

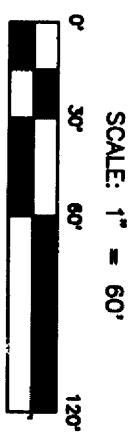
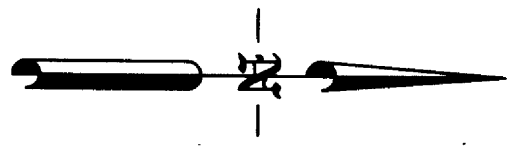
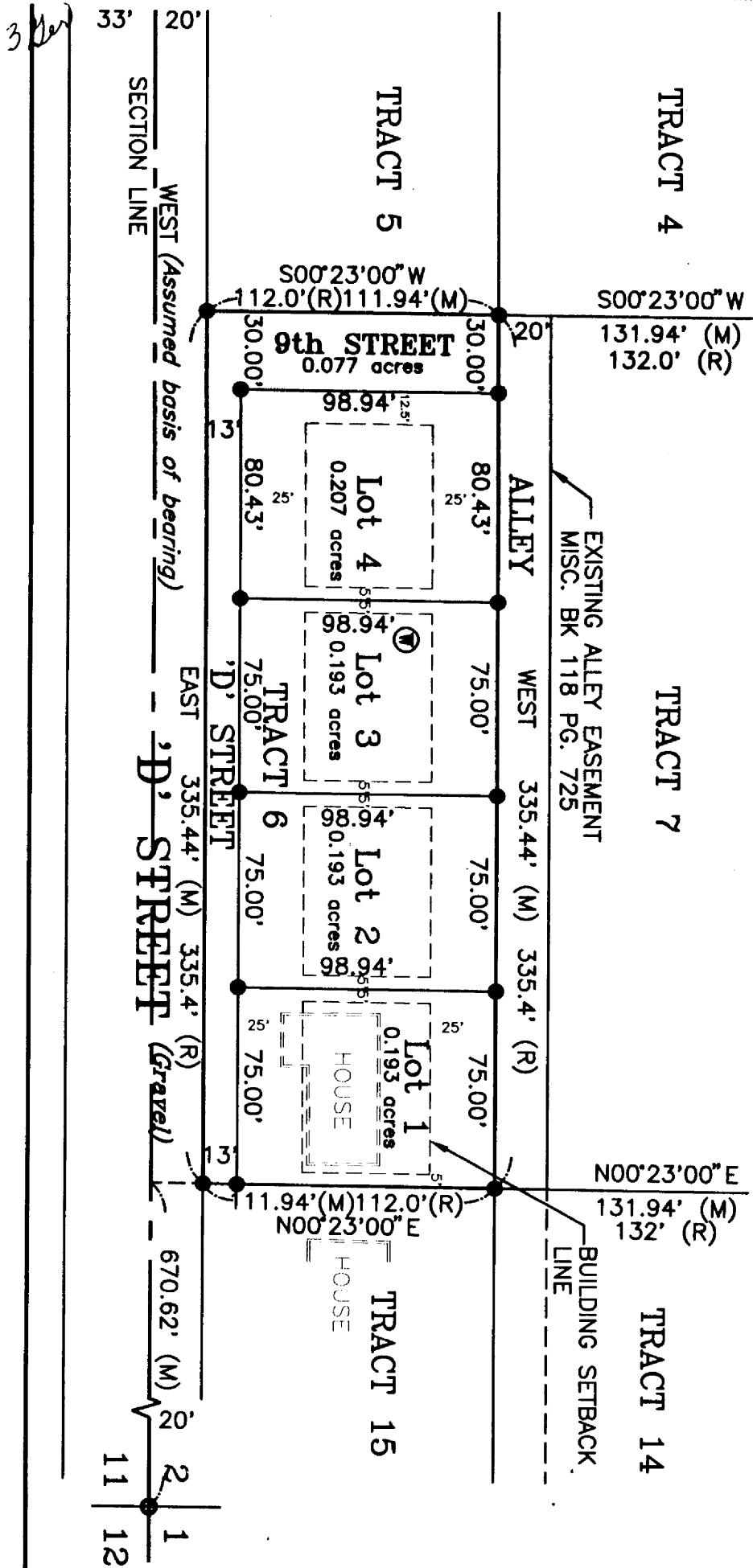
Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 3<sup>rd</sup> day of September A. D., 1996, at 10:35 o'clock A. M., Recorded in Book 210 of Deeds Page 653 thereof. Fee \$ 22.50 *Mary Jo Heller* Register of Deeds

B  
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4928

NOTES:  
SEE SHEET 2 OF 4  
FOR DRAWING LEGEND,  
VICINITY MAP, AND TIES.

PLAT OF  
**Lots 1, 2, 3 & 4, Subdivision of  
Tract 6, Hofman's Acre Tracts**  
a subdivision of the City of Gering,  
in the South Half of the Southeast Quarter of Section 2,  
Township 21 North, Range 55 West of the 6th P.M.  
Scotts Bluff County, Nebraska  
Zoning RM



Prepared For:  
Frank Severson  
820 10th Street  
Gering, Nebraska 69341

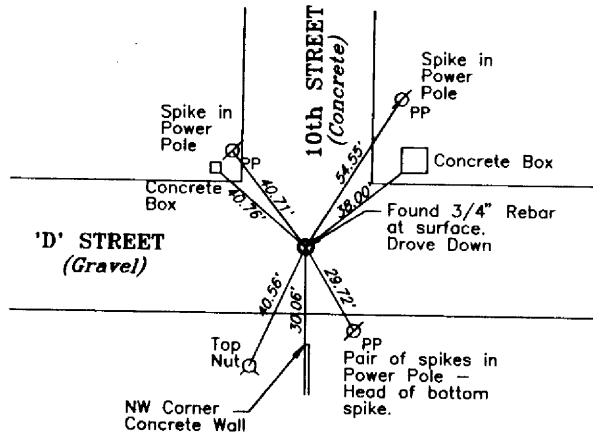
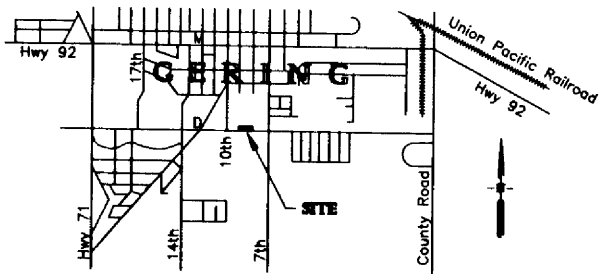
Prepared by:  
**Baker & Associates**  
Engineers Planners Consultants  
Scottsbluff, Nebraska  
JULY 1996

SHEET 1 OF 4

Note: See Replat Lots 23 & 4, Subd. Tr. 6, 2000-2797

TIES FOR 4928  
SW CORNER OF SE 1/4 OF SE 1/4  
SECTION 2, T 21 N, R 55 W

VICINITY MAP  
NOT TO SCALE



NOTE:

The SE Corner, Section 2, T 21 N, R 55 W, is as follows:  
5/8" Rebar in 8" Diameter monument well in approximately the center  
of the intersection of 7th Street and 'D' Street in Gering, Nebraska.

LEGEND

- FOUND CORNER AS INDICATED
- SET 5/8" X 36" REBAR
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- ⊗ TREE STUMP
- ⊗ TREE
- ⊗ BUSH
- HEDGE
- ⊙ WELL
- ⊙<sub>PP</sub> POWER POLE
- ~ GUY WIRE
- CURB STOP
- ⊙ FIRE HYDRANT
- \_\_\_\_\_ PROPERTY LINE
- EASEMENT LINE
- T-T- TELEPHONE LINE
- EDGE OF GRAVEL
- W-W- WATER LINE
- G-G- GAS LINE
- 3910----- CONTOUR LINE
- OHP----- FENCE LINE
- ⊠<sub>GM</sub> GAS METER
- ⊠<sub>WV</sub> WATER VALVE
- <sub>MH</sub> MANHOLE
- ⊠ POST

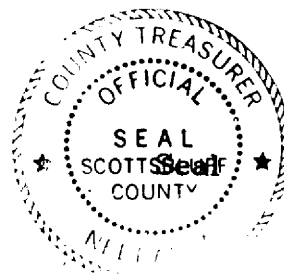
COUNTY TREASURER'S CERTIFICATE

I hereby certify that I have examined the tax records for the property described in the foregoing Surveyor's Certificate on this 29<sup>th</sup> Day of July, 1996, and that I found the status of the taxes against said property to be as follows: (Due, Delinquent, Paid)

REGULAR TAXES Paid

SPECIAL TAXES None

By Darlene Robertson  
Darlene Robertson  
Scotts Bluff County Treasurer



SURVEYOR'S CERTIFICATE

4928

I, Donald A. Brush, Nebraska Land Surveyor No. 511, do here by certify that I surveyed and platted:

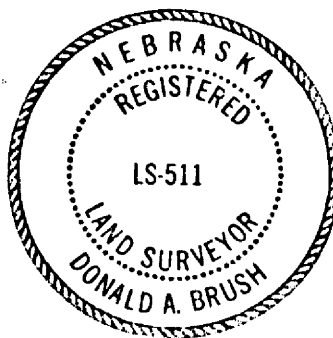
Lots 1, 2, 3, & 4, Subdivision of Tract 6, Hofman's Acre Tracts a subdivision of the City of Gering, in the South Half of the Southeast Quarter of the Southeast Quarter (S1/2SE1/4SE1/4) of Section 2, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner Section 2, T21N, R55W, 6th P.M.; thence West (assumed basis of bearing) along the south line of said Section 2 a distance of 670.62 feet to a point; thence N00°23'00"E 20.00 feet to the southeast corner of Tract 6, Hofman's Acre Tracts said point being the POINT OF BEGINNING of this description; thence continuing N00°23'00"E a distance of 111.94 feet to the Northeast corner of said Tract 6; thence West a distance of 335.44 feet to the Northwest corner of said Tract 6; thence S00°23'00"W a distance of 111.94 feet to the Southwest corner of said Tract 6; thence East a distance of 335.44 feet to the point of beginning, containing 0.862 Acres, more or less.

I further certify that the accompanying plat represents a correct delineation of said survey drawn to a scale of 60 feet to the inch; that the accompanying plat was prepared under my direct supervision; that the areas are as shown; that the bearings are assumed; that the distances are given in feet and decimals of a foot; that the boundary monuments were found or set as indicated.

WITNESS MY HAND AND SEAL  
this 23rd day of July, 1996.

Donald A. Brush  
Donald A. Brush  
Nebraska Land Surveyor No. 511

OWNER'S STATEMENT

We, the undersigned, being the Owners of the tract of land described in the foregoing Surveyor's Certificate and shown on the accompanying plat, have caused such real estate to be surveyed and platted as Lots 1, 2, 3, & 4, Subdivision of Tract 6, Hofman's Acre Tracts a subdivision of the City of Gering, in the South Half of the Southeast Quarter of the Southeast Quarter (S1/2SE1/4SE1/4) of Section 2, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

We hereby dedicate the easements and street as indicated thereon to the use and benefit of the public.

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

Dated this 24 day of July, 1996.

Frank D. Severson  
Frank D. Severson

Paula D. Severson  
Paula D. Severson

Donald G. Severson  
Donald G. Severson

Alice K. Severson  
Alice K. Severson

**ACKNOWLEDGMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

4928

Before me, a Notary public, qualified and acting in said county, personally came Frank D. Severson and Paula D. Severson, husband and wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 24th day of July, 1996.

Leslee G. Ott



My Commission Expires: May 3, 1998

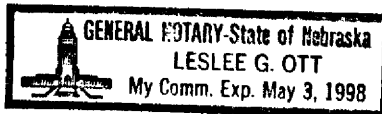
**ACKNOWLEDGMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary public, qualified and acting in said county, personally came Donald G. Severson and Alice K. Severson, husband and wife, known to me to be the identical persons who signed the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 25th day of July, 1996.

Leslee G. Ott



My Commission Expires: May 3, 1998

**APPROVAL AND ACCEPTANCE**

The foregoing Plat of Lots 1, 2, 3, & 4, Subdivision of Tract 6, Hofman's Acre Tracts, a subdivision of the City of Gering, in the South Half of the Southeast Quarter of the Southeast Quarter (S1/2SE1/4SE1/4) of Section 2, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, was approved by the Mayor and City Council of the City of Gering, Nebraska, by Resolution duly passed this 26th day of August, 1996.

By: Douglas Leafgreen  
Douglas Leafgreen, Mayor

Attested: Pamela K. Richter  
Pamela K. Richter, City Clerk



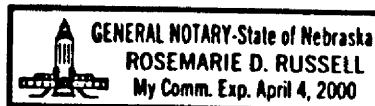
**ACKNOWLEDGMENT**

STATE OF NEBRASKA }  
SCOTTS BLUFF COUNTY } SS.

Before me, a Notary public, qualified and acting in said County, personally came Douglas Leafgreen, Mayor of the City of Gering, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 26th day of August, 1996.

Rosemarie D. Russell



My Commission Expires: April 4, 2000