



2012-4765

NUM INDEX
COUNT
FILED
INDEXED

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8-28-12 Time 4:25pm

Inst. 2012 4765

Jean A. Bauer

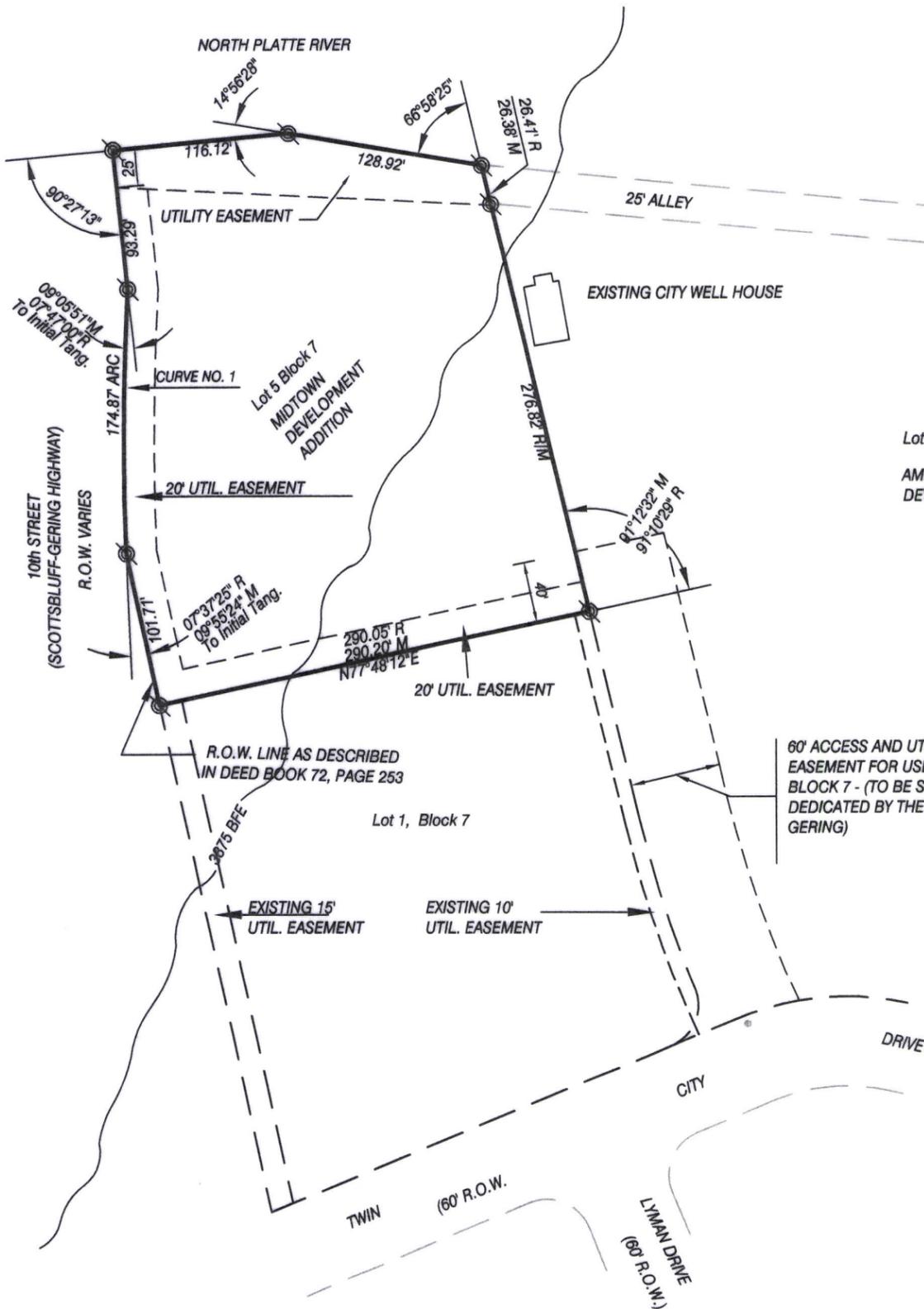
REGISTER OF DEEDS

NUM PAGES 3
DUTY TAX 16.00 PD CHG RET
FILE 16.00 PD CHG RET
TOTAL 16.00
RETD Schaff's
RET

Ger 7

LOT 5, BLOCK 7, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 22 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



Lot 2, Block 7

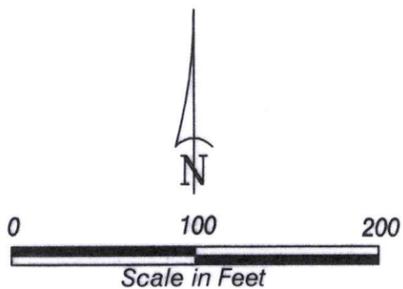
AMENDED MIDTOWN
DEVELOPMENT

CURVE NO. 1	
MEASURED	RECORD
$\Delta = 05^{\circ}37'28''$	$\Delta = 05^{\circ}57'25''$
R = 1781.31'	R = 1781.31'
Arc Length = 174.87'	Arc Length = 185.20'
Tangent = 87.50'	Tangent = 92.68'

60' ACCESS AND UTILITY
EASEMENT FOR USE BY LOT 5,
BLOCK 7 - (TO BE SEPARATELY
DEDICATED BY THE CITY OF
GERING)

LEGEND

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, OR AS NOTED
- SET 5/8" x 24" REBAR, OR AS NOTED
- M MEASURED
- R RECORD
- ROW RIGHT OF WAY
- BFE BASE FLOOD ELEVATION ('29 DATUM)



NOTES:

- Sanitary Sewer to be extended north from Twin City Drive to the SE corner of Lot 5, Block 7, in a proposed 60' U.E. on Lot 2, Block 7, Amended Midtown Development Addition.
- Site stormwater drainage on Lot 5, Block 7, shall be from east to west to 10th Street (retained in on site drainage ponds). Approx. drainage pond volume = 7600 c.f. for 1"min. over site.
- Minimum floor elevation of proposed buildings shall be 1' above base flood elevation of 3875 ('29)

LOT 5, BLOCK 7
MIDTOWN DEVELOPMENT
GERING, NEBRASKA
SHEET 2 OF 3

SURVEYORS CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOT 5, BLOCK 7, MIDTOWN DEVELOPMENT ADDITION to the City of Gering, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of Lot 1, Block 7, Midtown Development Addition to the City of Gering, Nebraska, said point also being on the East Right of Way Line of the Scottsbluff-Gering Highway, thence northeasterly on the North line of said Lot 1, Block 7, Midtown Development Addition, a distance of 290.20 feet, as measured, to the Northeast Corner of said Lot 1, Block 7, Midtown Development Addition, said corner also being on the West line of Lot 2, Block 7, Amended Plat of Midtown Development Addition, to the City of Gering, Nebraska, thence a deflection angle left 91°12'32", as measured, on the West line of said Lot 2, Block 7, Amended Plat of Midtown Development Addition, a distance of 276.82 feet, as measured, to the Northwest Corner of said Lot 2, Block 7, Amended Plat of Midtown Development Addition, said corner also being on the South Right of Way line of a 25.0 feet Alley, as platted, thence continuing northerly on last described course, a distance of 26.38 feet, as measured, to the North Right of Way line of the 25.0 foot Alley, as platted, thence a deflection angle left 66°58'25", a distance of 128.92 feet, thence a deflection angle left 14°56'28", a distance of 116.12 feet, to the point of intersection with the East Right of Way line of the Scottsbluff-Gering Highway, as described in Deed Book 72, Page 253, Scotts Bluff County Register of Deeds Office, thence a deflection angle left 90°27'13", on said East Right of Way line of the Scottsbluff-Gering Highway, a distance of 93.29 feet, to the point of curvature of a non-tangent curve to the left, said non-tangent curve having a radius of 1781.31 feet and a deflection angle right to the initial tangent line of 09°05'51", as measured, thence southwesterly on arc of said non-tangent curve, and said easterly Right of Way line, a distance of 174.87 feet, thence a deflection angle left 09°55'24", as measured, from the final tangent of last described curve, on said easterly Right of Way line, a distance of 101.71 feet, to the Point of Beginning, containing an area of 2.12 acres more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch and that all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 8th day of August, 2012.

FOR THE FIRM OF M.C. SCHAFF and ASSOCIATES, INC.

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



OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Southeast Quarter of Section 26, Township 22 North, Range 55 West, in the City of Gering, Nebraska, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 5, BLOCK 7, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Southeast Quarter of Section 26, 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. Dated this 14 day of Aug, 2012. We hereby dedicate the utility easements shown on the plat for the use and benefit of the public.

LYMAN INVESTMENT, INC.

LYMAN INVESTMENT,
a Partnership

Rodney L. Krebs, President
Joan M. Krebs, General Partner

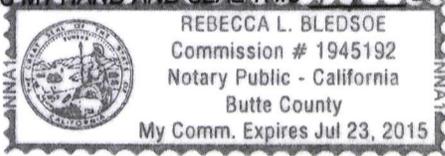
LOT 5, BLOCK 7
MIDTOWN DEVELOPMENT
GERING, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

Ca
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)
Butte

Before me, a Notary Public, qualified and acting in said County, personally came Rodney L. Krebs, President of Lyman Investment, Inc. and Joan M. Krebs, General Partner in Lyman Investment, a partnership, 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 and voluntary act and deed of said corporation and partnership

WITNESS MY HAND AND SEAL THIS 14 DAY OF Aug, 2012



Rebecca L. Bledsoe
Notary Public

My Commission Expires 7/23/15

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 5, BLOCK 7, MIDTOWN DEVELOPMENT ADDITION, an Addition to the City of Gering, Nebraska, situated in the Southeast Quarter of Section 26, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council, by resolution duly passed this 28th day of August, 2012.

Edwin L. Mayo
Mayor

ATTEST:

Carol Martin
City Clerk, ACTING

