



2023-4468

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 11-16-23 Time 8:44am

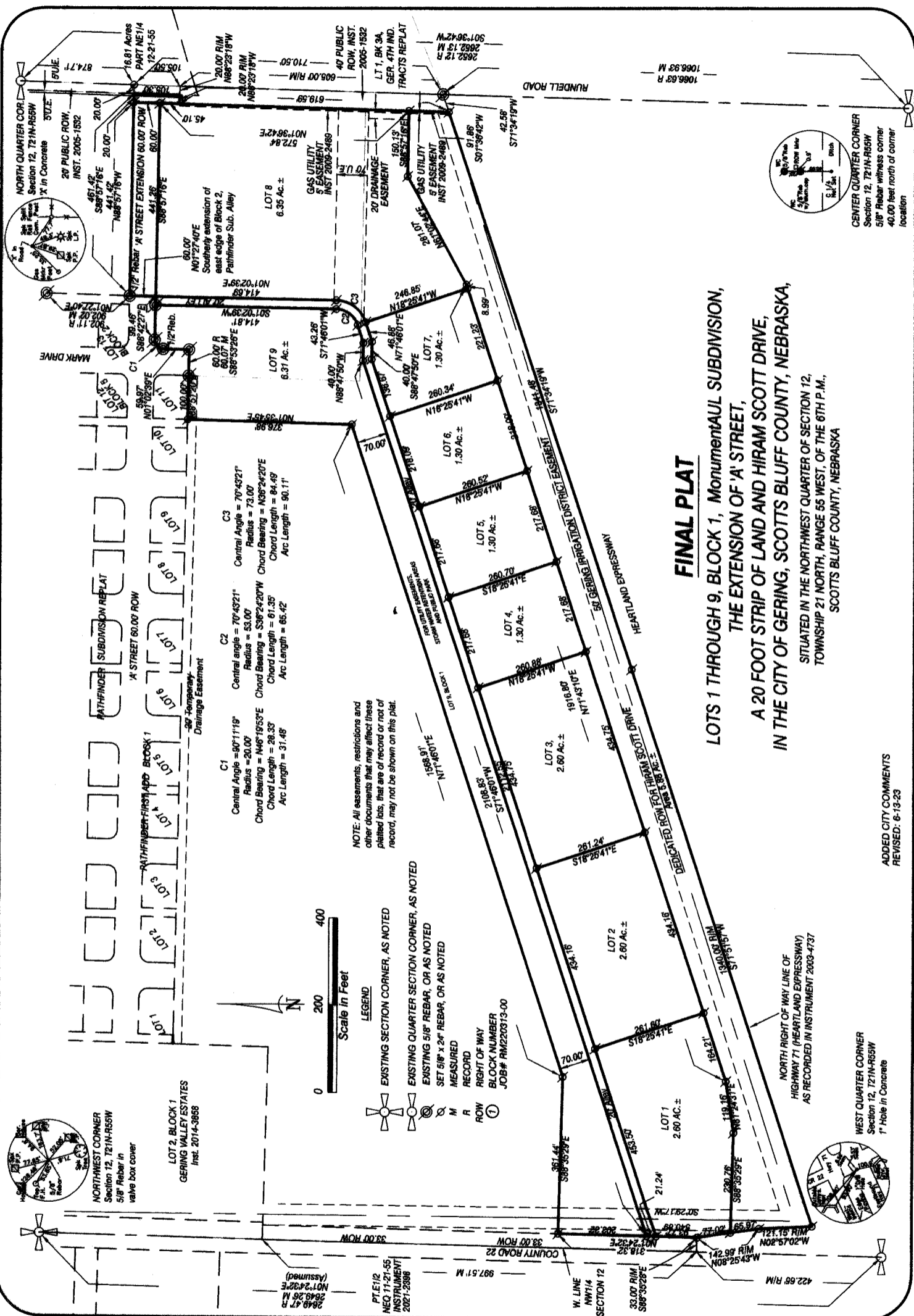
Inst. **2023** **4468**
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 4
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 28.00 PD _____ CHG RET _____
 TOTAL 28.00
 REC'D MC Schaff - Gregg
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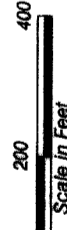


FINAL PLAT
LOTS 1 THROUGH 9, BLOCK 1, MONUMENTAUL SUBDIVISION,
THE EXTENSION OF 'A' STREET,
A 20 FOOT STRIP OF LAND AND HIRAM SCOTT DRIVE,
IN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA,
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 21 NORTH, RANGE 55 WEST, OF THE 6TH P.M.,
 SCOTTS BLUFF COUNTY, NEBRASKA

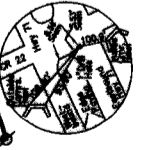
C1 Central angle = 90°11'19" Radius = 53.00' Chord Bearing = N46°19'53"E Chord Length = 61.35' Arc Length = 31.48'
 C2 Central angle = 70°43'21" Radius = 73.00' Chord Bearing = S36°24'20"W Chord Length = 84.49' Arc Length = 65.42'
 C3 Central angle = 70°43'21" Radius = 73.00' Chord Bearing = N36°24'20"E Chord Length = 84.49' Arc Length = 65.42'

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.

- LEGEND**
- ⊕ EXISTING SECTION CORNER, AS NOTED
 - ⊕ EXISTING QUARTER SECTION CORNER, AS NOTED
 - ⊕ EXISTING 5/8" REBAR, OR AS NOTED
 - ⊕ SET 5/8" x 24" REBAR, OR AS NOTED
 - M MEASURED
 - R RECORD
 - ROW RIGHT OF WAY
 - ① BLOCK NUMBER

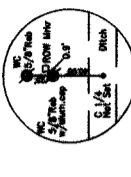


NORTHWEST CORNER
 Section 12, T21N-R55W
 5/8" Rebar in valve box cover
 LOT 2, BLOCK 1
 GERING VALLEY ESTATES
 Inst. 2014-3868



WEST QUARTER CORNER
 Section 12, T21N-R55W
 1" Hole in Concrete

ADDED CITY COMMENTS
 REVISED: 6-13-23



CENTER QUARTER CORNER
 Section 12, T21N-R55W
 5/8" Rebar witness corner
 40.00 feet north of corner location

LOTS 1-9, Monumental Sub AND PUBLIC ROW GERING, NEBRASKA SHEET 2 OF 4

HIRAM SCOTT DRIVE RIGHT OF WAY

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, ON AN ASSUMED BEARING OF N01°24'32"E, A DISTANCE OF 422.65 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY 71 (HEARTLAND EXPRESSWAY), AS RECORDED IN INSTRUMENT 2003-4737, THENCE BEARING S88°35'28"E, ON THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 71, A DISTANCE OF 33.00 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 22 (7TH STREET), THENCE SOUTHERLY, ON THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 71, BEARING S08°25'43"E, A DISTANCE OF 77.02 FEET, TO THE POINT OF BEGINNING, THENCE BEARING S88°35'29"E, A DISTANCE OF 230.76 FEET, THENCE BEARING N81°24'31"E, A DISTANCE OF 119.16 FEET, THENCE BEARING N71°43'10"E, A DISTANCE OF 1916.80 FEET, THENCE BEARING N61°02'44"E, A DISTANCE OF 281.07 FEET, THENCE BEARING S88°57'16"E, A DISTANCE OF 150.13 FEET, THENCE BEARING S01°38'42"W, A DISTANCE OF 91.86 FEET, POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY 71 (HEARTLAND EXPRESSWAY), AS RECORDED IN INSTRUMENT 2003-4737, THENCE SOUTHERLY, ON THE NORTH RIGHT OF WAY LINE, BEARING S71°34'19"W, A DISTANCE OF 1341.48 FEET, THENCE BEARING S71°51'57"W, ON SAID RIGHT OF WAY LINE, A DISTANCE OF 1340.00 FEET, THENCE NORTHERLY ON SAID RIGHT OF WAY LINE, BEARING N02°57'02"W, A DISTANCE OF 121.15, THENCE NORTHERLY ON SAID RIGHT OF WAY LINE OF HIGHWAY 71, BEARING N08°25'43"W, A DISTANCE OF 66.97 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 5.88 ACRES, MORE OR LESS.

20 FOOT STRIP TO BE DEDICATED AS PUBLIC ROW

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, THENCE NORTHERLY ON THE EAST LINE OF SAID SECTION, ON AN ASSUMED BEARING OF N01°38'42"E, A DISTANCE OF 1088.93 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY 71 (HEARTLAND EXPRESSWAY), AS RECORDED IN INSTRUMENT 2003-4737, THENCE SOUTHERLY, ON THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 71, BEARING S71°34'19"W, A DISTANCE OF 42.58 FEET, THENCE BEARING N01°38'42"E, A DISTANCE OF 619.59 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHERLY, ON A line parallel with the east line of the Northwest Quarter of Section 12, BEARING N01°38'42"E, A DISTANCE OF 105.10 FEET, THENCE BEARING S88°57'16"E, A DISTANCE OF 20.00 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF A DEDICATED 20 FOOT ROW AS RECORDED IN INST. 2005-1532, THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE, BEARING S01°38'42"W, A DISTANCE OF 106.30 FEET, THENCE BEARING N88°23'18"W, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING, SAID 20 FOOT WIDE TRACT CONTAINING AN AREA OF 2,104 SQ.FT. MORE OR LESS

EXTENSION OF 'A' STREET

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTT BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, THENCE NORTHERLY ON THE EAST LINE OF SAID SECTION, ON AN ASSUMED BEARING OF N01°38'42"E, A DISTANCE OF 1088.93 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY 71 (HEARTLAND EXPRESSWAY), AS RECORDED IN INSTRUMENT 2003-4737, THENCE CONTINUING NORTHERLY ON THE EAST LINE OF THE NORTHWEST QUARTER, BEARING N01°38'42"E, A DISTANCE OF 710.50 FEET, THENCE WESTERLY BEARING N88°57'16"W, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING, THENCE BEARING N88°57'16"W, A DISTANCE OF 441.42 FEET, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF A 20 FOOT ALLEY OF BLOCK 2, PATHFINDER SUBDIVISION AS RECORDED IN DEED BOOK 151, PAGE 346, THENCE SOUTHERLY ON SAID EAST LINE, EXTENDED SOUTHERLY, BEARING S01°27'40"W, A DISTANCE OF 60.00 FEET, THENCE BEARING S88°57'16"E, A DISTANCE OF 441.26 FEET, THENCE BEARING N01°38'42"E, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 0.60 ACRES MORE OR LESS.

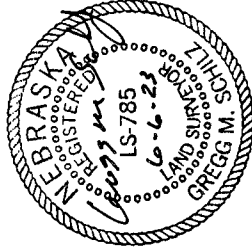
SURVEYOR'S CERTIFICATE

I, GREGG M. SCHILZ, NEBRASKA REGISTERED LAND SURVEYOR NO. 785, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED LOTS 1 THROUGH 9, BLOCK 1, MONUMENTAL SUBDIVISION, THE EXTENSION OF 'A' STREET, A 20 FOOT STRIP OF LAND AND HIRAM SCOTT DRIVE, IN THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST, OF THE 6TH P.M., SCOTT'S BLUFF COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 12, THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION, ON AN ASSUMED BEARING OF N01°24'32"E, A DISTANCE OF 422.65 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY 71 (HEARTLAND EXPRESSWAY), AS RECORDED IN INSTRUMENT 2003-4737, THENCE BEARING S88°35'28"E, ON THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 71, A DISTANCE OF 33.00 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 22 (7TH STREET), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE NORTHERLY ON THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 22, AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, BEARING N01°24'32"E, A DISTANCE OF 318.33 FEET, THENCE BEARING S88°35'29"E, A DISTANCE OF 361.44 FEET, THENCE BEARING N71°46'01"E, A DISTANCE OF 1568.91 FEET, THENCE BEARING N01°35'45"E, A DISTANCE OF 376.98 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF LOT 11, BLOCK 1, PATHFINDER FIRST ADDITION, AS RECORDED IN INSTRUMENT 2007-3058, THENCE EASTERLY ON THE SOUTH LINE OF SAID LOT 11, BEARING S88°51'20"E, A DISTANCE OF 100.00 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHEAST CORNER OF SAID LOT 11, THENCE EASTERLY ON THE SOUTH ROAD RIGHT OF WAY OF MARK DRIVE, AS RECORDED IN SAID INSTRUMENT 2007-3058, BEARING S88°53'26"E, A DISTANCE OF 60.07 FEET MEASURED (60.00 FEET RECORDED), THENCE NORTHERLY ON THE EAST RIGHT OF WAY LINE OF MARK DRIVE, AS RECORDED IN SAID INSTRUMENT 2007-3058, BEARING N01°02'39"E, A DISTANCE OF 59.97 FEET MEASURED (60.00 FEET RECORDED), TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET RECORDED AND MEASURED, A CENTRAL ANGLE OF 90°11'19" MEASURED (90°00'00" RECORDED), A CHORD BEARING OF N46°19'53"E, AND A CHORD LENGTH OF 28.33 FEET MEASURED (28.28 FEET RECORDED), THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, A DISTANCE OF 31.48 FEET MEASURED (31.42 FEET RECORDED), AS RECORDED IN SAID INSTRUMENT 2007-3058, THENCE EASTERLY ON THE SOUTH RIGHT OF WAY LINE OF 'A' STREET, AS RECORDED IN DEED BOOK 151, PAGE 346, BEARING S88°42'27"E, A DISTANCE OF 99.46 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST ALLEYWAY LINE OF BLOCK 2, PATHFINDER SUBDIVISION, AS RECORDED IN DEED BOOK 151, PAGE 346, THENCE NORTHERLY ON SAID EAST ALLEYWAY LINE EXTENSION, BEARING N01°27'40"E, A DISTANCE OF 60.00 FEET MEASURED/RECORDED, THENCE BEARING S88°57'16"E, A DISTANCE OF 461.42 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF A 20.00 FOOT DEDICATED RIGHT OF WAY, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 12, AS RECORDED IN INSTRUMENT 2005-1532, BEARING S01°36'42"W, A DISTANCE OF 105.30 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF A 40.00 FOOT DEDICATED RIGHT OF WAY AS RECORDED IN INSTRUMENT 2005-1532, BEARING N88°23'18"W, A DISTANCE OF 20.00 FEET, THENCE SOUTHERLY, ON THE WEST LINE OF SAID 40.00 FOOT RIGHT OF WAY, BEARING S01°36'42"W, A DISTANCE OF 619.59 FEET, TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HIGHWAY 71 (HEARTLAND EXPRESSWAY), AS RECORDED IN INSTRUMENT 2003-4737, THENCE SOUTHWESTERLY ON SAID NORTH RIGHT OF WAY LINE, BEARING S71°51'57"W, A DISTANCE OF 1340.00 FEET, THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE, BEARING N02°57'02"W, A DISTANCE OF 121.15 FEET, THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE, BEARING N08°25'43"W, A DISTANCE OF 142.99 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 33.47 ACRES, MORE OR LESS.

The accompanying plat is a true delineation of such survey drawn to a scale of 200 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 6th DAY OF June, 2023. FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



Handwritten signature of Gregg M. Schilz and printed name: Gregg M. Schilz, Nebraska Registered Land Surveyor, L. S. 785

LOTS 1-9, MonumentAUL Sub AND PUBLIC ROW 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 Vinc L. Aulick, Manager of AKAJRV 314, LLC, a Nebraska Limited Liability Company, 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 AKAJRV 314, LLC, a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 24th DAY OF July, 2023.

Notary Public



My Commission Expires

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 THROUGH 9, BLOCK 1, MONUMENTAUL SUBDIVISION, THE EXTENSION OF 'A' STREET, A 20 FOOT STRIP OF LAND AND HIRAM SCOTT DRIVE, IN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST, OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is hereby approved and accepted by the Mayor and City Council of the City of Gering, Scotts Bluff County, Nebraska, dated this 24th day of July, 2023.

Mayor Kent Ewing

Attest: Kathi Weiff, City Clerk Kathi Weiff



HOA EASEMENTS

- 1. A perpetual license and easement is hereby reserved in favor of and granted to K-N Energy, and any company which has been granted a franchise to provide natural gas service within the Lots, to erect and operate, maintain, repair and renew buried or underground gas mains for the carrying and transmission of gas service on, over, through, under and across a five (5) foot wide strip of land whose centerline is more particularly described in Instrument 2009-2489 as a centerline being 2.5 foot on each side.
2. A perpetual easement is further reserved for drainage and utilities, being 20 feet west of and parallel with the east line of the Northwest Quarter of Section 12 and extending southerly until the intersection of the north line of a 40.00 public right of way, all as described in Instrument 2005-1532, for the use and benefit of the public.
3. A perpetual easement is further reserved in favor of the City of Gering for Lot 9, MonumentAUL Subdivision, as platted, to erect, install, operate, maintain, repair and renew sewer, water, electricity, pipelines, hydrants, stormwater retention, and other related facilities, throughout the entirety of Lot 9, as shown on survey.
4. A perpetual easement is further reserved for drainage and utilities, including but not limited to storm water drainage, City water supply and sanitary sewer system, as platted, across Lot 8, MonumentAUL Subdivision, being 70 feet in width including the current utility lines in place, for the use and benefit of the public.
5. A perpetual easement is further reserved for the drainage of storm water, being the east 20 feet of Lot 8, MonumentAUL Subdivision, beginning at the southeast corner of Lot 8, as platted and extending northerly to the south line of the above mentioned 70 foot utility easement, for the use and benefit of the public.
6. A perpetual easement is further reserved for the Gering Irrigation District, being 25 feet each side of the following described line: Beginning at a point on the west line of the Northwest Quarter of Section 12, being 133 feet north of the Southwest Quarter of the Northwest Quarter of said Section 12, thence easterly on an assumed bearing of N72°15'47"E, a distance of 1399.11 feet, thence bearing N72°35'31"E, a distance of 1383.60 feet, to the point of terminus, said point also being the point of intersection with the east east line of the Northwest Quarter of Said Section 12, and being 1066.19 feet north of the Southeast Corner of said Northwest Quarter, and also the west 50 feet of Lots 1 and 9, MonumentAUL Subdivision, as platted, to maintain, replace, construct and operate their existing underground pipeline.
7. Any easements which are specified in the final plat(s) of MonumentAUL Subdivision.

OWNERS STATEMENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF UNPLATTED LANDS SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST, OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATE AND SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOTS 1 THROUGH 8, BLOCK 1, MONUMENTAUL SUBDIVISION, THE EXTENSION OF 'A' STREET, A 20 FOOT STRIP OF LAND AND HIRAM SCOTT DRIVE, IN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 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. We hereby dedicate the streets, public right of way and easements as shown on survey for the use and benefit of the public. Dated this 24th day of July, 2023.

Owner: AKAJRV 314, LLC, a Nebraska Limited Liability Company

By: Vinc L. Aulick, Manager