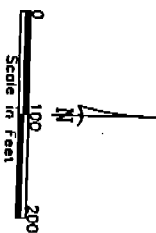


NOTE: See Canyon Estates Replat of Blocks 1, 2 & 3, Deed Book 202 Page 115

State of Nebraska, Scotts Bluff County ss.  
Entered in Numerical Index and filed for  
record the 26 day of May, 1993  
at 9:42 o'clock A.M., and recorded in  
Book 201 of Deeds  
on Page 56  
By *Mary A. Kelly*  
Register of Deeds  
Deputy



Existing 5/8" Rebar  
Set 5/8" x 30" Rebar

2995

CANYON ESTATES  
Lots 1 - 9, Block 1, Lots 1 - 9, Block 2,  
Lots 1 - 9, Block 3,  
Canyon Estates Addition, an addition to  
the City of Gering, Scotts Bluff County, Nebraska.

SURVEYOR'S CERTIFICATE  
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Lots 1 thru 9, Block 1, Lots 1 thru 9, Block 2, and Lots 1 thru 9, Block 3, Canyon Estates Addition, an addition to the City of Gering, Scotts Bluff County, Nebraska, situated in the South Half of the Southeast Quarter of Section 34, 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 South Half of the Southeast Quarter, thence bearing S08°-11'-12"W, on the North line of the South Half of the Southeast Quarter, a distance of 183.19 feet to the point of intersection with the West right of way of Nebraska State Highway 71, said point also being the point of beginning, thence continuing on the East described course, a distance of 1034.55 feet to the point of intersection with the East right of way line of the Gering Irrigation District Canal, said canal having 50 feet right of way each side of centerline, thence bearing S08°-05'-26"E, on said East right of way line, a distance of 388.84 feet to the point of curvature of a curve to the right, said curve having a central angle of 17°-00'-14", a radius of 497.99 feet, and a chord bearing of S02°-24'-41"W, thence southeasterly right of way line to the point of a compound curve to the right, said curve bearing of S23°-38'-01"W, a radius of 446.27 feet, and a chord bearing of S33°-38'-48"E, on extension of a radial line to last described curve, a distance of 60.0 feet, thence bearing S35°-21'-14"E, a distance of 15.0 feet, thence bearing S83°-24'-17"E, a distance of 104.26 feet, thence bearing S39°-20'-48"E, on extension of a radial line to last described curve, a distance of 60.0 feet, thence bearing N35°-21'-14"E, a distance of 15.0 feet, thence bearing S39°-20'-48"E, a distance of 104.26 feet, thence bearing N19°-09'-12"E, on said West right of way line, a distance of 276.2 feet, with the West right of way line of Nebraska State Highway #71, thence bearing N19°-09'-12"E, on said West right of way line, a distance of 104.26 feet, thence bearing N20°-37'-12"E, on said West right of way line, a distance of 291.50 feet, thence bearing N20°-37'-12"E, on said West right of way line, a distance of 504.96 feet to the point of beginning, containing an area of 16.08 acres, more or less.  
That the accompanying plat is a true delineation of said measurement, drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals thereof, and that each lot and block bears its own letter designation. That the boundary of the plat is shown with a heavy solid line with center lines being shown for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND SEAL, this 10th day of May, 1993,  
FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.

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



CURVE DATA  
Curve #1 & #2 - Centerline Arc  
Δ = 9°-00'-00"  
Arc = 111.77'  
Rad. = 711.55'  
Ch. = 111.66'

Curve #3 - East R.O.W.  
Δ = 17°-00'-14"  
Arc = 165.60'  
Rad. = 557.95'  
Ch. = 164.95'

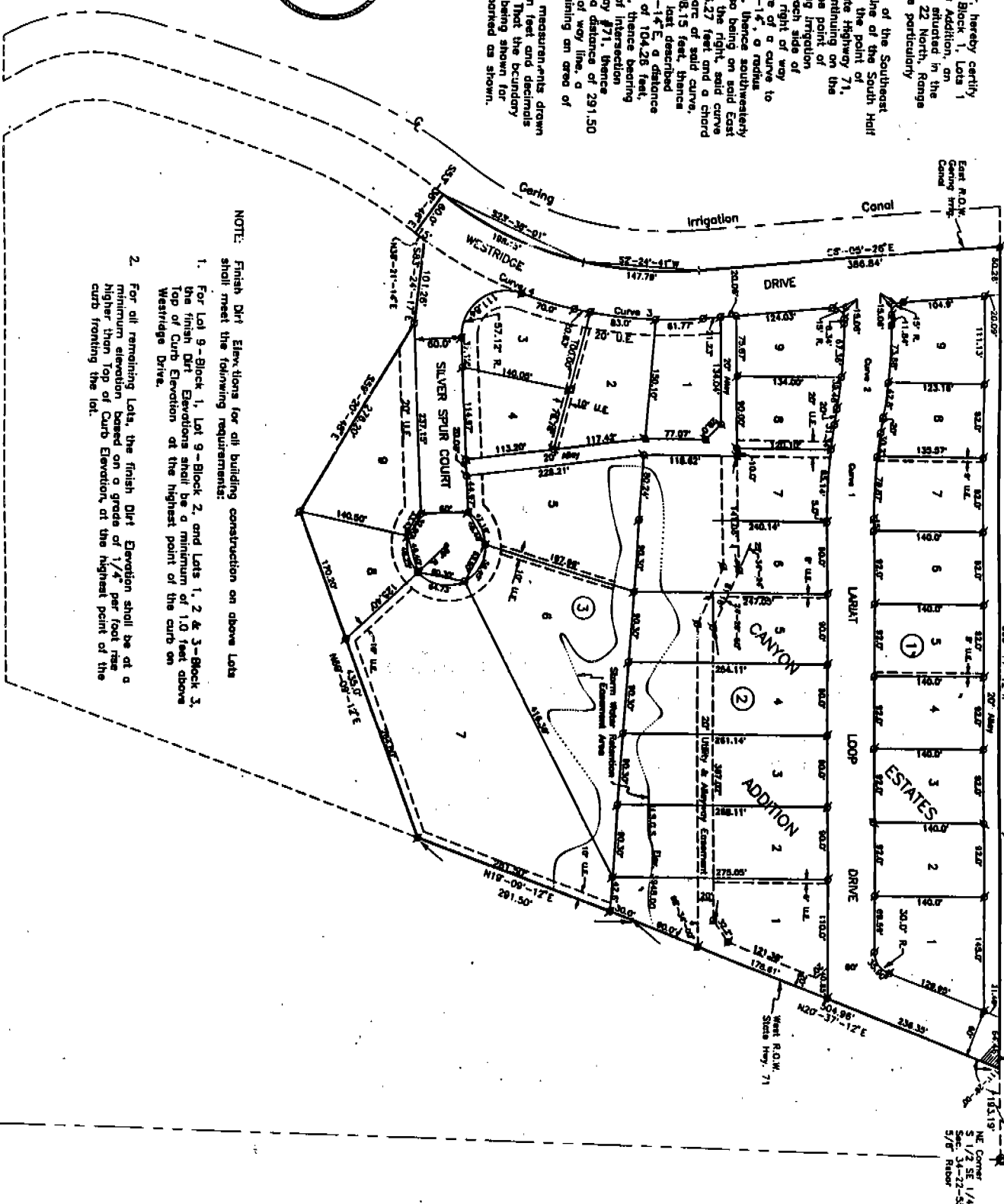
Curve #4 - East R.O.W.  
Δ = 25°-26'-28"  
Arc = 224.76'  
Rad. = 506.62'  
Ch. = 222.95'

Curve #5 - East R.O.W.  
Δ = 25°-26'-28"  
Arc = 224.76'  
Rad. = 506.62'  
Ch. = 222.95'

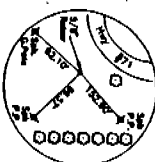
23.50

MIN 1/4 B  
GEN 1/4  
PICT 1/4  
COMPARED

South 1/4 Corner  
Sec. 34-22N-55W



NOTE:  
Finish Dirt Elevations for all building construction on above Lots shall meet the following requirements:  
1. For Lot 9-Block 1, Lot 9-Block 2, and Lots 1, 2 & 3-Block 3, the finish dirt elevations shall be a minimum of 1.0 feet above Top of Curb Elevation at the highest point of the curb on Westridge Drive.  
2. For all remaining Lots, the finish dirt elevation shall be at a minimum elevation based on a grade of 1/4" per foot rise higher than top of Curb Elevation, at the highest point of the curb fronting the lot.



CANYON ESTATES ADDITION  
GERING, NEBRASKA  
Sheet 2 of 2

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the South Half of the Southeast Quarter of Section 34, 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 surveyed and platted as Canyon Estates Addition, an addition to the City of Gering, Scotts Bluff County, Nebraska.

That the foregoing plat and the easements shown on and referred to in the plat are made with the free consent and in accordance with the desires of the undersigned owners.

We hereby dedicate the streets and easements shown on the plat to the use and benefit of the public, and further annex and make such real estate a part of the City of Gering, Nebraska.

Dated this 14 day of April, 19 93.

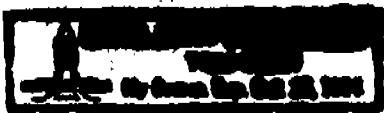
Paul L. Reed  
Paul L. Reed

ACKNOWLEDGMENT

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY }

Before me, a Notary Public, qualified and acting in said County, personally came Paul L. Reed, 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 HAND AND NOTARIAL SEAL this 14 day of April, 19 93.

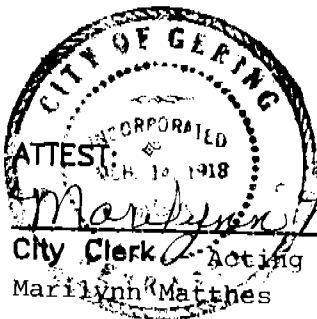


Tom Corr  
Notary Public

My Commission Expires: Oct. 26, 1996

APPROVAL AND ACCEPTANCE

The foregoing plat of Canyon Estates Addition, an addition to the City of Gering, Scotts Bluff County, Nebraska, hereby approved by the Mayor and City Council of the City of Gering, Nebraska, by resolution duly passed this 24th day of May, 1993.



Bob L. Unzicker  
Mayor, Bob Unzicker