



2017-6199

Date 11-28-17 Time 9:36am

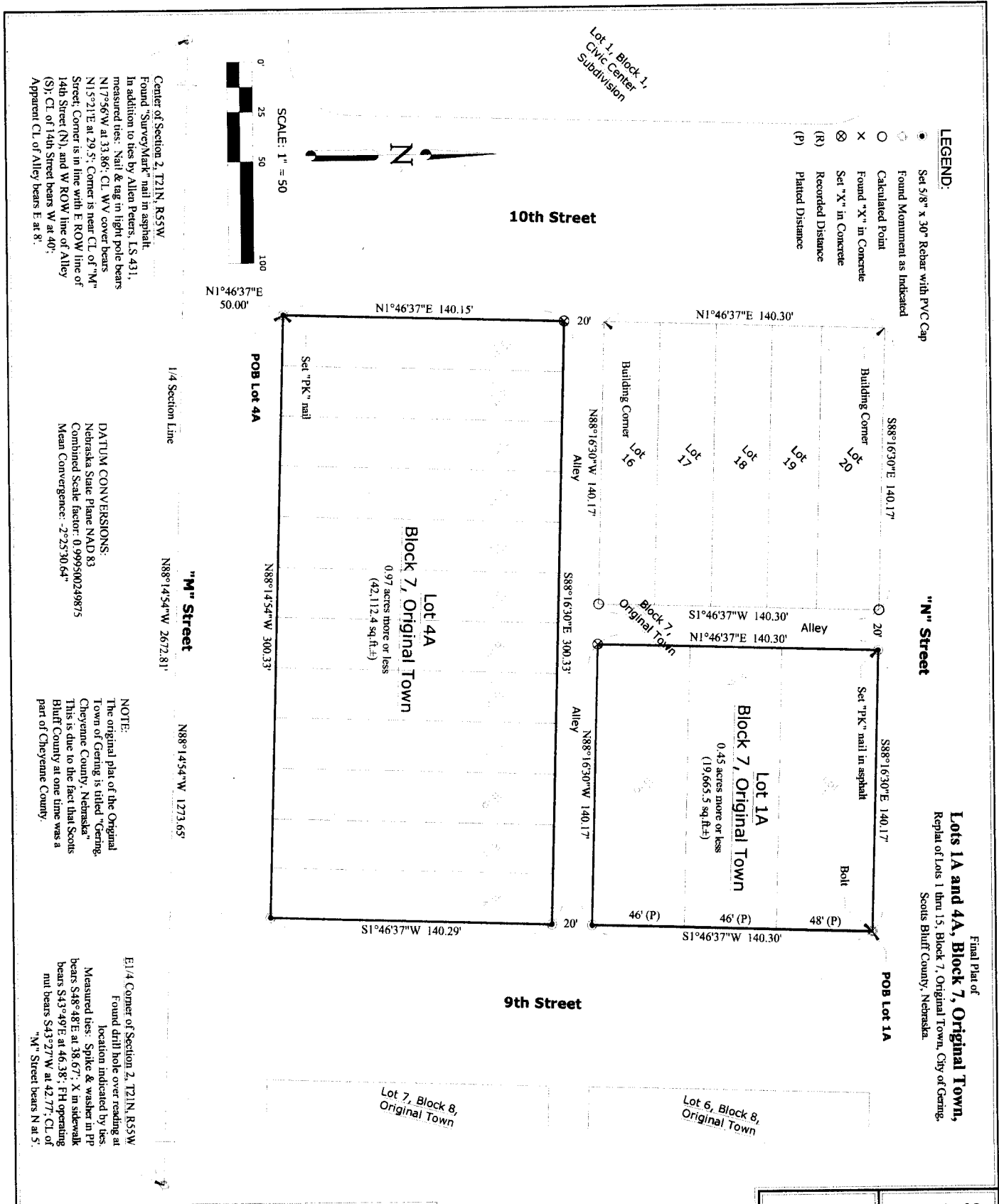
INST. 2017 6199

Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
 DOC TAX PD CHG RET
 FEES 16.00 PD CHG RET
 TOTAL 16.00
 REC'D City of Gering
 RET For office use

COMPUTER C
 PICTURED C
 IMAGED _____



Final Plat of
Lots 1A and 4A, Block 7, Original Town,
 Replat of Lots 1 thru 15, Block 7, Original Town, City of Gering,
 Scotts Bluff County, Nebraska.

Date: FEB 2017 Sheet No: 1 of 2

Job No.: 2016-37 Drawn by: NAB / Checked by: DAB Client Name: BrMark Builders, LLC

Panhandle Land Surveying
 Donald A. Brush, Registered Land Surveyor
 870 SB Road, Morrill, Nebraska, 69358
 Phone: (308) 247-2602

Final Plat of
Lots 1A and 4A, Block 7, Original Town,
 Replat of Lots 1 thru 15, Block 7, Original Town,
 City of Gering, Scotts Bluff County, Nebraska.

Copyright 2017

Center of Section 2, T21N, R55W
 Found "SurveyMark" nail in asphalt.
 In addition to ties by Allen Peters, LS 431,
 measured ties: Nail & tag in light pole bears
 N17°56'W at 33.86'; CL W.V cover bears
 N15°21'E at 29.5'; Corner is near CL of "M"
 Street; Corner is in line with E ROW line of
 14th Street (N), and W ROW line of Alley
 (S); CL of 14th Street bears W at 40';
 Apparent CL of Alley bears E at 8'.

DATUM CONVERSIONS:
 Nebraska State Plane NAD 83
 Combined Scale Factor: 0.999500249875
 Mean Convergence: -2°25'30.64"

NOTE:
 The original plat of the Original
 Town of Gering is titled "Gering
 Cheyenne County, Nebraska"
 This is due to the fact that Scotts
 Bluff County at one time was a
 part of Cheyenne County.

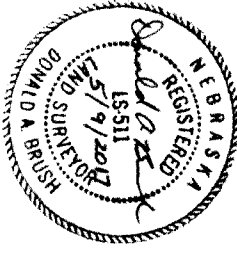
E/1/4 Corner of Section 2, T21N, R55W
 Found drill hole over reading at
 location indicated by ties.
 Measured ties: Spike & washer in pipe
 bears S48°48'E at 38.67'; X in sidewalk
 bears S43°49'E at 46.38'; FH operating
 nut bears S43°27'W at 42.77'; CL of
 "M" Street bears N at 5'.

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Replat of Lots 1 thru 15, Block 7, Original Town, City of Gering,
Scotts Bluff County, Nebraska.

SURVEYOR'S CERTIFICATE:

1. Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify that, between December 21, 2016, and February 3, 2017, the tract shown on the accompanying drawing was surveyed by me, or under my direct supervision; that I have plotted said tract as:
LOTS 1A AND 4A, BLOCK 7, ORIGINAL TOWN, REPLAT OF LOTS 1 THRU 15, BLOCK 7, ORIGINAL TOWN, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA;
that the accompanying drawing is a correct delineation of said survey drawn to a scale of 20 feet to the inch; that the distances are earth-surface distances given in feet and decimals of a foot; that the bearings are Nebraska State Plane Grid bearings based on GPS RTK measurements; that the area is as shown; and that the monuments were found or set as indicated.

WITNESS MY HAND AND SEAL this 9th day of May, 2017.
Donald A. Brush
Nebraska Registered Land Surveyor Number 511



LEGAL DESCRIPTIONS:

Lots 1A and 4A, Block 7, Original Town, Replat of Lots 1 thru 15, Block 7, Original Town, City of Gering, lying in the Southwest Quarter of the Southeast Quarter of the Northeast Quarter (SW1/4SE1/4NE1/4) of Section 2, Township 21 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the intersection of the easterly right-of-way (ROW) line of 10th Street with the northerly ROW line of "M" Street, said point being the POINT OF BEGINNING of this description; thence continuing on said easterly ROW line N1°46'37"W a distance of 140.15 feet to the intersection of said easterly ROW line with the southerly ROW line of a 20 foot wide alley; thence on said southerly ROW line S88°16'30"E a distance of 300.33 feet to the intersection of said southerly ROW line with the westerly ROW line of 9th Street; thence on said westerly ROW line S1°46'37"W a distance of 140.29 feet to the intersection of said westerly ROW line with said northerly ROW line of said "M" Street; thence on said northerly ROW line N88°14'54"W a distance of 300.33 feet to the point of beginning, containing 0.97 acres, more or less (42,112.4 sq. ft. ±) AND
Beginning at the intersection of the westerly right-of-way (ROW) line of 9th Street with the southerly ROW line of "N" Street, said point being the POINT OF BEGINNING of this description; thence continuing on said westerly ROW line S1°46'37"W a distance of 140.30 feet to the intersection of said westerly ROW line with the northerly ROW line of a 20 foot wide alley; thence on said northerly ROW line N88°16'30"W a distance of 140.17 feet to the intersection of said northerly ROW line with the easterly ROW line of a 20 foot wide alley; thence on said easterly ROW line N1°46'37"E a distance of 140.30 feet to the intersection of said easterly ROW line with said southerly ROW line of said "N" Street; thence on said southerly ROW line S88°14'54"E a distance of 140.17 feet to the point of beginning, containing 0.45 acres, more or less (19,665.5 sq. ft. ±)

APPROVAL:

The foregoing plat of "LOTS 1A AND 4A, BLOCK 7, ORIGINAL TOWN, REPLAT OF LOTS 1 THRU 15, BLOCK 7, ORIGINAL TOWN, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA," was approved by the City Administrator and City Engineer of the City of Gering, Nebraska, pursuant to Section 19-916, Keosaukee of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71, approved March 5, 1983, and amendment to Article 21, Section 21.307 by Ordinance No. 1517 to the City of Gering, Nebraska.

Dated this 14TH day of NOVEMBER, 2017.

Lane Demelezak
Lane Demelezak
City Administrator
Paul Snarr
Paul Snarr
City Engineer

OWNERS STATEMENT:

We, the under signed, being the owners of the tract of land described in the foregoing "Legal Description" and shown on the accompanying plat have caused such real estate to be platted as:

LOTS 1A AND 4A, BLOCK 7, ORIGINAL TOWN, REPLAT OF LOTS 1 THRU 15, BLOCK 7, ORIGINAL TOWN, CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.

We hereby dedicate an easement for the Public Parking Lot pursuant to the terms of the Redevelopment Agreement as recorded in Instrument No. 2017-1634 and Exhibit F, Instrument No. 2017-1736.

The foregoing plat is made with our free consent and in accordance with the desires of the undersigned owners.

Dated this 15 day of NOVEMBER, 2017.

Gering Hospitality Group, LLC, a Nebraska limited liability company

Ben Dishman
Ben Dishman, authorized signer

Acknowledgement:

State of NEBRASKA
County of SCOTTS BLUFF

Before me, a Notary Public, qualified and acting in said County, personally came Ben Dishman, authorized signer, Gering Hospitality Group, LLC, a Nebraska limited liability company, known to me to be the identical person who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and seal this 15TH day of NOVEMBER, 2017.

Brenda Brunitz
Brenda Brunitz
Notary Public

My Commission Expires: Dec. 15, 2019



Acknowledgement:

State of Nebraska)
County of Scotts Bluff)

Before me, a Notary Public, qualified and acting in said County, personally came Lane Demelezak, City Administrator of the City of Gering, Nebraska, and Paul Snarr, City Engineer of the City of Gering, Nebraska, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and seal this 14TH day of NOVEMBER, 2017.

Brenda Brunitz
Brenda Brunitz
Notary Public
My Commission Expires: Dec 15, 2019



Revised: 5/9/2017
Revised: 6/5/2017
Date: FEB 2017
Sheet No.: 1 of 2

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