

3940

LOT 1 THROUGH 8, BLOCK 1, and
LOT 1 THROUGH 11, BLOCK 2,
CLUBHOUSE ESTATES

A Replat of part of Block "A", Nelson Subdivision,
a Subdivision situated in part of the Southwest
Quarter 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 that I have surveyed and prepared a plat of Lot 1 through 8, Block 1, and Lot 1 through 11, Block 2, Clubhouse Estates, a Replat of part of Block "A", Nelson Subdivision, a Subdivision situated in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the East Right of Way line of Grandview Road, as plotted, and the South Right of Way line of Country Club Road, as plotted, thence easterly on the South Right of Way line of Country Club Road, bearing N 89°15'32"E, a distance of 423.74 feet, to the Point of Beginning, thence continuing easterly on the South Right of Way line of Country Club Road, and east described course, a distance of 713.82 feet, thence bearing S 02°23'01"E, a distance of 127.45 feet, thence bearing S 89°36'41"W, a distance of 246.73 feet, thence bearing S 03°44'25"E, a distance of 308.44 feet, thence bearing S 11°10'21"W, a distance of 228.99 feet, thence bearing S 31°03'54"W, a distance of 145.72 feet, thence bearing N 51°17'18"W, a distance of 279.53 feet, thence bearing N 11°01'29"E, a distance of 175.30 feet, thence bearing N 18°51'08"W, a distance of 105.98 feet, thence bearing N 21°51'28"W, a distance of 286.37 feet, thence bearing N 02°23'01"E, a distance of 74.90 feet, to the Point of Beginning, containing an area of 6.29 acres, more or less.

That the accompanying plat is a true delineation of each survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals, and that each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all easements found or set are marked as shown.

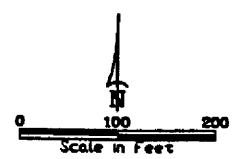
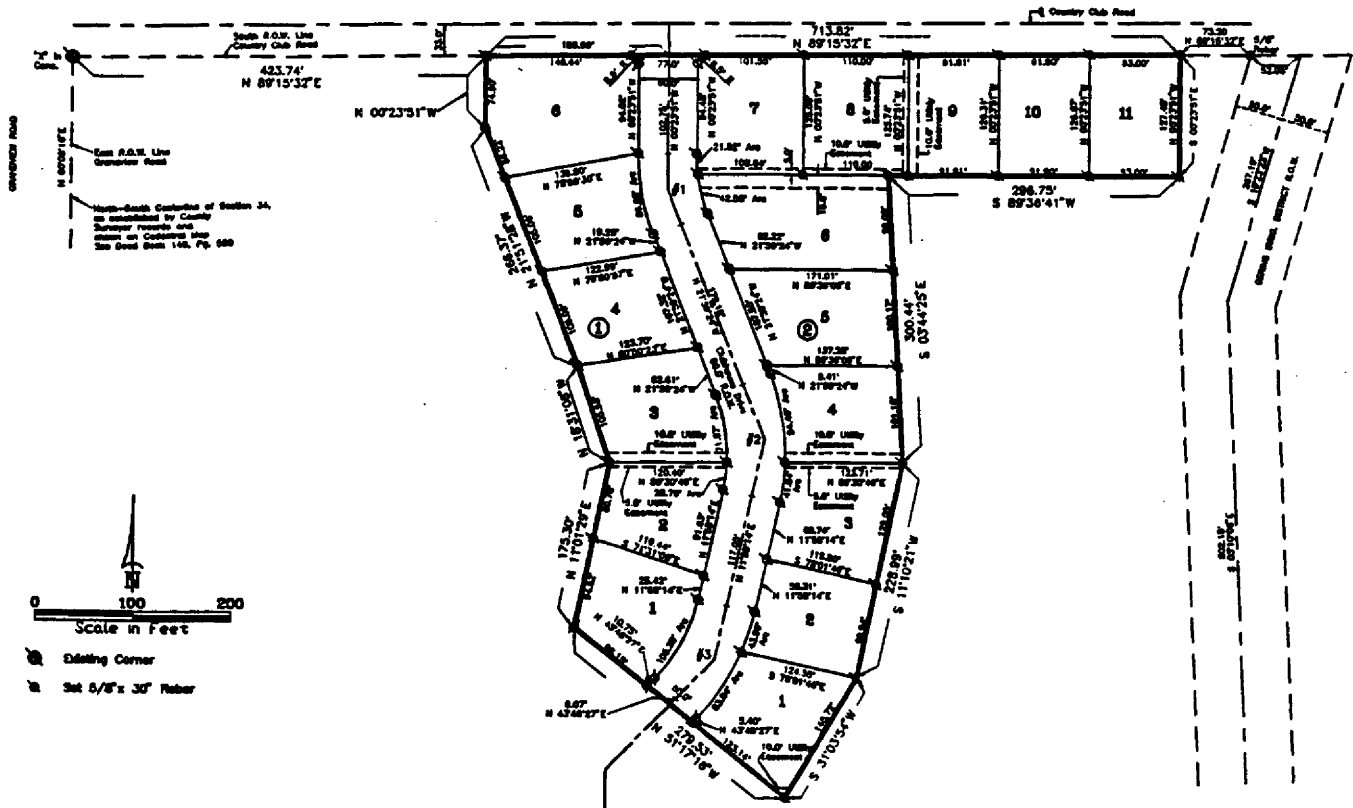
WITNESS MY HAND AND SEAL this 24th day of July, 1996
FOR THE FIRM OF M. C. SCHWIFF AND ASSOCIATES, INC.

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 478



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 16 day of July, 1996
at 9:01 o'clock A.M., and recorded in
Book 210 of
on page 371
Mary Jo Kallis
Register of Deeds

By _____ Deputy
#18.50



Setting Corner
Set 5/8" x 3/4" Rebar

- Curve Data #1
R = 200.00'
Δ = 2°13'33"
Arc = 75.37'
Chord Bearing = N 11°11'37"W
- Curve Data #2
R = 200.00'
Δ = 3°57'38"
Arc = 118.54'
Chord Bearing = N 05°00'35"W
- Curve Data #3
R = 200.00'
Δ = 31°50'12"
Arc = 111.13'
Chord Bearing = N 27°53'20"E

Block "A"
Nelson Subdivision

NOTE: See Replat of Lot 6, Block 1, Clubhouse Estates Add., 218-256
NOTE: See Replat of Lot 8, Block 2, Clubhouse Estates Add., 220-349
NOTE: See Replat of Lots 1-11, Block 2, Clubhouse Estates Add., 2001-6248

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LOT 1-6, BLOCK 1, AND LOT 1-11, BLOCK 2,
REPLAT OF PART OF BLOCK "A", NELSON SUBDIVISION,
GERING, NEBRASKA
SHEET 2 OF 2

3940

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Southwest Quarter 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 platted as LOT 1 through 6, BLOCK 1, and LOT 1 through 11, BLOCK 2, CLUBHOUSE ESTATES, a Replat of part of Block "A", Nelson Subdivision, situated in part of the Southwest Quarter of the Northeast Quarter of Section 34, Township 22 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 easements and streets shown on the plat to the use and benefit of the public.

Dated this 10th day of June, 19 96

City of Gering, Nebraska

By: Douglas C. Leafgreen
Douglas C. Leafgreen, Mayor



ACKNOWLEDGEMENT

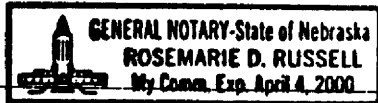
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Douglas C. Leafgreen, Mayor of the City of Gering, Nebraska, a Nebraska Corporation, 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 on behalf of the Corporation.

WITNESS MY HAND AND NOTARIAL SEAL this 10th day of June, 19 96.

Rosemarie D. Russell
Notary Public

My Commision Expires:

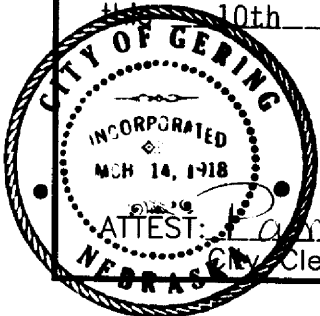


APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1 through 6, BLOCK 1, and LOT 1 through 11, BLOCK 2, CLUBHOUSE ESTATES, a Replat of part of Block "A", Nelson Subdivision, situated in part of the Southwest Quarter 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 10th day of June, 1996.

Douglas C. Leafgreen
Mayor



ATTEST: Pamela K. Richter
City Clerk