



2024-4226

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IMAGED _____

NUM PAGES 3
DOC TAX _____ PD _____ CHG _____ RET _____
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TOTAL 22.00
REC'D MCS Staff - Dennis
RET FBI Office Use

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 11.4.24 Time 1:25 pm

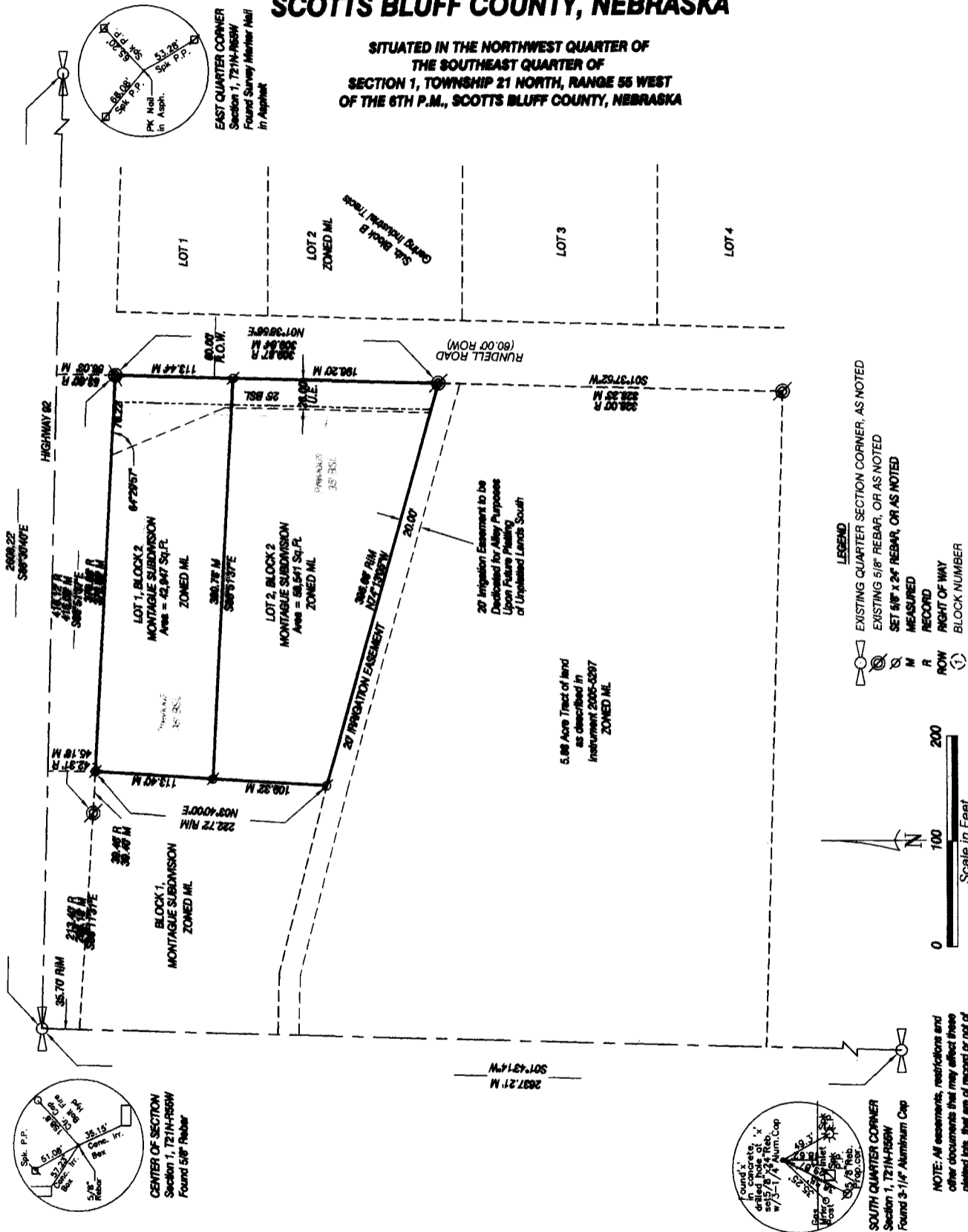
Inst. 2024 4226
Jean A. Bauer

REGISTER OF DEEDS

FINAL PLAT

LOTS 1 AND 2, BLOCK 2, MONTAGUE SUBDIVISION, A REPLAT OF BLOCK 2, MONTAGUE SUBDIVISION, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN THE NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



5.88 Acre Tract of land
as described in
Instrument 2005-5397
ZONED ML

2837.21' M
307°43'14" W

20' Irrigation Easement to be
Dedicated for Alley Purposes
Upon Future Paving
of Unplatted Lands South

20' IRRIGATION EASEMENT

Sub. Block B
Tracked
ZONED ML

LOT 1
LOT 2
LOT 3
LOT 4

LOT 1, BLOCK 2
MONTAGUE SUBDIVISION
Area = 42,947 Sq. Ft.
ZONED ML

LOT 2, BLOCK 2
MONTAGUE SUBDIVISION
Area = 88,947 Sq. Ft.
ZONED ML

BLOCK 1,
MONTAGUE SUBDIVISION
ZONED ML

6'x29'57"

380.78' M
S08°57'37" E

113.44' M
N03°40'07" E

108.32' M
N03°40'07" E

45.18' M
S81°10'17" E

213.49' M
S81°10'17" E

38.48' M
S81°10'17" E

95.70' RIM
S81°10'17" E

60.00' R.O.W.

300.27' M
S08°57'37" E

192.20' M
N07°36'56" E

25' B&L

178.00' M
N72°15'20" W

380.80' RIM
N72°15'20" W

20.00'

308.07' R
S01°37'52" W

328.25' M

308.07' R

288.25' M

2837.21' M
307°43'14" W

HIGHWAY 82

2908.27
S88°30'40" E

2000.00' M
S88°30'40" E

213.49' M
S81°10'17" E

45.18' M
S81°10'17" E

38.48' M
S81°10'17" E

95.70' RIM
S81°10'17" E

213.49' M
S81°10'17" E

45.18' M
S81°10'17" E

38.48' M
S81°10'17" E

95.70' RIM
S81°10'17" E

LOTS 1&2, BLOCK 2,
MONTAGUE SUBDIVISION
GERING, NEBRASKA
SHEET 2 OF 3
JOB# RM2-40261-00

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Paul E. Marietta, 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.
WITNESS MY HAND AND SEAL THIS 15 DAY OF November 2024.



Dennis P. Sullivan
Notary Public

My Commission Expires Nov. 9, 2026

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Kimberly A. Marietta, 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.
WITNESS MY HAND AND SEAL THIS 15 DAY OF November 2024.



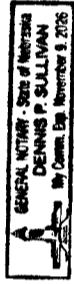
Dennis P. Sullivan
Notary Public

My Commission Expires Nov. 9, 2026

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Mitchell E. Marietta, 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.
WITNESS MY HAND AND SEAL THIS 15 DAY OF November 2024.



Dennis P. Sullivan
Notary Public

My Commission Expires Nov. 9, 2026

OWNER'S STATEMENT

We, the undersigned, being the owners of Block 2, Montague Subdivision, an Addition to the City of Gering, Scotts Bluff County, Nebraska, situated in the Northwest Quarter of the Southwest Quarter of Section 1, Township 21 North, Range 55 West of the 8th 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 LOTS 1 AND 2, BLOCK 2, MONTAGUE SUBDIVISION, A REPLAT OF BLOCK 2, MONTAGUE SUBDIVISION, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northwest Quarter of the Southwest Quarter of Section 1, Township 21 North, Range 55 West of the 8th 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 15 day of November 2024.

OWNERS: BLOCK 2, MONTAGUE SUBDIVISION

By: *Paul E. Marietta*
Paul E. Marietta

By: *Kimberly A. Marietta*
Kimberly A. Marietta

By: *Mitchell E. Marietta*
Mitchell E. Marietta

LOTS 1&2, BLOCK 2,
MONTAGUE SUBDIVISION
GERING, NEBRASKA
SHEET 3 OF 3
JOB# RM2-0261-00

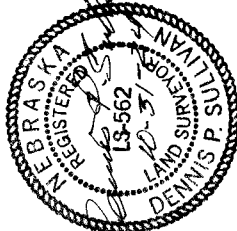
SURVEYOR'S CERTIFICATE

I, Dennis P. Sullivan, Nebraska Registered Land Surveyor No. 562, duly registered under the Land Surveyor's Regulation Act, hereby certify, or under my direct supervision, have surveyed and prepared a plat of LOTS 1 AND 2, BLOCK 2, MONTAGUE SUBDIVISION, A REPLAT OF BLOCK 2, MONTAGUE SUBDIVISION, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northwest Quarter of the Southeast Quarter of Section 1, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

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 the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That said survey, to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF October, 2024.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan
Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK 2, MONTAGUE SUBDIVISION, A REPLAT OF BLOCK 2, MONTAGUE SUBDIVISION, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, situated in the Northwest Quarter of the Southeast Quarter of Section 1, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska was approved by the City Administrator and City Engineer of the City of Gering, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71, approved March 5th, 1963 and amended to Article 21, Section 21, 307 by Ordinance No. 1517 to the City of Gering, Nebraska.

Pat Heath
Pat Heath
City Administrator

Annie Folck
Annie Folck
City Engineer

