



2014-3858

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 8-14-14 Time 10:22am

INST. 2014 3858  
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 3  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 24.00 PD \_\_\_\_\_ CHG  RET \_\_\_\_\_  
TOTAL 24.00  
REC'D M.C. SCHAFER  
RET FOR OFFICE USE

NUM INDEX \_\_\_\_\_  
COMPUTER \_\_\_\_\_  
PICTURED \_\_\_\_\_  
IMAGED \_\_\_\_\_

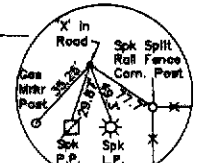
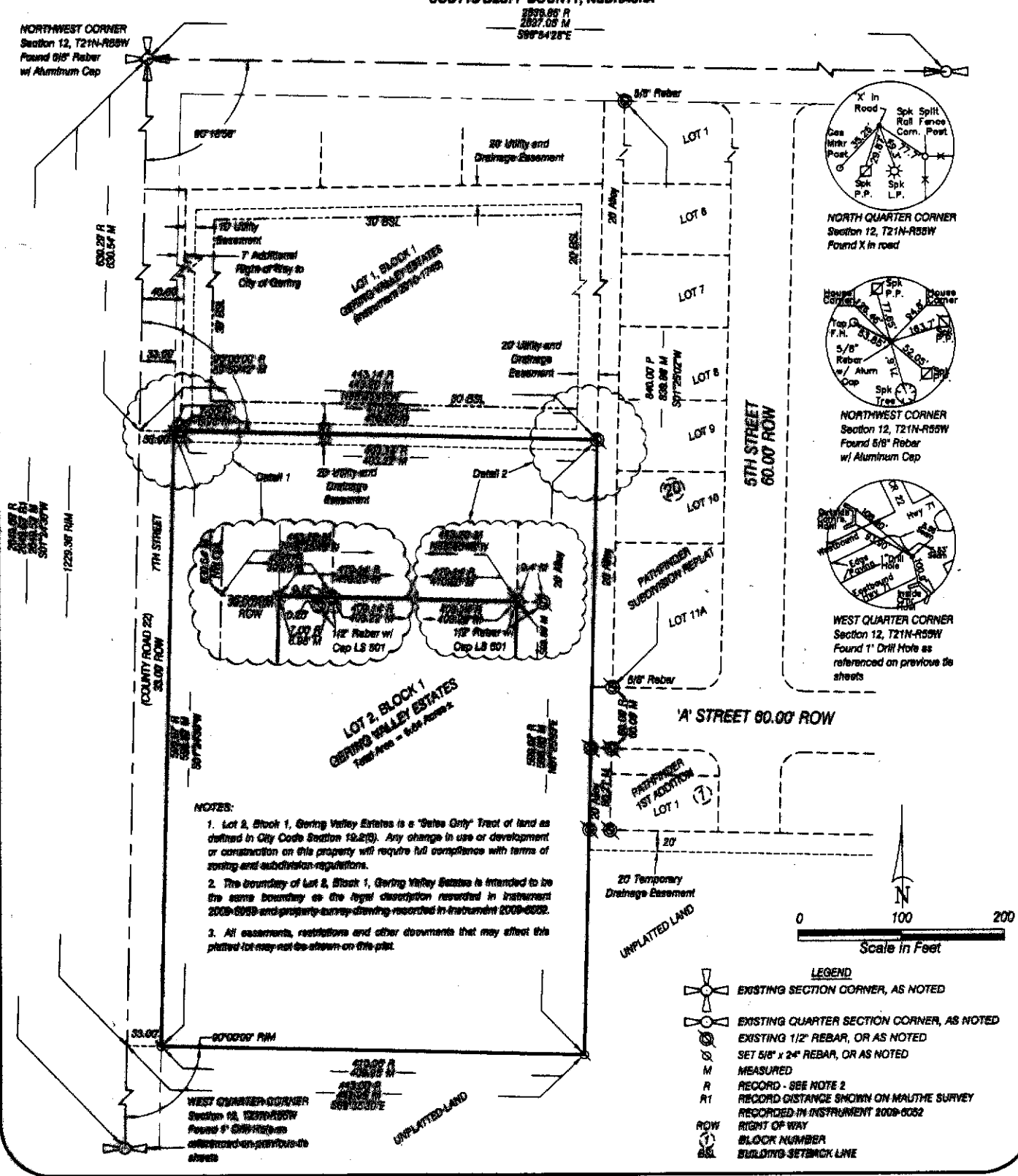
### SALES ONLY PLAT

## LOT 2, BLOCK 1, GERING VALLEY ESTATES TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

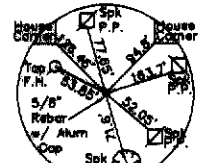
SITUATED IN THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA

2839.85' R  
2837.85' M  
58°54'28"E

NORTHWEST CORNER  
Section 12, T21N-R55W  
Found 5/8" Rebar  
w/ Aluminum Cap



NORTH QUARTER CORNER  
Section 12, T21N-R55W  
Found X in road



NORTHWEST CORNER  
Section 12, T21N-R55W  
Found 5/8" Rebar  
w/ Aluminum Cap



WEST QUARTER CORNER  
Section 12, T21N-R55W  
Found 1" Drill Hole as  
referenced on previous the  
sheets

- NOTES:
1. Lot 2, Block 1, Gering Valley Estates is a "Sales Only" Tract of land as defined in City Code Section 19.2(3). Any change in use or development or construction on this property will require full compliance with terms of zoning and subdivision regulations.
  2. The boundary of Lot 2, Block 1, Gering Valley Estates is intended to be the same boundary as the legal description recorded in Instrument 2009-0052 and property survey drawing recorded in Instrument 2009-0052.
  3. All easements, restrictions and other documents that may affect this platred lot may not be shown on this plat.



- LEGEND
- EXISTING SECTION CORNER, AS NOTED
  - EXISTING QUARTER SECTION CORNER, AS NOTED
  - EXISTING 1/2" REBAR, OR AS NOTED
  - SET 5/8" x 24" REBAR, OR AS NOTED
  - MEASURED
  - RECORD - SEE NOTE 2
  - RECORD DISTANCE SHOWN ON MAITHE SURVEY
  - RECORDED IN INSTRUMENT 2009-0052
  - RIGHT OF WAY
  - BLOCK NUMBER
  - BUILDING-SETBACK LINE

See 4

LOT 2, BLOCK 1,  
GERING VALLEY ESTATES,  
GERING, NEBRASKA  
SHEET 2 OF 3

**SURVEYOR'S CERTIFICATE**

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Lot 2, Block 1, Gering Valley Estates, to the City of Gering, Scotts Bluff County, Nebraska, situated in the Northwest Quarter of the Northwest Quarter of Section 12, Township 21 North, Range 56 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the northwest corner of Section 12, thence southerly on the west line of the Northwest Quarter of Section 12, on an assumed bearing of S91°24'30"W, a distance of 630.54 feet, as measured (630.29' record) to the point of intersection with the westerly extension of the south line of Lot 1, Block 1, Gering Valley Estates, as recorded in Instrument 2010-1745, thence easterly on said extension line, bearing S88°35'48"E, a distance of 33.00 feet, to the point of intersection with the easterly right of way line of 7th Street, said point being the Point of Beginning, thence bearing S01°24'30"W, on a line being 33.00 feet east of and parallel with the west line of the Northwest Quarter of Section 12, a distance of 598.82 feet, as measured (599.07' record) to a point being 1229.36 feet south of the northwest corner of Section 12, as measured at right angles to the west line of Section 12, thence bearing S88°35'30"E, on an line perpendicular to the west line of the Northwest Quarter of Section 12, a distance of 409.95 feet, as measured (410.06' record), to the point of intersection with the southerly extension of the west right of way line of the 20' alley abutting the west side of Block 20, Pathfinder Addition and Lot 1, Block 1, Pathfinder 1st Addition to the City of Gering, thence northerly on said extension line and west right of way line of said alley, bearing N01°25'53"E, a distance of 598.86 feet, as measured (599.07' record), to the point of intersection with the southeast corner of Lot 1, Block 1, Gering Valley Estates, said corner monumented with a 1/2" rebar and cap, thence bearing N88°35'48"W, on the south line of said Lot 1, Block 1, Gering Valley Estates, a distance of 403.22 feet, as measured (403.14' record) to the point of intersection with the southwest corner of said Lot 1, Block 1, Gering Valley Estates, said corner monumented with a 1/2" rebar and cap, thence continuing westerly on the westerly extension of said south line of Lot 1, Block 1, Gering Valley Estates, bearing N88°35'48"W, a distance of 6.98 feet, as measured (7.00' record), to the Point of Beginning, containing an area of 5.64 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. 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 14<sup>th</sup> DAY OF January, 2013.  
FOR THE FIRM OF M. C. SCHIFF AND ASSOCIATES, INC.

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



**OWNER'S STATEMENT**

We, the undersigned, being the owners of unplatted land in the City of Gering, 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 platted as LOT 2, BLOCK 1, GERING VALLEY ESTATES to the City of Gering, Scotts Bluff County, Nebraska situated in the Northwest Quarter of the Northwest Quarter of Section 12, Township 21 North, Range 56 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 1<sup>st</sup> day of March, 2014.


Dated this 26<sup>th</sup> day of March, 2014.

Owners:

BOD Investment Partnership

The Housing Authority of the County of Scotts Bluff, Nebraska,  
a Political Subdivision

  
By: Bobby L. Zingales, Partner

  
By: Nancy J. Bentley, Executive Director

LOT 2, BLOCK 1,  
GERING VALLEY ESTATES,  
GERING, NEBRASKA  
SHEET 3 OF 3

**ACKNOWLEDGEMENT**

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Bobby C. Unzieker, Partner of BGD Investment Partnership, 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, and the voluntary act and deed of BGD Investment Partnership.

WITNESS MY HAND AND SEAL THIS 5<sup>th</sup> DAY OF May, 2014

*James L. Vance*  
Notary Public

My Commission Expires 05-08-14



**ACKNOWLEDGEMENT**

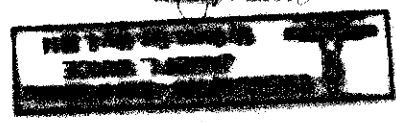
STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Nancy J. Bentley, Executive Director of The Housing Authority of the County of Scotts Bluff, Nebraska, a political subdivision, 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, and the voluntary act and deed of The Housing Authority of the County of Scotts Bluff, Nebraska, a political subdivision.

WITNESS MY HAND AND SEAL THIS 05<sup>th</sup> DAY OF May, 2014

*James L. Vance*  
Notary Public

My Commission Expires 05-08-14



**APPROVAL AND ACCEPTANCE**

The foregoing plat of LOT 2, BLOCK 1, GERING VALLEY ESTATES to the City of Gering, Scotts Bluff County, Nebraska situated in the Northwest Quarter of the Northwest Quarter of Section 12, Township 21 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 11<sup>th</sup> day of August, 2014

*Edwin J. Mayo*  
Mayor

ATTEST:

*Kathy Leape*  
City Clerk

