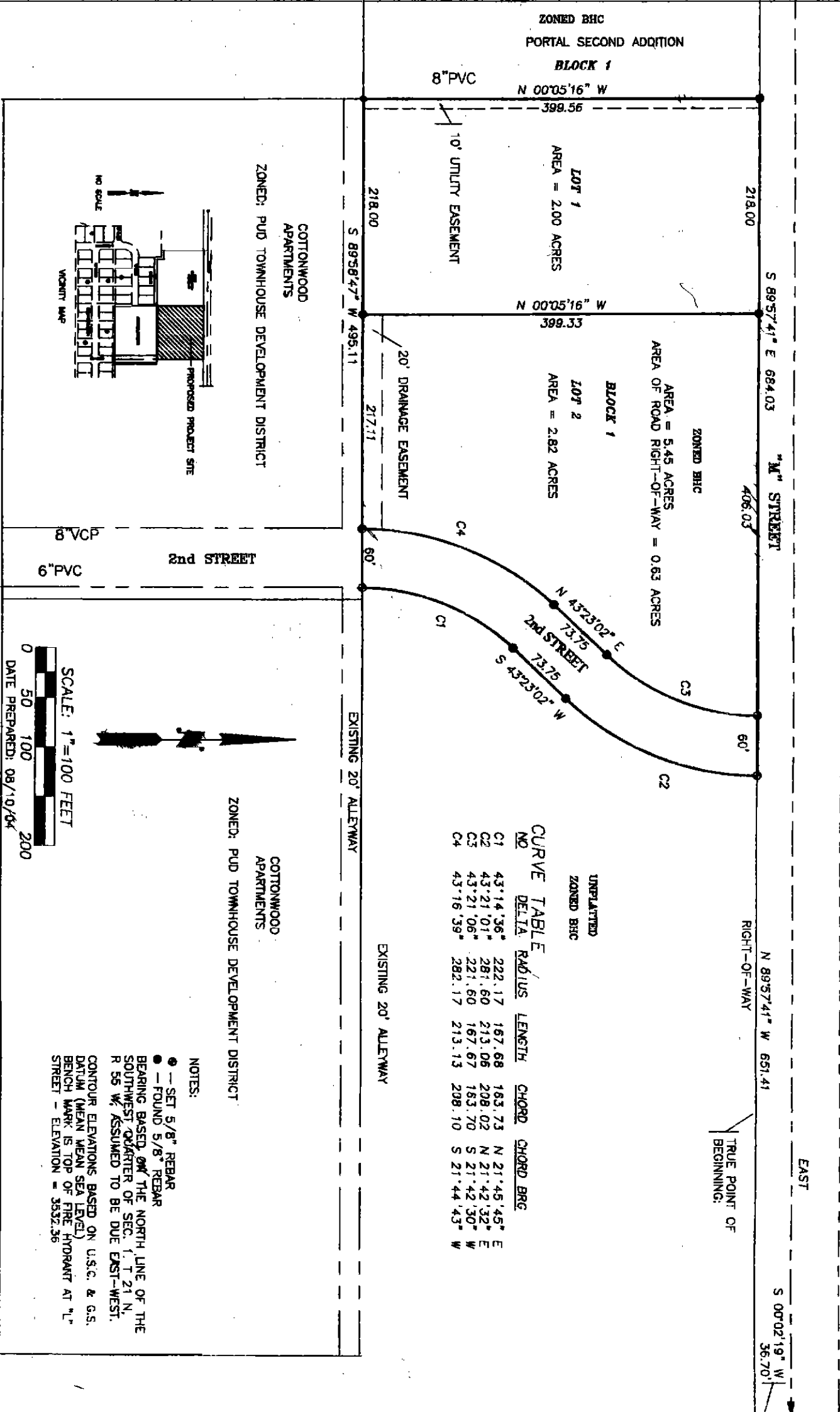


PORTAL SEVENTH, ADDITION TO THE CITY OF GERING, NEBRASKA, LOTS 1 & 2, BLOCK 1.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 5th P.M., SCOTT'S BLUFF  
COUNTY, NEBRASKA.

SHADOW LANE



UNPLATTED ZONED BHC

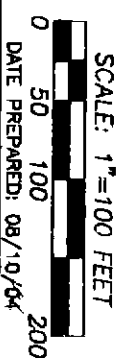
CURVE NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	43°14'36"	222.17	167.68	163.73	N 21°45'45" E
C2	43°21'01"	281.60	213.06	208.02	N 21°42'32" E
C3	43°21'06"	221.60	167.67	163.70	S 21°42'30" W
C4	43°16'39"	282.17	213.13	208.10	S 21°44'43" W

ZONED: PUD TOWNHOUSE DEVELOPMENT DISTRICT

COTTONWOOD APARTMENTS

COTTONWOOD APARTMENTS  
ZONED: PUD TOWNHOUSE DEVELOPMENT DISTRICT

- NOTES:
- - SET 5/8" REBAR
  - - FOUND 5/8" REBAR
- BEARING BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SEC. 1, T 21 N, R 55 W, ASSUMED TO BE DUE EAST-WEST.
- CONTOUR ELEVATIONS BASED ON U.S.C. & G.S. DATUM (MEAN MEAN SEA LEVEL)  
BENCH MARK IS TOP OF FIRE HYDRANT AT "L" STREET - ELEVATION = 3532.56



RECORDED  
SCOTT'S BLUFF COUNTY, NE

9A Bau

S 00°09'35" W

Date 10-27-04 Time 1:02 PM  
Inst. 2004 - 7983  
Jean A. Bauer  
REGISTER OF DEEDS

NUM PAGES 2  
 DOC TAX PD CHG NET  
 FEES 11.50 PD CHG NET  
 TOTAL \_\_\_\_\_  
 CK NUM \_\_\_\_\_  
 RECD Basics City of Gering BY \_\_\_\_\_  
 NUM. INDEX B 4  
 COMPUTER \_\_\_\_\_  
 PICTURED \_\_\_\_\_  
 IMAGED \_\_\_\_\_

NE COR. OF THE  
SW 1/4, SEC. 1,  
T21N, R55W.

PORTAL SEVENTH ADDITION TO THE CITY OF GERING, NEBRASKA, LOTS 1&2, BLOCK 1.

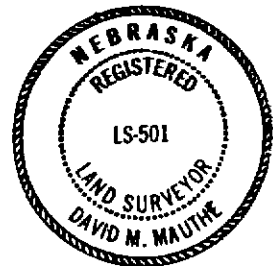
SURVEYOR'S CERTIFICATE

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6th P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE S 00°02'19" W, A DISTANCE OF 36.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF "M" STREET; THENCE N 89°57'41" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 651.41 FEET TO THE TRUE POINT OF BEGINNING; THENCE ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 281.80 FEET, A DELTA ANGLE OF 43°21'01", AND AN ARC LENGTH DISTANCE OF 213.08 FEET; THENCE S 43°23'02" W, A DISTANCE OF 73.75 FEET; THENCE ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 222.17 FEET, A DELTA ANGLE OF 43°14'36" AND A ARC LENGTH OF 167.88 FEET TO THE NORTH LINE OF COTTONWOOD APARTMENTS ADDITION TO THE CITY OF GERING, NEBRASKA, AS RECORDED IN SCOTTS BLUFF COUNTY CLERK AND RECORDERS OFFICE; THENCE S 89°58'47" W, ALONG SAID NORTH LINE, A DISTANCE OF 495.11 FEET TO THE SOUTHEAST CORNER OF PORTAL SECOND ADDITION, AS RECORDED IN SCOTTS BLUFF COUNTY CLERK AND RECORDERS OFFICE; THENCE N 00°05'18" W, ALONG THE EAST LINE OF SAID PORTAL SECOND ADDITION, A DISTANCE OF 399.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID "M" STREET; THENCE S 89°57'41" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 684.03 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 5.45 ACRES MORE OR LESS.

That the accompanying plat is a true delineation of such 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 corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 12<sup>th</sup> day of October, 2004

David M. Mauthé L.S. #501  
David M. Mauthé, Nebraska Registered Land Surveyor, L.S. No. 501



PORTAL SEVENTH ADDITION TO THE CITY OF GERING, NEBRASKA, LOTS 1&2, BLOCK 1.

OWNER'S STATEMENT

I, the undersigned, being the owner of that part of the Southwest Quarter of Section 1, Township 21 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 PORTAL SEVENTH ADDITION TO THE CITY OF GERING, NEBRASKA, LOTS 1&2, BLOCK 1.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owner. I hereby dedicate the utility easements and Road Right-of-Way as shown hereon to the use and benefit of the public.

Dated this 15<sup>th</sup> day of October, 2004.

By: Bobby L. Unzicker  
BLU Enterprises, Inc.  
Bobby L. Unzicker  
President

ACKNOWLEDGMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Bobby L. Unzicker, to me known to be the identical person whose signature is affixed to the foregoing "Owners Statement" and acknowledged the execution thereof.

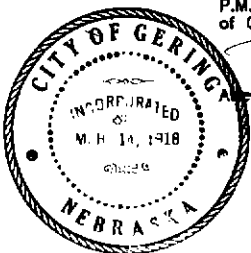
WITNESS MY HAND AND NOTARIAL SEAL this 15<sup>th</sup> day of October, 2004.

Rosemarie D. Russell  
Notary Public

My Commission Expires: [Seal of Rosemarie D. Russell, Notary Public, Commission Expires 8/1/2008]

APPROVAL AND ACCEPTANCE

The foregoing plat of PORTAL SEVENTH ADDITION TO THE CITY OF GERING, NEBRASKA, LOTS 1&2, BLOCK 1, situated in the Northeast Quarter of Section 1, Township 21 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 25<sup>th</sup> day of October, 2004.



Pamela K. Richter City Clerk  
Lawrence C. Gibbs Council President