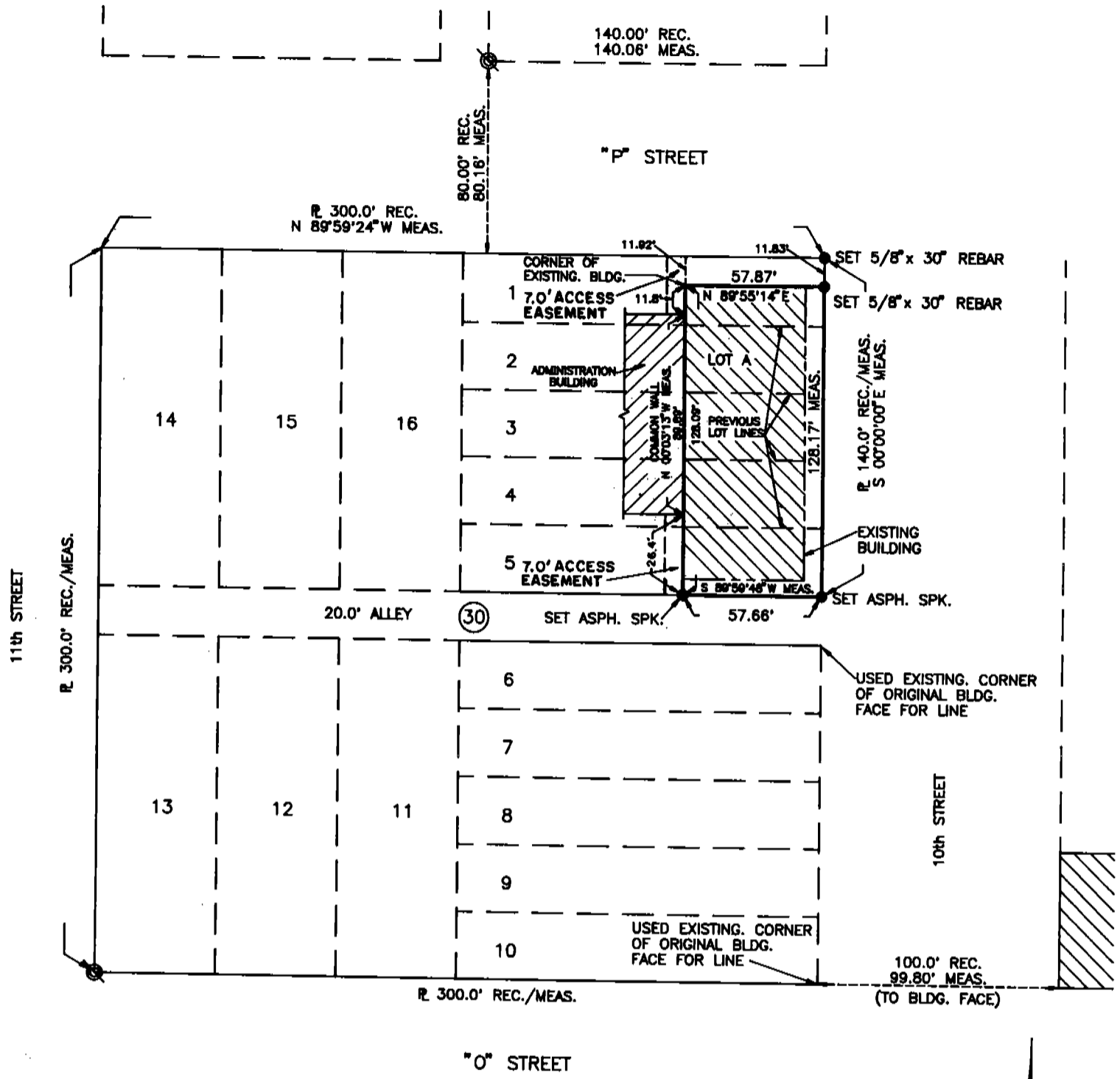


Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 30 day of November A. D., 1994, at 2:10 o'clock P. M., Recorded in Book 205 of Deeds Page 531, thereof. Fee \$ 23.00. May Jo Kelly Register of Deeds

6801

LOT A, REPLAT OF PART LOTS 1 THROUGH 5, BLOCK 30, FIRST ADDITION TO GERING, SCOTTS BLUFF COUNTY, NEBRASKA

N/M B
GEN. B
PICT.
COMPARED



SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Lot A, Replat of Part Lots 1 through 5, Block 30, First Addition to the City of Gering, Scotts Bluff County, Nebraska, said Lot A more particularly described as follows:

Commencing at the Northeast Corner of said Block 30, thence southerly on the east line of Block 30, on an assumed bearing of S 00°00'00"E, a distance of 11.83 feet, to the Point of Beginning, thence continuing southerly on last described course, a distance of 128.17 feet, to the point of intersection with the North Right of Way line of the platted alley, thence bearing S 89°59'48"W, on the North Right of Way line of said alley, a distance of 57.66 feet, thence bearing N 00°03'13"W, a distance of 128.09 feet, thence bearing N 89°55'14"E, a distance of 57.87 feet, to the point of beginning.

That the accompanying plat is a true delineation of such survey drawn to a scale of 50 feet to the inch and that all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 27th day of September, 19 94. FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



6801

LOT A, REPLAT OF PART
LOTS 1 THROUGH 5, BLOCK 30
FIRST ADDITION
GERING, NEBRASKA
SHEET 2 OF 3

OWNER'S STATEMENT

We, the undersigned, being the owners of Lots 1 through 5, Block 30, First Addition to the City of Gering, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown on the accompanying plat have caused such real estate to be platted as Lot A, Replat of Part Lots 1 through 5, Block 30, First Addition to the City of Gering, Scotts Bluff County, Nebraska.

The foregoing plat shown is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 10th day of October, 19 94.

City of Gering,
a municipal corporation

Bobby L. Unzicker
By: Bobby L. Unzicker, Mayor



ACKNOWLEDGEMENT

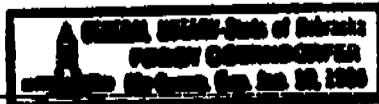
STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF

Before me, a Notary Public, qualified and acting in said County, personally came Bobby L. Unzicker, Mayor of the City of Gering, 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 NOTARIAL SEAL this 28th day of Nov, 1994.

Agnes Oberlander
Notary Public

My Commision Expires:




6801

LOT A, REPLAT OF PART
LOTS 1 THROUGH 5, BLOCK 30
FIRST ADDITION
GERING, NEBRASKA
SHEET 3 OF 3

APPROVAL

The foregoing plat of Lot A, Block 30, Replat of Part Lots 1 through 5, Block 30, First Addition to the City of Gering, 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 5, 1983, and amendment to Article 21, Section 21.307 by Ordinance No. 1517 to the City of Gering, Nebraska.


Don W. Baird
City Administrator



Brian R. Sweeney
City Engineer

ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF

Before me, a Notary Public, qualified and acting in said County, personally came Don W. Baird, City Administrator of the City of Gering, 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 NOTARIAL SEAL this 28th day of Nov 19 94.


Notary Public

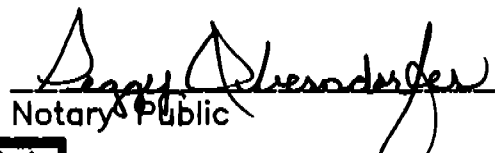
My Commision Expires: 

ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF

Before me, a Notary Public, qualified and acting in said County, personally came Brian R. Sweeney, City Engineer of the City of Gering, 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 NOTARIAL SEAL this 28th day of Nov 19 94.


Notary Public

My Commision Expires: 

6801

ORDINANCE NO. 1517

AN ORDINANCE AMENDING ARTICLE 21 OF THE SUBDIVISION REGULATIONS OF THE CITY OF GERING, NEBRASKA BY ALLOWING FOR THE REPLAT OF SUBDIVISIONS AND ESTABLISHING THE PROCESS THEREOF.

WHEREAS the City Council of the City of Gering, Nebraska has determined that it is in the best interest of the peace, health, general welfare, and orderly development of the community that Article 21 of the Subdivision regulations of the City of Gering be amended; and,

WHEREAS the City Council of the City of Gering is desirous of expediting the processing of appropriately drawn replats.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA THAT:

Section 1. Article 21 be amended to add section 21.307 as follows:

REPLATS: Any existing subdivision which has been previously platted and recorded may be amended by submitting a revised final plat with the City of Gering subject to the provisions of Article 21; except that if the replat does not create more lots than originally platted and there is no change in size of the publicly owned rights-of-way and no additional property is required to be dedicated to the City, a plat which meets the requirements of 21.303 may be approved by the City Administrator and City Engineer.

Section 2. This ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this 22nd day of November, 1993.



Pamela K. Richter
Pamela K. Richter, City Clerk

Bob L. Unzicker
Bob L. Unzicker, Mayor

Der

6802

CORPORATION WARRANTY DEED

NEBRASKA DOCUMENTARY
STAMP TAX
Date *November 30, 1994*
s(2) Exempt By *M.G. Ellis*

City of Gering, Nebraska, a municipal corporation, organized and existing under the laws of the State of Nebraska, Grantor, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee, Western Heritage Credit Union, a Nebraska non-profit corporation, conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

Lot A, Block 30, Replat of Part Lots 1 through 5, Block 30, First Addition to the City of Gering, Scotts Bluff County, Nebraska (the "Property")

together with all of Grantor's rights, title and interest in and to any improvements of any nature or kind located on the Property arising from the Ground Lease entered into by and between Grantor and Irvin Rushall on July 10, 1989 and filed for record in the Scotts Bluff County Register of Deeds Office in Miscellaneous Book 124 at Page 47 ("Ground Lease").

Grantor covenants with Grantee that Grantor:

(1) is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants and restrictions of record including, but not limited to, the Ground Lease and the G-MARC Redevelopment Agreement entered into by the Grantor and Irvin Rushall on July 10, 1989 and filed for record in the Scotts Bluff County Register of Deeds Office in Miscellaneous Book 124 at Page 47 ("Redevelopment Agreement"), and the restrictions set forth in this Deed;

(2) has legal power and lawful authority to convey the same; and

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

By accepting delivery of this Deed, Grantee hereby acknowledges that it and its successors and assigns shall be responsible for the obligations of Irvin Rushall contained in Article X of the Redevelopment Agreement as long as the Bonds described in Article X remain outstanding or until December 31, 2004, whichever is first to occur.

Right of First Refusal: Grantor's conveyance is subject to a perpetual right of first refusal on the Property and the real estate improvements located thereon, or any part or interest thereof. In the event Grantee or its successors and assigns of the Property, receives a written purchase offer from a third party which is acceptable to Grantee or its successors and assigns, and before Grantee or its successors or assigns accepts the third party's purchase offer, Grantee and its successors and assigns shall deliver a complete copy of the third party's written purchase offer to Grantor and Grantor shall have thirty (30) days after receiving a copy of the third party's written purchase offer to deliver to Grantee or its successors and assigns a materially identical written purchase offer and the Grantee and its successors and assigns agree to accept the Grantor's purchase offer. In the event Grantee or its successors and assigns makes a written sales offer to any third party which is acceptable to the third party, Grantee and its successors and assigns agree that the written sales offer to the third party shall be contingent upon the Grantee or its successors and assigns delivering a complete copy of the Grantee's or successors and assigns purchase offer to Grantor and the Grantor not accepting said purchase offer. Grantor shall have thirty (30) days after receipt of said purchase offer to accept the Grantee's or successors and assigns purchase offer.

Executed: October 24, 1994.



CITY OF GERING, NEBRASKA, a municipal corporation

By *Bob L. Unzicker*
Bob L. Unzicker, Mayor

6802

STATE OF NEBRASKA)
) ss.
COUNTY OF SCOTTS BLUFF)

The foregoing instrument was acknowledged before me this 24 day of October, 1994 by Bob L. Unzicker, Mayor of the City of Gering, Nebraska, on behalf of the City of Gering.



Peggy Oberndorfer
Notary Public

\$0.50
Return to:
Western Heritage
103 East First St.
Alliance, Ne.

State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 30 day of November 19 94
at 2:11 o'clock P M., and recorded in
Book 205 of Deeds
on page 535
Mary Jo Keller
Register of Deeds
By _____ Deputy

COMMERCIAL
FILE
FF
WIN