

2005-2380

7A Glen

Inst. 2005- 2380

RECORDED
SCOTTS BLUFF COUNTY, NE

NUM PAGES 4
 DOC TAX PD CHG RET
 FEES 26.50 PD CHG RET
 TOTAL
 REC'D Rasia - City of Gering
 RET

Date 4-4-05 Time 11:55 am

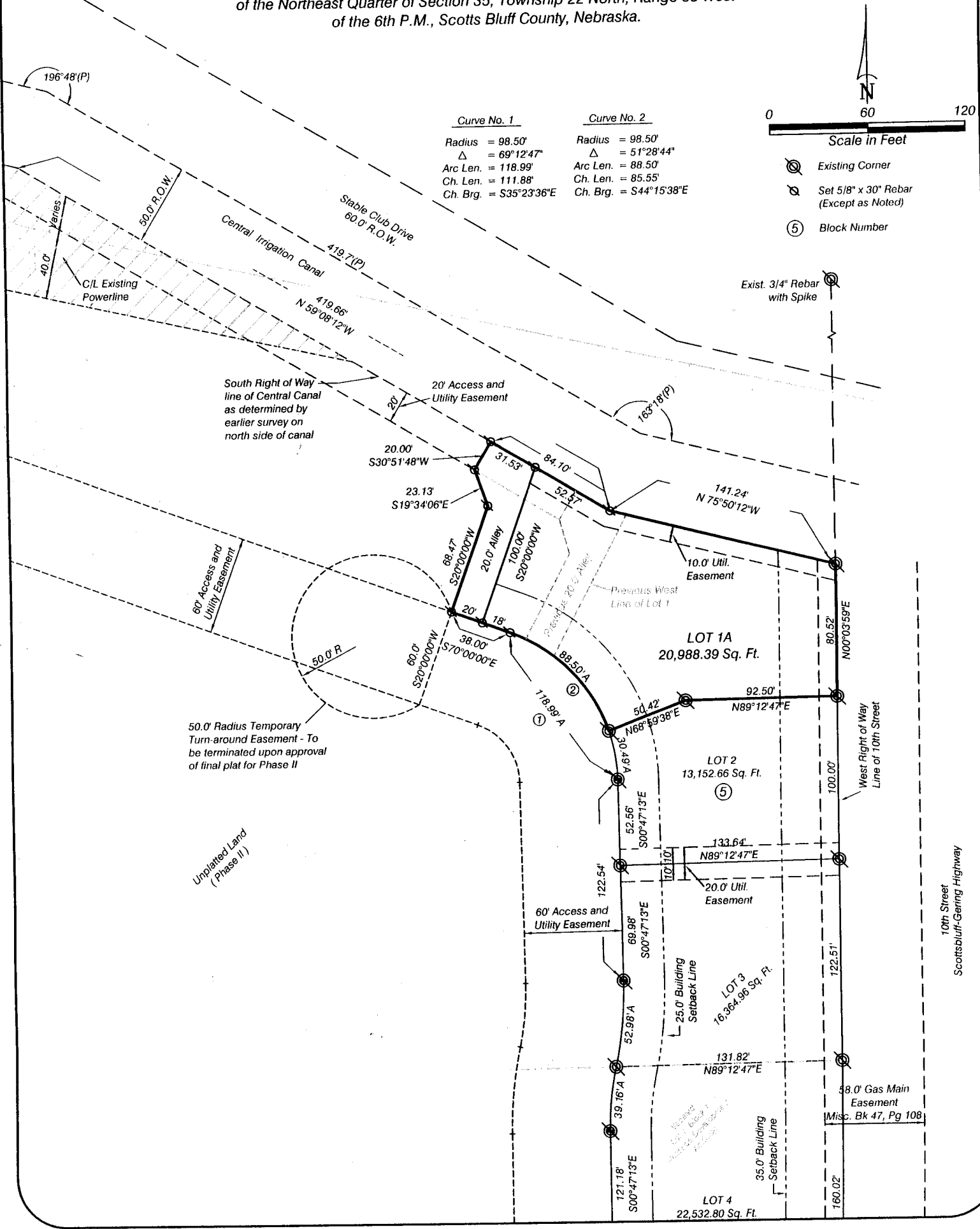
NUM INDEX B J
 COUNTY EP
 PLOT NO. J
 INSTR. NO. J

Jean A. Bauer

REGISTER OF DEEDS

**LOT 1A, BLOCK 5, and ABUTTING ALLEY,
 RED BARN SUBDIVISION TO THE CITY OF GERING, NEBRASKA
 A REPLAT OF LOT 1, BLOCK 5, and BUTTING ALLEY, 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.



Curve No. 1	Curve No. 2
Radius = 98.50'	Radius = 98.50'
Δ = 69°12'47"	Δ = 51°28'44"
Arc Len. = 118.99'	Arc Len. = 88.50'
Ch. Len. = 111.88'	Ch. Len. = 85.55'
Ch. Brg. = S35°23'36"E	Ch. Brg. = S44°15'38"E

0 60 120
 Scale in Feet

- ⊙ Existing Corner
- ⊗ Set 5/8" x 30" Rebar (Except as Noted)
- ⑤ Block Number

Unplatted Land (Phase II)

10th Street
Scottsbluff-Gering Highway

58.0' Gas Main Easement
Misc. Bk 47, Pg 108

Warning
Lot 1, Block 5
Subdivided by Plat

LOT 1A, BLOCK 5
 RED BARN SUBDIVISION
 REPLAT OF LOT 1, BLOCK 5,
 and UNPLATTED LAND
 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 LOT 1A, BLOCK 5, and ABUTTING ALLEY, RED BARN SUBDIVISION TO THE CITY OF GERING, NEBRASKA, A REPLAT OF LOT 1, BLOCK 5, and ABUTTING ALLEY, 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:

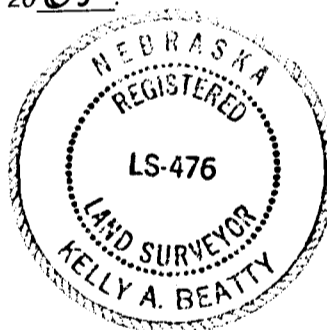
Beginning at the Northwest Corner of Lot 2, Block 5, Red Barn Subdivision, thence bearing N68°59'38"E, on the north line of said Lot 2, Block 5, a distance of 50.42 feet, thence bearing N89°12'47"E, on the north line of said Lot 2, Block 5, a distance of 92.50 feet, to the Northeast Corner of said Lot 2, Block 5, said point also being on the West right of way line of 10th Street, thence bearing N00°03'59"E, on said right of way, a distance 80.52 feet, to the point of intersection with the southerly right of way line of the Central Irrigation Canal, thence bearing N75°50'12"W, on said south right of way line, a distance of 141.24 feet, thence bearing N59°08'12"W, on said south right of way line, a distance of 84.10 feet, thence bearing S30°51'48"W, a distance of 20.00 feet, thence bearing S19°34'06"E, a distance of 23.13 feet, thence bearing S20°00'00"W, a distance of 68.47 feet, to the point of intersection with the northerly line of a 60-foot wide Access and Utility Easement, as platted, thence bearing S70°00'00"E, on the north line of said Access and Utility Easement, a distance 38.00 feet, to the point of curvature of a curve to the right, said curve having central angle of 51°28'44", a radius of 98.50 feet, a chord bearing of S44°15'38"E, and a chord length of 85.55 feet, thence southeasterly on arc of said curve, and on the north line of said Access and Utility Easement, a distance of 88.50 feet, to the POINT OF BEGINNING, containing a total area of 0.54 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 60 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 23rd DAY OF March, 2005
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

[Handwritten signature of Kelly A. Beatty]

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



OWNER'S STATEMENT

We, the undersigned, being the owners of Lot 1, Block 5, Red Barn Subdivision 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 LOT 1A, BLOCK 5, and ABUTTING ALLEY, RED BARN SUBDIVISION TO THE CITY OF GERING, NEBRASKA, A REPLAT OF LOT 1, BLOCK 5, and ABUTTING ALLEY, 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 alley right of ways and utility and access easements shown on the plat to the use and benefit of the public.

Dated this 29th day of March, 2005.

Western Terminal Storage, Inc.,
 a Nebraska Corporation

[Handwritten signature of Paul L. Reed]

Paul L. Reed, President

LOT 1A, BLOCK 5
RED BARN SUBDIVISION
REPLAT OF LOT 1, BLOCK 5,
and UNPLATTED LAND
GERING, NEBRASKA
SHEET 3 OF 4

ACKNOWLEDGEMENT

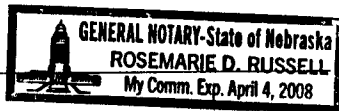
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

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 29th DAY OF March, 2005.

Rosemarie D. Russell
Notary Public

My Commission Expires _____



APPROVAL

The foregoing plat of LOT 1A, BLOCK 5, and ABUTTING ALLEY, RED BARN SUBDIVISION TO THE CITY OF GERING, NEBRASKA, A REPLAT OF LOT 1, BLOCK 5, and ABUTTING ALLEY, 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 Director of Administrative Services and the City Engineer of the City of Gering, Nebraska, pursuant to Section 19-916, Re-issue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71, approved March 5, 1983, and amendment to Article 21, Section 21.307 by Ordinance No. 1517 to the City of Gering, Nebraska.

Pam Richter
Pam Richter
Director of Administrative Services

Brian R. Sweeney
Brian Sweeney
City Engineer

LOT 1A, BLOCK 5
RED BARN SUBDIVISION
REPLAT OF LOT 1, BLOCK 5,
and UNPLATTED LAND
GERING, NEBRASKA
SHEET 4 OF 4

ACKNOWLEDGEMENT

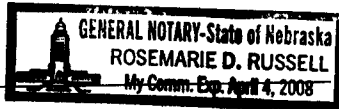
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Pamela K. Richter, Director of Administrative Services, of the City of Gering, to me known to be the identical person whose signature is affixed to the foregoing 'Approval' and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 1st DAY OF April, 2005.

Rosemarie D. Russell
Notary Public

My Commission Expires _____



ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Brian R. Sweeney, City Engineer of the City of Gering, to me known to be the identical person whose signature is affixed to the foregoing 'Approval' and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 1st DAY OF April, 2005.

Rosemarie D. Russell
Notary Public

My Commission Expires _____

