



2012-4765

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SCOTT'S BLUFF COUNTY, NE

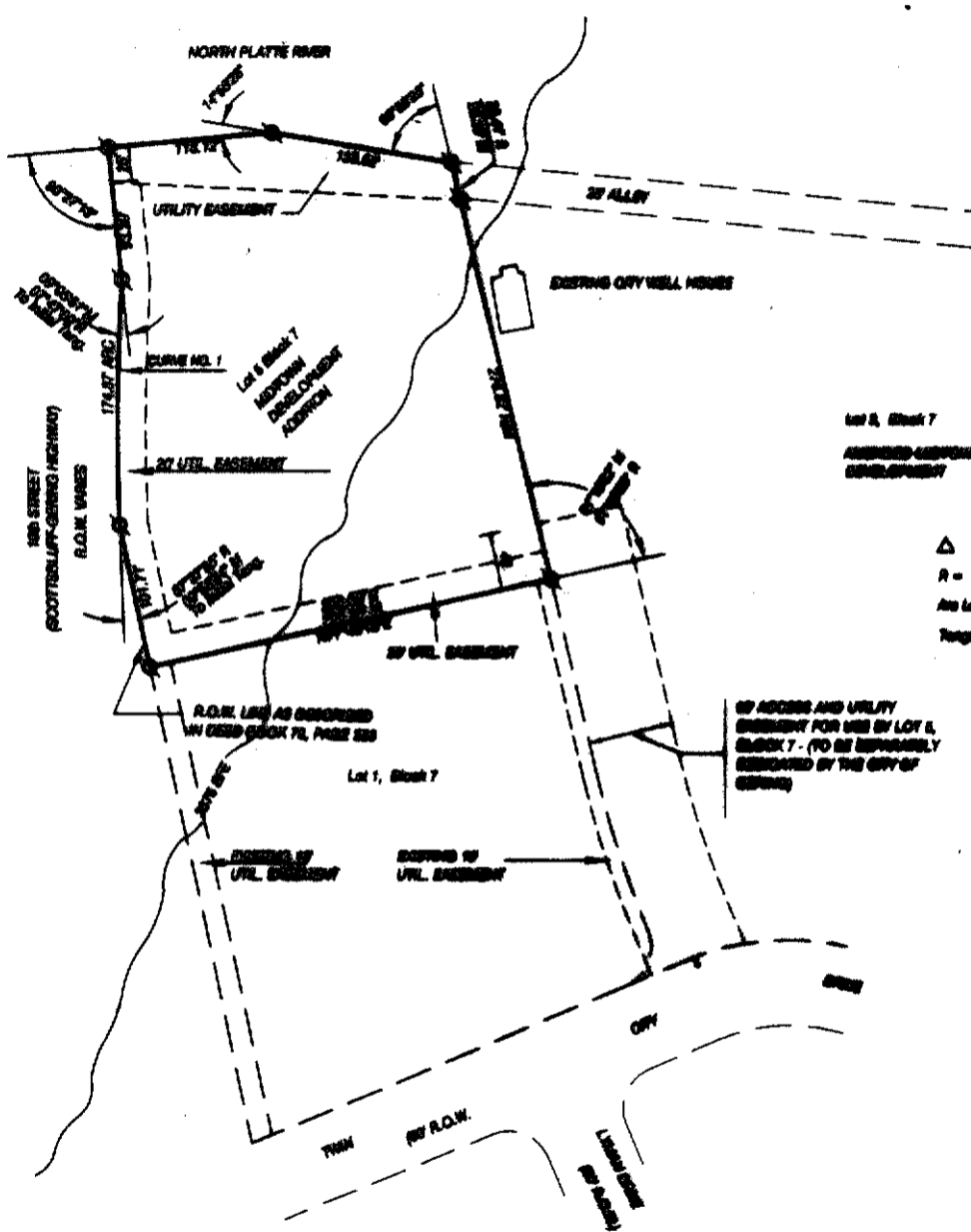
Date *8-28-12* Time *4:25pm*  
**Inst. 2012 4765**  
*Jean A. Bauer*

NUM PAGES **3**  
BOOK TAX PD CHG RET  
FEE *16.00* PD CHG  RET  
TOTAL *16.00*  
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REGISTER OF DEEDS

# LOT 5, BLOCK 7, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 04,  
TOWNSHIP 29 NORTH, RANGE 09 WEST  
OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA

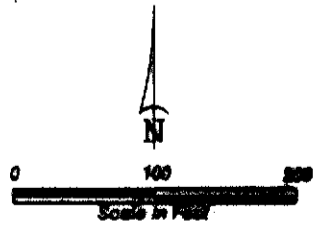


Lot 5, Block 7  
ANNEXED MIDTOWN DEVELOPMENT

CURVE NO. 1	
MEMBERED	RECORD
Δ - 06°07'07"	Δ - 06°07'07"
R - 1704.27'	R - 1704.27'
Arc Length = 174.67'	Arc Length = 165.27'
Tangent = 97.89'	Tangent = 92.09'

- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING QUARTER SECTION CORNER, AS NOTED
  - EXISTING SURVEY MONUMENT, OR AS NOTED
  - SET UP BY A SURVEYOR, OR AS NOTED
  - MEMBERED
  - RECORD
  - RIGHT OF WAY
  - SEE DATA PLANNING/ENGINEERING DRAWINGS

- NOTES:**
- Sanitary Sewer to be extended north from Park City Blvd to the SE corner of Lot 5, Block 7, in a proposed 48" dia. on Lot 5, Block 7, Annexed Midtown Development Addition.
  - The stormwater drainage on Lot 5, Block 7, shall be from east to west to 16th Street (retained in on site drainage ponds). Approx. drainage pond volume = 7000 c.f. for Park over site.
  - Minimum clearances of proposed buildings shall be maintained from the centerline of 29th Street.



LOT 6, BLOCK 7  
MIDTOWN DEVELOPMENT  
GENESE, 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 LOT 6, BLOCK 7, MIDTOWN DEVELOPMENT ADDITION to the City of Gering, Scotts Bluff County, Nebraska, situated in the Southeast Quarter of Section 28, 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 288.28 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  $9^{\circ}12'28''$ , 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 26.0 foot Alley, as platted, thence continuing northerly on last described course, a distance of 28.28 feet, as measured, to the North Right of Way line of the 26.0 foot Alley, as platted, thence a deflection angle left  $69^{\circ}59'28''$ , a distance of 128.82 feet, thence a deflection angle left  $14^{\circ}59'28''$ , 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  $89^{\circ}27'13''$ , on said East Right of Way line of the Scottsbluff-Gering Highway, a distance of 88.28 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  $69^{\circ}59'28''$ , 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  $69^{\circ}59'28''$ , as measured, from the final tangent of last described curve, on said easterly Right of Way line, a distance of 191.71 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 8<sup>th</sup> day of August 2012

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

Kelly A. Beatty  
Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 498



OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Southeast Quarter of Section 28, 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 6, BLOCK 7, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GENESE, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Southeast Quarter of Section 28, 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 12 day of Aug 2012. We hereby dedicate the utility easements shown on the plat for the use and benefit of the public.

LYRON INVESTMENT, INC.

LYRON INVESTMENT,  
a Partnership

Rodney L. Greba  
Rodney L. Greba, President

Jean M. Greba  
Jean M. Greba, General Partner

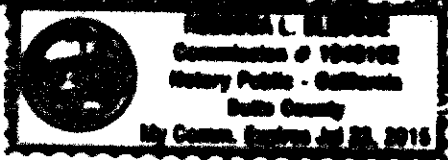
LOT 6, BLOCK 7  
MIDTOWN DEVELOPMENT  
GEORGE, NEBRASKA  
SHEET 3 OF 3

ACKNOWLEDGEMENT

<sup>Ca</sup>  
STATE OF NEBRASKA) <sup>RLB</sup>  
COUNTY OF GEORGE (CLIFF)  
<sup>Blade</sup>

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

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



*Rebecca L. Blodine*  
Notary Public

My Commission Expires 7/22/15

APPROVAL AND ACCEPTANCE

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

*Edwin J. Mayo*  
Mayor

ATTEST:

*Carol Martin*  
Clerk, City of George

