

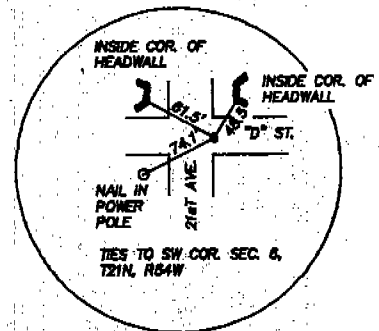
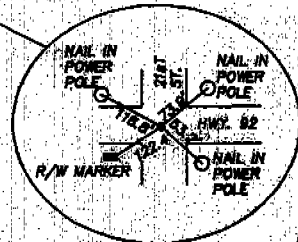
**RUSURE SUBDIVISION, LOTS 1, 2, 3, & 4, BLOCK 1, FINAL PLAT**  
 A PARTIAL REPLAT OF TREASURE VALLEY ESTATES AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6th P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

FOUND SPIKE IN ASPHALT  
 NW COR. SW 1/4, SEC. 6,  
 T21N, R54W

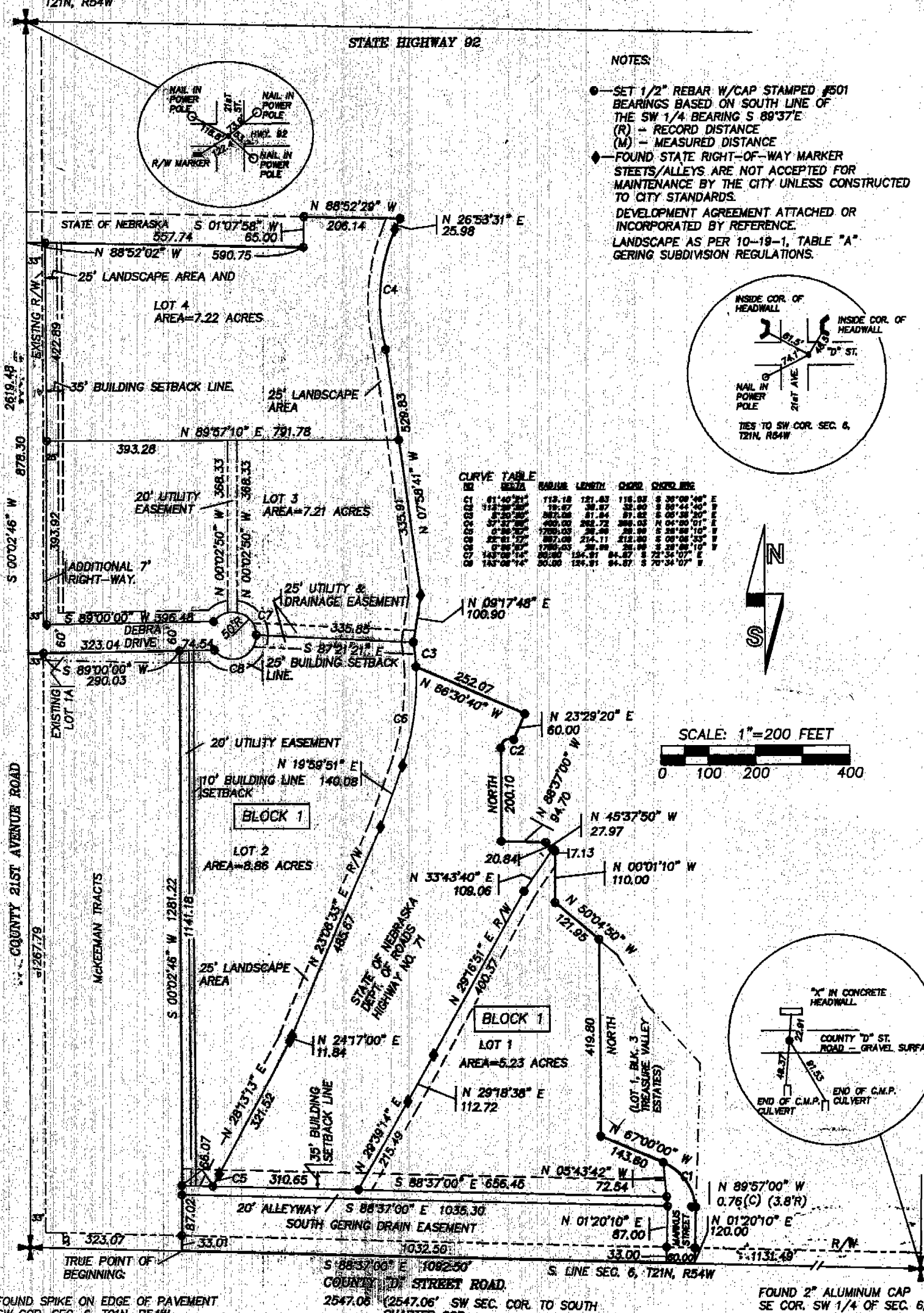
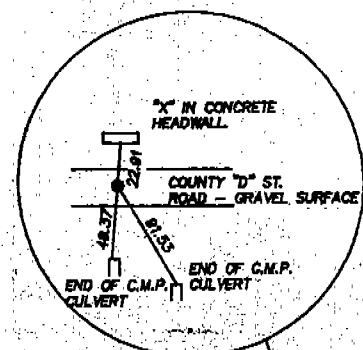
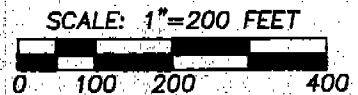
STATE HIGHWAY 92

NOTES:

- SET 1/2" REBAR W/CAP STAMPED #501 BEARINGS BASED ON SOUTH LINE OF THE SW 1/4 BEARING S 89°37'E (R) - RECORD DISTANCE (M) - MEASURED DISTANCE
  - FOUND STATE RIGHT-OF-WAY MARKER
- STREETS/ALLEYS ARE NOT ACCEPTED FOR MAINTENANCE BY THE CITY UNLESS CONSTRUCTED TO CITY STANDARDS.
- DEVELOPMENT AGREEMENT ATTACHED OR INCORPORATED BY REFERENCE.
- LANDSCAPE AS PER 10-19-1, TABLE "A" GERING SUBDIVISION REGULATIONS.



STATION	CHORD BEG.	CHORD END	CHORD LEN.	CHORD BEG.	CHORD END
1+00.00	112.18	121.83	115.03	S 38°09'46" E	1+00.00
1+10.00	19.87	28.87	32.00	S 89°44'40" E	1+10.00
1+20.00	287.28	31.84	31.88	S 89°37'00" E	1+20.00
1+30.00	282.72	388.03	N 04°50'01" E	1+30.00	1+30.00
1+40.00	1788.03	28.28	28.28	S 28°58'10" W	1+40.00
1+50.00	887.03	214.11	212.88	S 00°00'00" E	1+50.00
1+60.00	1788.03	28.28	28.28	S 28°58'10" W	1+60.00
1+70.00	134.81	84.87	S 71°34'07" E	1+70.00	1+70.00
1+80.00	20.58	124.81	84.87	S 71°34'07" E	1+80.00



FOUND SPIKE ON EDGE OF PAVEMENT  
 SW COR. SEC. 6, T21N, R54W

TRUE POINT OF BEGINNING  
 S 88°37'00" E 1082.50'  
 COUNTY "D" STREET ROAD  
 2547.06' (2547.06' SW SEC. COR. TO SOUTH QUARTER COR.)

FOUND 2" ALUMINUM CAP  
 SE COR. SW 1/4 OF SEC. 6,  
 T21N, R54W

**RUSURE SUBDIVISION, LOTS 1,2,3,& 4, BLOCK 1.**  
A PARTIAL REPEAT OF TREASURE VALLEY ESTATES AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

**LEGAL DESCRIPTION:**

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THENCE S 88°37'00" E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 323.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 88°37'00" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1082.20 FEET; THENCE N 01°20'10" E, A DISTANCE OF 120.00 FEET; THENCE N 89°57'00" W, A DISTANCE OF 0.76 FEET; THENCE ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 113.18 FEET, A DELTA ANGLE OF 81°40'21", FOR AN ARC LENGTH OF 121.83 FEET; THENCE N 87°00'00" W, A DISTANCE OF 143.60 FEET; THENCE NORTH, A DISTANCE OF 419.80 FEET; THENCE N 50°04'50" W, A DISTANCE OF 121.95 FEET; THENCE N 00°01'10" W, A DISTANCE OF 110.00 FEET; THENCE N 45°37'50" W, A DISTANCE OF 27.97 FEET; THENCE N 08°37'00" W, A DISTANCE OF 94.70 FEET; THENCE NORTH, A DISTANCE OF 200.10 FEET; THENCE ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.67 FEET, A DELTA ANGLE OF 113°29'20", FOR AN ARC LENGTH OF 38.97 FEET; THENCE N 23°28'20" E, A DISTANCE OF 60.00 FEET; THENCE N 66°30'40" W, A DISTANCE OF 252.07 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 71; THENCE ON A CURVE TO THE LEFT, ALONG SAID RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 557.09 FEET, A DELTA ANGLE OF 05°20'30", FOR AN ARC LENGTH OF 51.94 FEET; THENCE N 09°17'48" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.90 FEET; THENCE N 07°58'41" W, A DISTANCE OF 528.83 FEET; THENCE ON A CURVE TO THE RIGHT, ALONG SAID RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 37°37'58", FOR AN ARC LENGTH OF 262.72 FEET; THENCE N 26°53'31" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.98 FEET TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED BY INSTRUMENT 2001-05341 IN THE SCOTTS BLUFF CLERK AND RECORDERS OFFICE; THENCE N 88°32'29" W, A DISTANCE OF 206.14 FEET TO THE NORTHEAST CORNER OF THE STATE OF NEBRASKA, DEPARTMENT OF ROADS PROJECT NO. 71-3 (1026), TRACT 23, PL. 2; THENCE S 01°07'58" W, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 68.00 FEET; THENCE N 88°52'02" W, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 590.75 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 6; THENCE S 00°02'48" W, ALONG SAID WEST LINE, A DISTANCE OF 878.30 FEET; THENCE S 89°00'00" W, A DISTANCE OF 323.04 FEET; THENCE S 00°02'48" W, ALONG THE EAST LINE OF MCKEEMAN TRACTS, AS RECORDED IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF SCOTTS BLUFF, A DISTANCE OF 1281.22 FEET TO THE TRUE POINT OF BEGINNING;  
SAID PARCEL CONTAINING 41.02 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

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 BLOCK HAS ITS OWN NUMBER. THAT THE BOUNDARY OF THE PLAT IS SHOWN WITH A HEAVY SOLID LINE WITH THE DASHED LINES BEING FOR ORIENTATION PURPOSES ONLY. THAT ALL CORNERS FOUND OR SET ARE MARKED AS SHOWN.

WITNESS MY HAND AND SEAL THIS 29<sup>th</sup> DAY OF APRIL, 2005.

David M. Mauthe L.S. #501  
DAVID M. MAUTHE, NEBRASKA REGISTERED LAND SURVEYOR, L.S. # 501



**RUSURE SUBDIVISION, LOTS 1,2,3,& 4, BLOCK 1.**

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, BEING THE OWNERS OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, AS DESCRIBED IN THE FOREGOING "LEGAL DESCRIPTION" AND SHOWN ON THE ACCOMPANYING PLAT, HAVE CAUSED SAID REAL ESTATE TO BE PLATED AS RUSURE SUBDIVISION, LOTS 1,2,3, & 4, BLOCK 1, AND ALL STREETS AND ALLEYS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF GERING, NEBRASKA. THAT THE FOREGOING PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

DATED THIS 11<sup>th</sup> DAY OF May, 2001.

RUSURE ENTERPRISES, LLC  
BY: Bobby L. Unzicker  
BOBBY L. UNZICKER, PRESIDENT

BY: Russell Reisig  
RUSSELL REISIG - PARTNER

**ACKNOWLEDGMENT**

STATE OF NEBRASKA  
COUNTY OF SCOTTS BLUFF }

BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME BOBBY L. UNZICKER, AND RUSSELL REISIG, TO ME KNOWN AND WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING "OWNERS STATEMENT" AND ACKNOWLEDGED THE EXECUTION THEREOF.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11<sup>th</sup> DAY OF May, 2005.

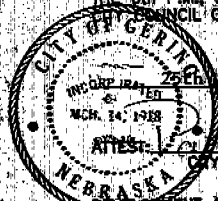
Barbara Ann Anderson  
NOTARY PUBLIC



MY COMMISSION EXPIRES Dec. 09, 2006

**APPROVAL AND ACCEPTANCE**

THE FOREGOING PLAT OF RUSURE SUBDIVISION, LOTS 1,2,3, & 4, BLOCK 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF GERING, NEBRASKA, BY RESOLUTION DULY PASSED THIS



25<sup>th</sup> DAY OF April, 2005.  
ATTEST: Janet Richter CITY CLERK  
Lara Zell MAYOR

AGREEMENT ATTACHED OR INCORPORATED BY REFERENCE.

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 5-13-05 Time 4:00 PM

Jean A. Bauer  
REGISTER OF DEEDS

NUM PAGES	<u>2</u>
DOC TAX	<u>PD</u> <u>CHG</u> <u>RET</u>
FEES	<u>12.50</u> <u>PD</u> <u>CHG</u> <u>RET</u>
TOTAL	<u>12.50</u>
REC'D	<u>Bob Unzicker</u>
NET	

BLUE INK B & G  
COMPUTER G  
PICTURED G  
BAGGED G