

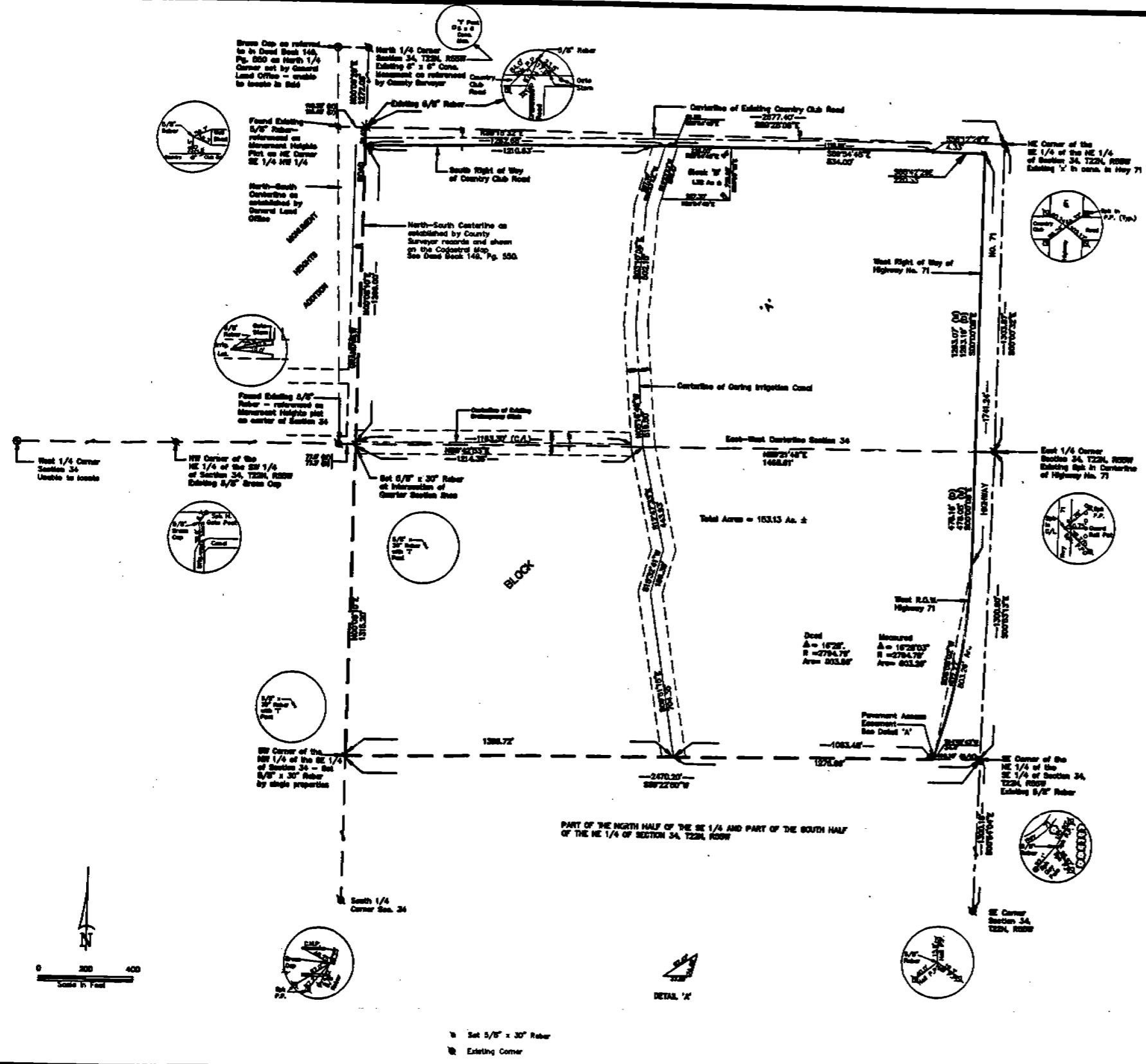
NOTE: See Replat of Part of Block A, Nelson Subdivision, now platted as Lots 1-6, Block 1, and Lots 1-11, Block 2, Cityhouse Estates (Deed-210-371)

BLOCKS A AND B NELSON SUBDIVISION

State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 17 day of November 1995
at 9:33 o'clock A.M., and recorded in
Book 208 of Deeds
on page 332
Mary Jo Ellis
Register of Deeds
By Pauline C. Hayes Deputy

NUM B
GEN SS
PAGE _____
COMPARED _____

5608



BLOCKS A AND B
NELSON SUBDIVISION

5608

A Subdivision of part of the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 34, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska.

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of Blocks A and B, Nelson Subdivision, a subdivision situated in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter, all in Section 34, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of the North Half of the Southeast Quarter of Section 34, thence northerly on the west line of the Northwest Quarter of the Southeast Quarter of Section 34, on an assumed bearing of North 00°08'10" East, a distance of 1315.20 feet, to the northwest corner of the Southeast Quarter of Section 34, said point also being on the east line of Monument Heights Addition to the City of Gering, thence northerly on said east line of Monument Heights Addition, a distance of 1266.00 feet, to the point of intersection with the south right of way line of Country Club Road, said point being 33.00 feet south of the existing centerline of Country Club Road, thence bearing North 89°15'32" East, on said right of way line and 33.00 feet south of said centerline, a distance of 1262.68 feet, thence bearing South 89°54'45" East, on said south right of way line of Country Club Road, and 33.00 feet south of centerline, a distance of 1110.88 feet, thence bearing South 56°12'29" East, on said south right of way line, a distance of 4.33 feet, thence bearing South 88°42'29" East, on said south right of way line, a distance of 220.33 feet, to the point of intersection with the west right of way line of U.S. Highway 71, thence bearing South 00°00'08" East, on said west right of way line, a distance of 1741.24 feet, to the point of curvature of a curve to the right, said curve having a central angle of 16°28'03", a radius of 2794.79 feet, and a chord bearing of South 08°58'02" West, thence southwesterly on arc of said curve, a distance of 803.28 feet, thence bearing South 14°48'43" West, a distance of 34.40 feet, to the point of intersection with the south line of the North Half of the Southeast Quarter of Section 34, thence bearing South 89°22'50" West, on said south line of the North Half of the Southeast Quarter of Section 34; a distance of 2470.20 feet, to the point of beginning, containing an area of 153.13 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 200 feet to the inch and that all corners found or set are marked as shown.
WITNESS MY HAND AND SEAL this 2nd day of November 1995,
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



OWNER'S STATEMENT

I, the undersigned, being the owners of that part of the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 34, Township 22 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 surveyed and platted as Blocks A and B, Nelson Subdivision, a subdivision in 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 13th day of November 1995.

City of Gering, Nebraska, equitable owner

By: Douglas C. Leafgreen
Douglas C. Leafgreen, Mayor of the City of Gering, Nebraska

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

The foregoing instrument was acknowledged before me this 13th day of November 1995, by Douglas C. Leafgreen, Mayor of the City of Gering, Nebraska, a Nebraska Corporation on behalf of the Corporation.

Robyn L. Wegelin
Notary Public

My Commission Expires:

APPROVAL AND ACCEPTANCE

The foregoing plat of Blocks A and B, Nelson Subdivision, a subdivision of part of the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 34, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebraska is hereby approved by the Mayor and City Council of the City of Gering, Nebraska by resolution duly passed this 13th day of November 1995.

Douglas C. Leafgreen
Mayor

ATTEST:

Pamela K. Richter
City Clerk

