

2023-3229

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 8.18.23 Time 9:37 AM

Inst. 2023 3229
Jean A. Bauer

REGISTER OF DEEDS

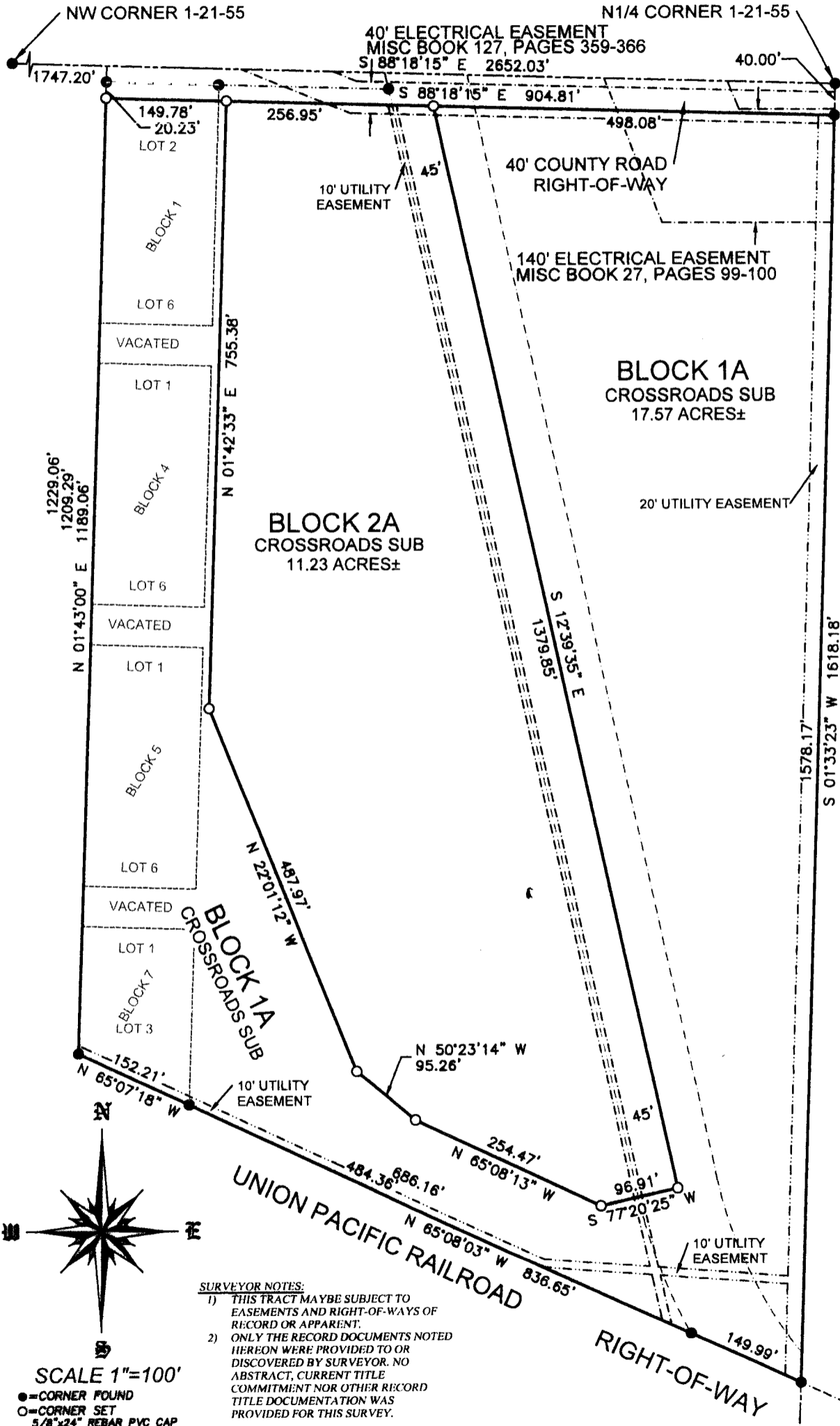
NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 22.00 PD CHG _____ RET _____
TOTAL 22.00 csh
REC'D Crossroads Cooperative Assoc.
RET For Office Use

COMPUTER CC
PICTURED 0
IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES

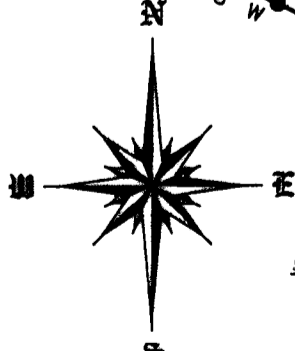
FINAL PLAT

BLOCKS 1A AND 2A, CROSSROADS SUBDIVISION, A REPLAT OF BLOCK 1, CROSSROADS SUBDIVISION AND LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 4, LOTS 1-6, BLOCK 5, LOTS 1-4, BLOCK 7, FIRST ADDITION TO NORTH GERING, AND UNPLATTED LANDS WITHIN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA.



SURVEYOR NOTES:

- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.



SCALE 1"=100'
 ●=CORNER FOUND
 ○=CORNER SET
 5/8"x24" REBAR PVC CAP

SHEET 1 OF 2	PROJECT: CROSSROADS 1-21-55 R & C WELDING GERING, NEBRASKA	ACCUSTAR SURVEYING 30801 COUNTY ROAD 17 PHONE: (308) 623-0197	MITCHELL, NE 69357 CELL: (308) 631-0737	Scale 1"=200' Date: JUNE 16, 2023 Drawn By: SWS REVISION:

FINAL PLAT

BLOCKS 1A AND 2A, CROSSROADS SUBDIVISION, A REPLAT OF BLOCK 1, CROSSROADS SUBDIVISION AND LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 4, LOTS 1-6, BLOCK 5, LOTS 1-4, BLOCK 7, FIRST ADDITION TO NORTH GERING, AND UNPLATTED LANDS WITHIN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PREPARED THE PLAT FOR BLOCKS 1A AND 2A, CROSSROADS SUBDIVISION, A REPLAT OF BLOCK 1, CROSSROADS SUBDIVISION AND LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 4, LOTS 1-6, BLOCK 5, LOTS 1-4, BLOCK 7, FIRST ADDITION TO NORTH GERING, AND UNPLATTED LANDS WITHIN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.



WITNESS MY HAND AND SEAL this 20th day of JUNE, 2023.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

OWNER'S STATEMENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS OF BLOCK 1, CROSSROADS SUBDIVISION AND LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 4, LOTS 1-6, BLOCK 5, LOTS 1-4, BLOCK 7, FIRST ADDITION TO NORTH GERING, AND UNPLATTED LANDS WITHIN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAY HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS BLOCKS 1A AND 2A, CROSSROADS SUBDIVISION, A REPLAT OF BLOCK 1, CROSSROADS SUBDIVISION AND LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 4, LOTS 1-6, BLOCK 5, LOTS 1-4, BLOCK 7, FIRST ADDITION TO NORTH GERING, AND UNPLATTED LANDS WITHIN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA.

THAT THE FOREGOING PLAT WAS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

HEREBY DEDICATE THE ADDITIONAL ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS AS SHOWN ON THE FOREGOING PLAT FOR THE USE AND BENEFIT OF THE PUBLIC.

DATED THIS 18 DAY OF August, 2023.

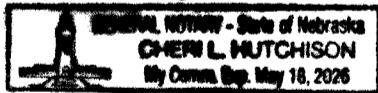
BY: Shain Shimic
SHAIN SHIMIC, REGIONAL MANAGER
CROSSROADS COOPERATIVE ASSOCIATION

ACKNOWLEDGMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTT'S BLUFF)

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME SHAIN SHIMIC, REGIONAL MANAGER, CROSSROADS COOPERATIVE ASSOCIATION, 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 THEIR VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 18 DAY OF August, 2023.



Cheri L. Hutchison
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 18, 2026

APPROVAL AND ACCEPTANCE

THE FOREGOING PLAT OF BLOCKS 1A AND 2A, CROSSROADS SUBDIVISION, A REPLAT OF BLOCK 1, CROSSROADS SUBDIVISION AND LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 4, LOTS 1-6, BLOCK 5, LOTS 1-4, BLOCK 7, FIRST ADDITION TO NORTH GERING, AND UNPLATTED LANDS WITHIN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, BY RESOLUTION DATED THIS 14th DAY OF August, 2023.

[Signature]
MAYOR



ATTEST: [Signature]
CITY CLERK

Table with 4 columns: SHEET 2 OF 2, PROJECT: CROSSROADS 1-21-55, ACCUSTAR SURVEYING (address and phone), and Scale/Date/Drawn By/REVIEWED.