 148.22 FEET; THENCE, S89°19'13"W, 323.31 FEET; THENCE, N0°43'33"E, 148.22 FEET TO A
POINT ON THE SOUTH LINE OF THAT PARCEL DESCRIBED IN BOOK 144, PAGE 484; THENCE ALONG SAID
SOUTH LINE AND THE SOUTH LINE OF THOSE PARCELS DESCRIBED IN BOOK 134, PAGE 386 AND IN
INSTRUMENT NUMBER 2004-9202 OF SAID RECORDS; S89°19'13"W, 323.43 FEET TO THE POINT OF
BEGINNING, CONTAINING 1.100 ACRES, MORE OR LESS.

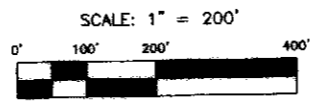
LOT 3
COMMENCING AT THE EAST SIXTEENTH CORNER OF SAID SECTION 35 (NE CORNER, NW 1/4, SE 1/4);
THENCE ALONG THE EAST LINE OF THE NW 1/4, SE 1/4 S0°40'47"E, 133.00 FEET TO THE NORTHEAST
CORNER OF THAT PARCEL DESCRIBED IN BOOK 61 AT PAGE 657; THENCE AT RIGHT ANGLES TO SAID
EAST LINE S89°19'13"W, 40 FEET TO A POINT ON THE WEST LINE OF 10TH AVENUE; THENCE, ALONG SAID
WEST LINE S0°40'47"E, 717.39 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WEST LINE THROUGH THAT PARCEL DESCRIBED IN BOOK 194 AT
PAGE 567 S0°40'47"E, 420.42 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE, ALONG
THE SOUTH LINE OF SAID PARCEL AND THOSE PARCELS DESCRIBED IN INSTRUMENT NUMBER 2004-9201
AND IN BOOK 214, PAGE 25 S89°19'13"W, 599.20 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL
DESCRIBED IN BOOK 214, PAGE 25; THENCE, ALONG THE WEST LINE OF SAID PARCEL N0°43'33"W, 420.42
FEET; THENCE, N89°19'13"E, 599.53 FEET TO THE POINT OF BEGINNING, CONTAINING 5.785 ACRES, MORE
OR LESS.

Prepared by:
Baker & Associates Inc.
Scottsbluff, Nebraska
December, 2007

NOTE:
LOTS 1, 2 AND 3 ARE BEING RE-PLATTED FROM
SEVERAL TAX LOTS, WHICH HAVE NOT BEEN
SHOWN FOR CLARITY. TAX LOTS INVOLVED ARE
AS FOLLOWS:
LOT 1: TAX LOTS 25, 26, AND PART OF 27
LOT 2: PART OF TAX LOT 27
LOT 3: PART OF TAX LOT 27, ALL OF TAX LOTS
28 AND 28A

- LEGEND**
- FOUND MONUMENT AS SHOWN
 - SET 5/8" X 30" REBAR



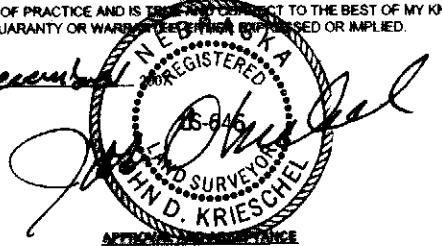
193
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SURVEYOR'S STATEMENT

I, JOHN D. KRISCHTEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY STATE THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND SUPERVISION AND IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS THE BEST FACT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS DOES NOT IMPLY A GUARANTY OR WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED.

WITNESS MY HAND AND SEAL this 14th day of December

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



THE FOREGOING PLAT OF LOTS 1, 2 AND 3, BLOCK 1, HERGERT-REINHARDT "SALE ONLY" SUBDIVISION, A REPLAT OF TAX LOTS 25, 26, 27, 28 AND 28A, AND TRACTS 4, 5, 6 AND 7 OF THE "CITY-U.P. ADDITION "SALE ONLY" SUBDIVISION", LOCATED IN A PART OF THE E 1/2, NW 1/4, SE 1/4 OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA IS HEREBY APPROVED BY THE CITY ADMINISTRATOR AND DIRECTOR OF PUBLIC WORKS OF THE CITY OF GERIING, NEBRASKA, PURSUANT TO SECTION 19-916, REISSUE OF REVISED STATUTES OF NEBRASKA, AS AMENDED BY SECTION L.B. 71, APPROVED MARCH 5, 1983, AND AMENDMENT TO ARTICLE 21, SECTION 21.307 BY ORDINANCE NO. 1517 TO THE CITY OF GERIING, NEBRASKA.

THIS PLAT IS SUBJECT TO EXISTING ON-SITE UTILITIES, GRANTED EASEMENTS, AND ACCESS FOR MAINTENANCE AND RECONSTRUCTION.

Rosie Russell
ROSIE RUSSELL
CITY ADMINISTRATOR, interim

Brian R. Sweeney
BRIAN R. SWEENEY
CITY ENGINEER

ACKNOWLEDGEMENT

STATE OF) NEBRASKA
COUNTY OF) SCOTT'S BLUFF

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME ROSIE RUSSELL, KNOWN TO ME 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 8th DAY OF January, 2008

Susan Kiesel
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 2011

ACKNOWLEDGEMENT

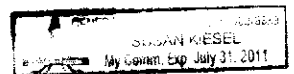
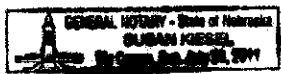
STATE OF) NEBRASKA
COUNTY OF) SCOTT'S BLUFF

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME BRIAN SWEENEY, KNOWN TO ME 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 8th DAY OF January, 2008

Susan Kiesel
NOTARY PUBLIC

MY COMMISSION EXPIRES July 31, 2011



PLAT OF
LOTS 1, 2 AND 3, BLOCK 1, HERGERT-REINHARDT "SALE ONLY" SUBDIVISION
A REPLAT OF TAX LOTS 25, 26, 27, 28 AND 28A, AND TRACTS 4, 5, 6 AND 7 OF THE "CITY-U.P. ADDITION "SALE ONLY" SUBDIVISION", LOCATED IN A PART OF THE E 1/2, NW 1/4, SE 1/4 OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA

JDK

OWNER'S STATEMENT

I, THE UNDERSIGNED, BEING THE OWNER OF TAX LOTS 27, 28 AND 28A, AND ALSO TRACTS 6 AND 7 OF THE "CITY - U.P. ADDITION "SALE ONLY" SUBDIVISION", AS DESCRIBED IN THE FOREGOING "SURVEYOR'S CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS:
LOTS 1, 2 AND 3, BLOCK 1, HERGERT-REINHARDT "SALE ONLY" SUBDIVISION, A REPLAT OF TAX LOTS 25, 26, 27, 28 AND 28A, AND TRACTS 4, 5, 6 AND 7 OF THE "CITY-U.P. ADDITION "SALE ONLY" SUBDIVISION", LOCATED IN A PART OF THE E 1/2, NW 1/4, SE 1/4 OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA.

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

DATED THIS 27th DAY OF December, 2007

Clarence D. Hergert
CLARENCE D. HERGERT

ACKNOWLEDGEMENT

STATE OF) NEBRASKA
COUNTY OF) SCOTT'S BLUFF

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME CLARENCE D. HERGERT, KNOWN TO ME 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 27th DAY OF December, 2007

Carol Martin
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-22-2010



OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF TAX LOTS 25 AND 26, AND ALSO TRACTS 4 AND 5 OF THE "CITY - U.P. ADDITION "SALE ONLY" SUBDIVISION", AS DESCRIBED IN THE FOREGOING "SURVEYOR'S CERTIFICATE" AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS:
LOTS 1, 2 AND 3, BLOCK 1, HERGERT-REINHARDT "SALE ONLY" SUBDIVISION, A REPLAT OF TAX LOTS 25, 26, 27, 28 AND 28A, AND TRACTS 4, 5, 6 AND 7 OF THE "CITY-U.P. ADDITION "SALE ONLY" SUBDIVISION", LOCATED IN A PART OF THE E 1/2, NW 1/4, SE 1/4 OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA.

THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

DATED THIS 27th DAY OF December, 2007

Jim Reinhardt
B&C STEEL CORP.
JIM REINHARDT

ACKNOWLEDGEMENT

STATE OF) NEBRASKA
COUNTY OF) SCOTT'S BLUFF

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME JIM REINHARDT, KNOWN TO ME 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 27th DAY OF December, 2007

Carol Martin
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-22-2010



Prepared by:
Baker & Associates Inc.
Scottsbluff, Nebraska
December, 2007