

2025-1235

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG - RET _____
TOTAL 16.00
REC'D M.C. Schaff
RET _____

COMPUTER 88
POSTED C
IMAGED _____

RECORDED
SCOTTS BLUFF COUNTY, NE

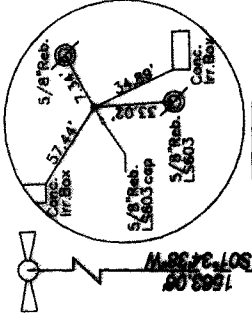
Date 3-27-25 Time 12:10 PM
Inst. 2025 1235

Jean A. Bauer

REGISTER OF DEEDS

FINAL PLAT
LOTS 1 AND 2, BLOCK J, GERING INDUSTRIAL TRACTS,
AN ADMINISTRATIVE REPLAT OF BLOCK J,
GERING INDUSTRIAL TRACTS
AN ADDITION TO THE CITY OF GERING,
SCOTTS BLUFF COUNTY, NEBRASKA
SITUATED IN PART OF THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST
OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA

CENTER QUARTER CORNER
SECTION 1, T21N-R55W
FOUND 5/8" REBAR, L5803



628.8 R
625.44 SB
625.57 M
S88°17'27"E

BLOCK F,
GERING INDUSTRIAL TRACTS

628.8 R
625.44 M
S88°17'27"E

I STREET
60.00' ROW

138.90 M
S01°34'38"W

LOT 2, BLOCK J,
GERING INDUSTRIAL TRACTS
AREA = 0.88 Acres
38,294 Sq. Ft.

LOT 1, BLOCK J,
GERING INDUSTRIAL TRACTS
AREA = 1.12 Acres
48,768 Sq. Ft.

628.8 R
625.03 M
S88°13'15"E

BLOCK K,
GERING INDUSTRIAL TRACTS

RUNDLE ROAD
60.00' ROW

LOT 1, BLOCK 8,
PAPPAS ADDITION

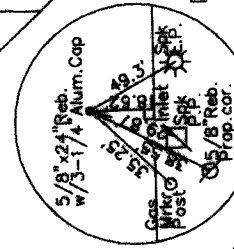
LOT 1, BLOCK 16,
PAPPAS ADDITION

LOT 2, BLOCK 16,
PAPPAS ADDITION

LOT 3, BLOCK 16,
PAPPAS ADDITION

WEST LINE OF THE
SOUTHEAST QUARTER

SOUTH QUARTER CORNER
SECTION 1, T21N-R55W
3-1/4" Aluminum Cap



- LEGEND**
- EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING 5/8" REBAR, OR AS NOTED
 - SET 5/8" x 24" REBAR
 - RIGHT OF WAY
 - RECORD
 - MEASURED
 - PROPORTIONED DISTANCE
 - MEASUREMENT SHOWN ON SURVEY BY
 - SCOTT BOSSE, L5803 DATED 3-28-14
 - UTILITY EASEMENT
- ROW
R
M
R
SB
U.E.



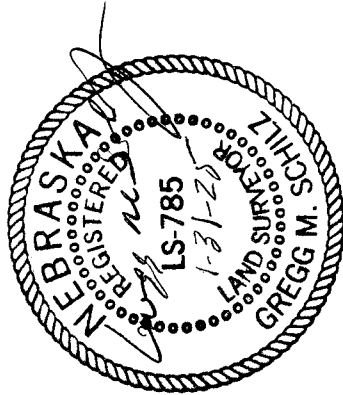
Scale in Feet

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 and prepared a plat of LOTS 1 AND 2, BLOCK J, GERGING INDUSTRIAL TRACTS, AN ADMINISTRATIVE REPLAT OF BLOCK J, GERGING INDUSTRIAL TRACTS, AN ADDITION TO THE CITY OF GERGING, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART 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 60 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 31ST DAY OF January, 2025.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



Gregg M. Schilz
Gregg M. Schilz, Nebraska Registered Land Surveyor, L.S. 785

OWNER'S STATEMENT

We, the undersigned, being the owners of Block J, Gerging Industrial Tracts, situated in part of the Southeast Quarter of Section 1, Township 21 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 LOTS 1 AND 2, BLOCK J, GERGING INDUSTRIAL TRACTS, AN ADMINISTRATIVE REPLAT OF BLOCK J, GERGING INDUSTRIAL TRACTS, AN ADDITION TO THE CITY OF GERGING, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 1, 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.

Dated this 6th day of March, 2025.

OWNER: NSFCB, LLC, a Nebraska Limited Liability Company
BLOCK J, GERGING INDUSTRIAL TRACTS

By: *Conrad Buhman*
Conrad Buhman, President

LOTS 1 AND 2, BLOCK J,
GERGING INDUSTRIAL TRACTS
GERGING, NEBRASKA
SHEET 2 OF 2
JOB# RM240313-00

ACKNOWLEDGEMENT

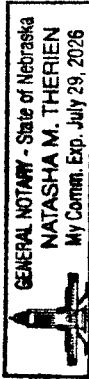
STATE OF NEBRASKA)
COUNTY OF ~~SCOTTS BLUFF~~ Lincoln

Before me, a Notary Public, qualified and acting in said County, personally came Conrad Buhman, President of NSFCB, 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 NSFCB, LLC, a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 10th DAY OF March, 2025.

Natasha M. Therien
Notary Public

My Commission Expires July 29, 2026

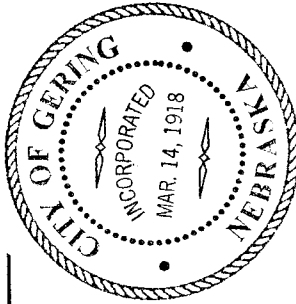


APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK J, GERGING INDUSTRIAL TRACTS, AN ADMINISTRATIVE REPLAT OF BLOCK J, GERGING INDUSTRIAL TRACTS, AN ADDITION TO THE CITY OF GERGING, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN PART 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 Gerging, 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 Gerging, Nebraska.

Pat Heath
Pat Heath
City Administrator

Annie Folck
Annie Folck
City Engineer



Inst. 2025

1235