



2023-1781

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 5.12.23 Time 1:48 PM

Inst. 2023 1781
Jean A. Bauer

REGISTER OF DEEDS

COMPUTER
PICTURED
IMAGED

NUM PAGES 3
DOC TAX PD CHG RET
FEES 22.00 PD CHG RET
TOTAL 22.00 6.50 16.00 6.00
REC'D Brent Holliday
RET For office use

FINAL PLAT

BLOCK 10B, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

A Replat of Block 10A, Midtown Development Addition and unplatted lands
in the Northwest Quarter of the Northwest Quarter of Section 36,
Township 22 North, Range 55 West of the 6th P.M.,
A Replat of Block 10, Midtown Development Addition and unplatted lands
in the Northwest Quarter of the Northwest Quarter of Section 36,
Township 22 North, Range 55 West of the 6th P.M.,
Scotts Bluff County, Nebraska



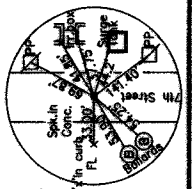
- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
-
-
- MEASURED
- RECORD
- ROW RIGHT OF WAY

NOTE: All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.

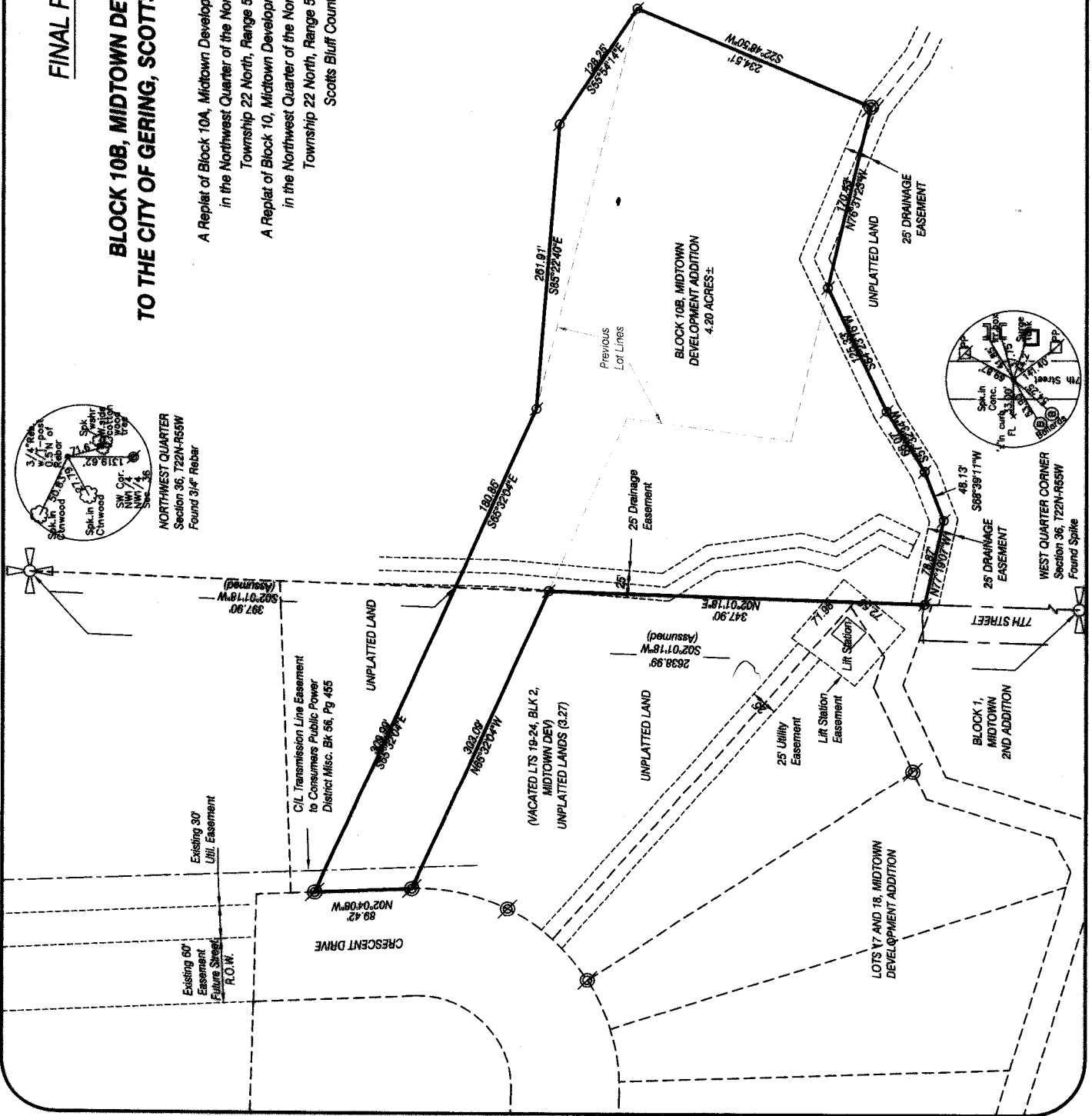
JOB# RM230036-00



NORTHWEST QUARTER
Section 36, T22N-R55W
Found 3/4\"/>



WEST QUARTER CORNER
Section 36, T22N-R55W
Found Spike



BLOCK 108, MIDTOWN DEVELOPMENT ADDITION, 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 Richard B. Holliday, Jr. Trustee for the Brent Holiday Family Trust, 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 the Brent Holiday Family Trust.

WITNESS MY HAND AND SEAL THIS 9th DAY OF March 2023.

[Signature] Notary Public

My Commission Expires May 9, 2026



ACKNOWLEDGEMENT

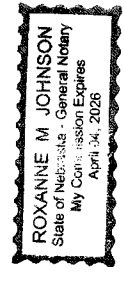
STATE OF NEBRASKA) COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Paul Reed, President of Paul Reed Farms, LLC, 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 Paul Reed Farms LLC.

WITNESS MY HAND AND SEAL THIS 12th DAY OF May 2023.

[Signature] Notary Public

My Commission Expires April 30, 2026



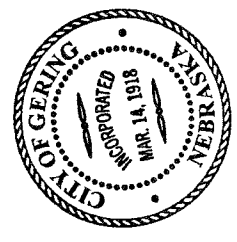
ANNEXATION APPROVAL AND ACCEPTANCE

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GERING, NEBRASKA THE REAL ESTATE WHICH IS PLATTED AS BLOCK 108, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION AND UNPLATTED LANDS IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., A REPLAT OF BLOCK 10, MIDTOWN DEVELOPMENT ADDITION AND UNPLATTED LANDS IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, PURSUANT TO SECTION 19-916 OF THE NEBRASKA REVISED STATUTES SHALL BE INCLUDED WITHIN THE CORPORATE LIMITS OF THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA SHALL BE AND BECOME PART OF SAID CITY FOR ALL PURPOSES WHATSOEVER, THAT THE INHABITANTS OF SAID ADDITION SHALL BE ENTITLED TO ALL THE RIGHTS AND PRIVILEGES, SHALL BE SUBJECT TO ALL THE LAWS, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF GERING, NEBRASKA.

BE IT FURTHER RESOLVED THAT THE INCLUSION AS BLOCK 108, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION AND UNPLATTED LANDS IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., A REPLAT OF BLOCK 10, MIDTOWN DEVELOPMENT ADDITION AND UNPLATTED LANDS IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, WITHIN THE CORPORATE LIMITS OF THE CITY OF GERING, NEBRASKA IS SUBJECT TO THE FINAL PLAT BEING FILED WITH THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS

PASSED AND APPROVED THIS 8th DAY OF May 2023.

[Signature] MAYOR: KENT EWING



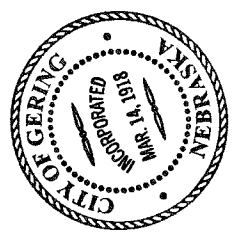
[Signature] ATTEST: CITY CLERK

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 108, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA A Replat of Block 10A, Midtown Development Addition and unplatted lands in the Northwest Quarter of the Northwest Quarter of Section 36, Township 22 North, Range 55 West of the 6th P.M., A Replat of Block 10, Midtown Development Addition and unplatted lands in the Northwest Quarter of the Northwest Quarter of Section 36, 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 8th day of May 2023.

[Signature] ATTEST: Mayor

[Signature] City Clerk



SURVEYOR'S CERTIFICATE

I, Gregg M. Schiltz, NEBRASKA REGISTERED LAND SURVEYOR NO. 786, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED BLOCK 10B, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A REPLAT OF BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION AND UNPLATTED LANDS IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., A REPLAT OF BLOCK 10, MIDTOWN DEVELOPMENT ADDITION AND UNPLATTED LANDS IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, SAID UNPLATTED LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 - situated in the Northwest Quarter of the Northwest Quarter of Section 36, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, said unplatted land more particularly described as follows:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, THENCE SOUTHERLY ON THE WEST LINE OF SECTION 36, ON AN ASSUMED BEARING OF S02°01'18"W, A DISTANCE OF 397.90 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION, THENCE BEARING S65°32'04"E, ON THE NORTH LINE OF BLOCK 10A, A DISTANCE OF 180.85 FEET, AND SAID CORNER BEING THE TRUE POINT OF BEGINNING OF SAID UNPLATTED LANDS, THENCE BEARING S85°22'40"E, A DISTANCE OF 261.91 FEET, THENCE BEARING S35°54'14"E, A DISTANCE OF 128.25 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION, THENCE BEARING N75°47'24"W ON THE NORTH LINE OF BLOCK 10A, A DISTANCE OF 378.85 FEET TO THE POINT OF BEGINNING, SAID UNPLATTED LANDS CONTAINING AN AREA OF 0.19 ACRES, MORE OR LESS

TRACT 2 - Situated in the Northwest Quarter of the Northwest Quarter of Section 36, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, said unplatted land more particularly described as follows:

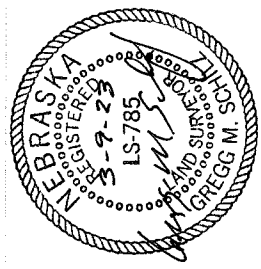
COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, THENCE SOUTHERLY ON THE WEST LINE OF SECTION 36, ON AN ASSUMED BEARING OF S02°01'18"W, A DISTANCE OF 484.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF BLOCK 10A, MIDTOWN DEVELOPMENT ADDITION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF SAID UNPLATTED LANDS, THENCE BEARING S65°32'04"E, ON THE SOUTH LINE OF BLOCK 10A, A DISTANCE OF 174.92 FEET, THENCE BEARING S08°11'06"W, ON THE WEST LINE OF BLOCK 10A, A DISTANCE OF 153.20 FEET, THENCE BEARING S76°31'23"E, ON THE SOUTH LINE OF BLOCK 10A, A DISTANCE OF 144.84 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF A DRAINAGE DITCH, THENCE BEARING S64°23'16"W, ON SAID DRAINAGE DITCH CENTERLINE, A DISTANCE OF 125.33 FEET, THENCE BEARING S57°32'34"W, ON SAID DRAINAGE DITCH CENTERLINE, A DISTANCE OF 66.07 FEET, THENCE BEARING S08°39'11"W, ON SAID DRAINAGE DITCH CENTERLINE, A DISTANCE OF 48.13 FEET, THENCE BEARING N77°19'07"W, ON SAID DRAINAGE DITCH CENTERLINE, A DISTANCE OF 78.87 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SECTION 36, THENCE NORTHERLY ON THE WEST LINE OF SECTION 36, BEARING N02°01'18"E, A DISTANCE OF 347.90 FEET TO THE POINT OF BEGINNING, SAID UNPLATTED LANDS CONTAINING AN AREA OF 1.27 ACRES, MORE OR LESS.

The total area of Block 10B, Midtown Development Addition being 4.20 Acres, more or less.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY

WITNESS MY HAND AND SEAL THIS 9th DAY OF March, 2023.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schiltz
Gregg M. Schiltz, Nebraska Registered Land Surveyor, L. S. 786



OWNERS STATEMENT

We, the undersigned, being the owners of Block 10A, Midtown Development Addition and unplatted lands in the Northwest Quarter of the Northwest Quarter of Section 36, Township 22 North, Range 55 West of the 6th P.M., a Replat of Block 10, Midtown Development Addition and unplatted lands in the Northwest Quarter of the Northwest Quarter of Section 36, 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 platted as BLOCK 10B, MIDTOWN DEVELOPMENT ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, A Replat of Block 10A, Midtown Development Addition and unplatted lands in the Northwest Quarter of the Northwest Quarter of Section 36, Township 22 North, Range 55 West of the 6th P.M., A Replat of Block 10, Midtown Development Addition and unplatted lands in the Northwest Quarter of the Northwest Quarter of Section 36, 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 9th day of March, 2023.

Owner: Block 10A, MIDTOWN DEVELOPMENT
THE BRENT HOLLIDAY FAMILY TRUST
C/O RICHARD B HOLLIDAY JR, TRUSTEE

Richard B Holliday Jr
By: Richard B. Holliday, Jr. Trustee

Owner: unplatted land situated in the NW1/4 of NW1/4 of Section 36, Township 22 North, Range 55 West
Paul Reed Farms, LLC

Paul Reed
Paul Reed, President