

n. Gen

PHASE I - FINAL PLAT

Inst. 2001 - 01235

REVISED: MARCH 2, 2001

RECORDED

SCOTTS BLUFF COUNTY, NE

'01 MAR 8 PM 2 55

LOTS 1 THROUGH 8, BLOCK 1,
LOTS 1 THROUGH 6, BLOCK 2
AND LOTS 1 THROUGH 4, BLOCK 5
RED BARN SUBDIVISION TO THE CITY OF GERING, NEBRASKA

A plat of vacated Lot 1, Block 1, and Lot 1, Block 2, Westside Development Addition to the City of Gering, Nebraska, and unplatted land situated in the Northwest Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

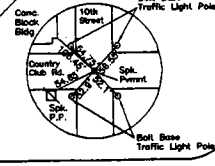
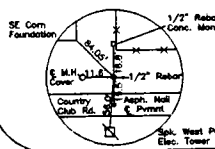
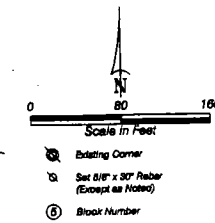
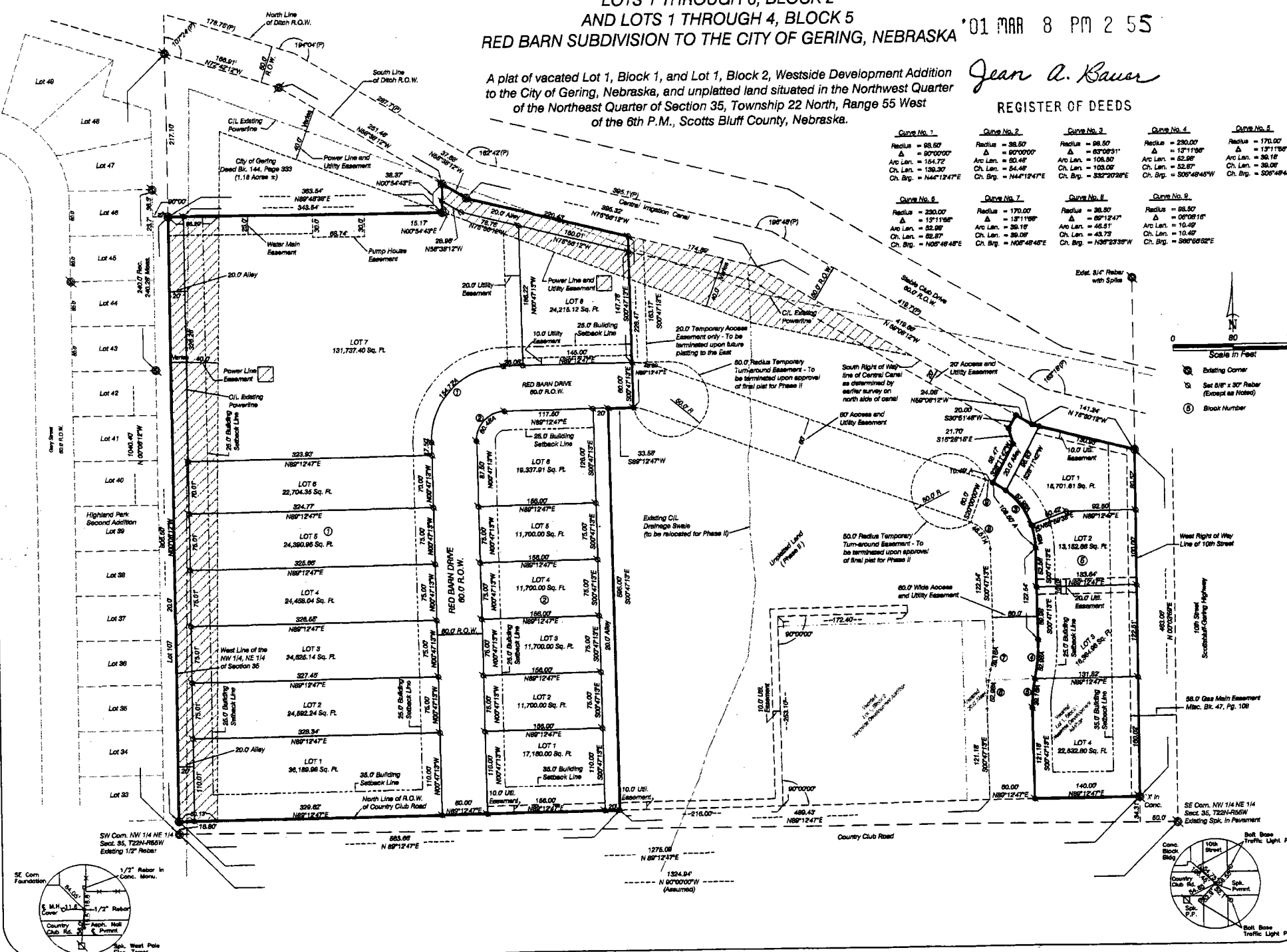
Jean A. Bauer

REGISTER OF DEEDS

Curve No. 1 Radius = 65.00' Δ = 90°00'00" Arc Len. = 154.72' Ch. Len. = 130.30' Ch. Brg. = N44°12'47"E	Curve No. 2 Radius = 35.00' Δ = 90°00'00" Arc Len. = 60.48' Ch. Len. = 54.48' Ch. Brg. = N44°12'47"E	Curve No. 3 Radius = 65.00' Δ = 63°09'31" Arc Len. = 106.80' Ch. Len. = 103.00' Ch. Brg. = S32°20'28"E	Curve No. 4 Radius = 230.00' Δ = 13°11'58" Arc Len. = 62.98' Ch. Len. = 52.87' Ch. Brg. = S08°48'45"W	Curve No. 5 Radius = 170.00' Δ = 13°11'58" Arc Len. = 36.18' Ch. Len. = 36.00' Ch. Brg. = S08°48'45"W
Curve No. 6 Radius = 230.00' Δ = 13°11'58" Arc Len. = 62.98' Ch. Len. = 52.87' Ch. Brg. = N05°48'48"E	Curve No. 7 Radius = 170.00' Δ = 13°11'58" Arc Len. = 36.18' Ch. Len. = 36.00' Ch. Brg. = N05°48'48"E	Curve No. 8 Radius = 35.00' Δ = 63°09'31" Arc Len. = 43.73' Ch. Len. = 43.73' Ch. Brg. = N35°23'39"W	Curve No. 9 Radius = 65.00' Δ = 00°00'00" Arc Len. = 10.46' Ch. Len. = 10.46' Ch. Brg. = S89°08'52"E	

NUM PAGES 4
 DOC TAX PD CHG RET
 FEES 30.50 PD CHG RET
 TOTAL
 CK NUM BY
 REC'D M.C. Schaff

NUM. INDEX AS
 COMPUTER PICTURED
 IMAGED



Inst. 2001 -

01235

LOTS 1 THROUGH 8, BLOCK 1
LOTS 1 THROUGH 6, BLOCK 2
and LOTS 1 THROUGH 4, BLOCK 5
RED BARN SUBDIVISION
GERING, NEBRASKA
SHEET 2 OF 4

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 1 THROUGH 8, BLOCK 1, LOTS 1 THROUGH 6, BLOCK 2 AND LOTS 1 THROUGH 4, BLOCK 5, RED BARN SUBDIVISION TO THE CITY OF GERING, NEBRASKA, a plat of vacated Lot 1, Block 1, and Lot 1, Block 2, and abutting alley, Westside Development Addition to the City of Gering, Nebraska, and unplatted land situated in the Northwest Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

(LOTS 1 THROUGH 4, BLOCK 5)

Commencing at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of Section 35, thence easterly on the south line of the Northwest Quarter of the Northeast Quarter of Section 35, on an assumed bearing of $N90^{\circ}00'00''W$, a distance of 50.00 feet, to the point of intersection with the westerly right of way line of 10th Street, thence bearing $N00^{\circ}03'59''E$, on said westerly right of way line, a distance of 34.31 feet, to the point of intersection with the northerly right of way line of Country Club Road, as recorded in Deed Book 185, Page 663, Scotts Bluff County Register of Deeds Office, said point also being the POINT OF BEGINNING, thence northerly on last described course, and westerly right of way line of 10th Street, a distance of 463.05 feet, to the point of intersection with the southerly right of way line of the Central Irrigation Canal, thence bearing $N75^{\circ}50'12''W$, on said south right of way line, a distance of 141.24 feet, thence bearing $N69^{\circ}08'12''W$, on said right of way line, a distance of 24.08 feet, thence bearing $S30^{\circ}51'48''W$, a distance of 20.00 feet, thence bearing $S15^{\circ}28'15''E$, a distance of 21.70 feet, thence bearing $S28^{\circ}11'42''W$, a distance of 58.47 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of $63^{\circ}06'31''$, a radius of 98.50 feet, a chord bearing of $S32^{\circ}20'28''E$, and a chord distance of 103.09 feet, thence southeasterly on arc of said curve, a distance of 108.50 feet, to the point of tangency, thence bearing $S00^{\circ}47'13''E$, a distance of 122.54 feet, to the point of curvature of a curve to the right, said curve having a central angle of $13^{\circ}11'56''$, a radius of 230.00 feet, a chord bearing of $S05^{\circ}48'45''W$, and a chord length of 52.87 feet, thence southwesterly on arc of said curve, a distance of 52.98 feet, to the point of reverse curvature of a curve to the left, said curve having a central angle of $13^{\circ}11'56''$, a radius of 170.00 feet, a chord bearing of $S05^{\circ}48'45''W$, and a chord length of 39.08 feet, thence southwesterly on arc of said curve, a distance of 39.16 feet, to the point of tangency, thence bearing $S00^{\circ}47'13''E$, a distance of 121.18 feet, to the point of intersection with the northerly right of way line of Country Club Road, thence bearing $N89^{\circ}12'47''E$, on said northerly right of way line, a distance of 140.00 feet, to the POINT OF BEGINNING, containing an area of 1.61 acres, more or less.

AND

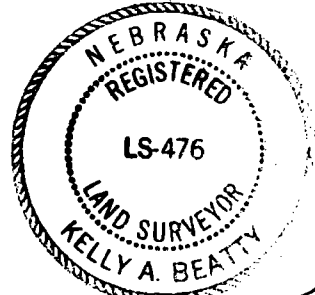
(LOTS 1 THROUGH 8, BLOCK 1, AND LOTS 1 THROUGH 6, BLOCK 2)

Commencing at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 35, thence northerly of the west line of Northwest Quarter of the Northeast Quarter of Section 35, bearing $N00^{\circ}06'12''W$, a distance of 16.80 feet, to the point of intersection with the northerly right of way line of Country Club Road, as recorded in Deed Book 185, Page 663, Scotts Bluff County Register of Deed Office, said point also being the POINT OF BEGINNING, thence continuing northerly on last described course, and on west line of the Northwest Quarter of the Northeast Quarter of Section 35, a distance of 808.50 feet, to the point of intersection with the south line of a tract of land as described in Deed Book 144, Page 333, Scotts Bluff County Register of Deeds Office, thence bearing $N89^{\circ}48'38''E$, on the south line of said tract of land, a distance of 363.54 feet, to the southeast corner tract of land, thence bearing $N00^{\circ}54'43''E$, on the east line of said tract of land, a distance of 38.37 feet, to the point of intersection with the southerly right of way line of the Central Irrigation Canal, thence bearing $S58^{\circ}38'12''E$, on said south right of way line, a distance of 38.68 feet, thence bearing $S76^{\circ}56'12''E$, on said south right of way line of the Central Irrigation Canal, a distance of 220.43 feet, thence bearing $S00^{\circ}47'13''E$, a distance of 228.47 feet, thence bearing $S89^{\circ}12'47''W$, a distance of 36.58 feet, thence bearing $S00^{\circ}47'13''E$, a distance of 596.00 feet, to the point of intersection with the northerly right of way line of Country Club Road, thence bearing $S89^{\circ}12'47''W$, on said northerly right of way line, a distance of 565.66 feet, to the POINT OF BEGINNING, containing an area of 10.90 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 80 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number and that the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF October, 2000.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


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



LOTS 1 THROUGH 8, BLOCK 1
LOTS 1 THROUGH 6, BLOCK 2
and LOTS 1 THROUGH 4, BLOCK 5
RED BARN SUBDIVISION
GERING, NEBRASKA
SHEET 3 OF 4

OWNER'S STATEMENT

We, the undersigned, being the owners of vacated Lot 1, Block 1, and Lot 1, Block 2, Westside Development Addition to the City of Gering, Nebraska, and unplatted land situated in the Northwest Quarter of the Northeast Quarter of Section 35, 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 LOTS 1 THROUGH 8, BLOCK 1, LOTS 1 THROUGH 6, BLOCK 2, AND LOTS 1 THROUGH 4, BLOCK 5, RED BARN SUBDIVISION TO THE CITY OF GERING, NEBRASKA, a plat of vacated Lot 1, Block 1, and Lot 1, Block 2, and abutting alley, Westside Development Addition to the City of Gering, Nebraska, and unplatted land situated in the Northwest Quarter of the Northeast Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

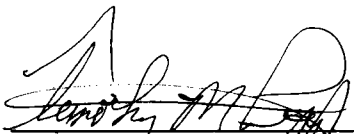
That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the street right of ways, alley right of ways and utility and access easements shown on the plat to the use and benefit of the public.

Dated this 10 day of October, 2000.

Western Terminal Storage, Inc.,
a Nebraska Corporation
OWNER: Lot 1, Block 2, Westside Development Addition
and Unplatted land in NW1/4 NE1/4 Section 35
Township 22 North, Range 55 West

OWNER: Lot 1, Block 1,
Westside Development Addition


Paul L. Reed, President


Timothy M. Propp


Carol J. Propp

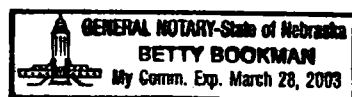
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Paul L. Reed, President, Western Terminal Storage, Inc., 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 his voluntary act and deed and the voluntary act and deed of Western Terminal Storage, Inc.

WITNESS MY HAND AND SEAL THIS 10 DAY OF October, 2000


Notary Public



My Commission Expires

Inst. 2001 - 01235

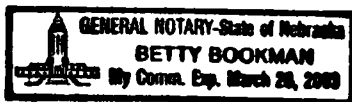
LOTS 1 THROUGH 8, BLOCK 1
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RED BARN SUBDIVISION
GERING, NEBRASKA
SHEET 4 OF 4

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Timothy M. Propp and Carol J. Propp, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing 'Owner's Statement' and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 10 DAY OF October, 2000.



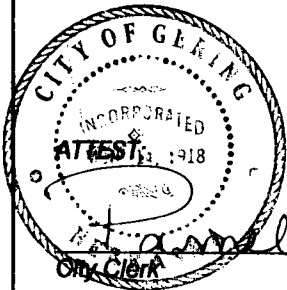
Betty Bookman
Notary Public

My Commission Expires _____

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 THROUGH 8, BLOCK 1, LOTS 1 THROUGH 6, BLOCK 2, AND LOTS 1 THROUGH 4, BLOCK 5, RED BARN SUBDIVISION TO THE CITY OF GERING, NEBRASKA, a plat of vacated Lot 1, Block 1 and Lot 1, Block 2, and abutting alley, Westside Development Addition to the City of Gering, Nebraska, and unplatted land situated in the Northwest Quarter of the Northeast Quarter of Section 35, 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, Scotts Bluff County, Nebraska, by resolution duly passed this 11th day of September, 2000.

[Signature]
Mayor



Stamela K. Richter
City Clerk