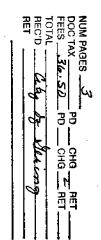
8 A Har

NORTHEAST CORNER LOTS 1 THROUGH 26, BLOCK 1 SE 1/4 OF THE NE 1/4 SECTION 34, T22N-R55W LOTS 1 THROUGH 15, BLOCK 2 Existing 'x' in concrete BLOCK 3 (COMMON AREA) -COUNTRY CLUB ROAD Curve No. 3 - Procenty Line △ = 35\*19\*18\* THE PRESERVE  $\Delta = 35^{\circ}0710^{\circ}$ R = 200° A = 500 B = 470° Arc. = 289.74° Ch. = 173.84 Ch. = 301.70 Ch. = 285, 18Ch. &earing = \$63\*5938\*V Ch. Bearing = \$55°50'50'4Y Ch. Bearing = N55'46'42'E A Replat of Tract 4, Monument Shadows - Phase IV Subdivision, to the City of Gering, Scotts Bluff County, Nebraska, a Replat of part Curve No. 5 - Centenine Δ = 25'46'04' of Block 'A', Nelson Subdivision, situated in the east half of Section  $R = 200^{\circ}$ Arc. = 333.68 Arc. = 89.95 34, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff Ch. = 296.29 Ch. = 89.19\* Ch. Bearing = N43\*0842\*E Ch. Jeanno = N13\*4920\*E County, Nebraska. Curve No. 7 - Centerline H = 130 R = 500Arc. = 92.32 Ch. = 90.39 Ch. Bearing =N77\*59\*19\*E BUILDING SETBACKS 20 WATER MAIN EAREMENT (APPROXIMATE CENTERLINE LOCATION - BASED ON CITY LOCATION - BASED ON CITY REAR YARD (AGAINST GOLF COURSE PROPERTY Existing 5/8" Rebar Set 3/4" x 5/6" Rebar Note: The bearings shown on this Section Comer plat have been rotated from the EAST QUARTER CORNER original plat of Tract 4. Monumen SECTION 34, T22N-R55W Shadows - Phase IV Subdivision Existing 60P Spike However, the land described is the SURVEYORS CERTIFICATE I, Kally A. Beatty. a Nabraska Registered Land Suveyor, hereby certify that I have surveyed and prepared a plat of Lore 1 through 26, Block 1, Lots 1 through 15, Block 2, and Block 3, (Common trea), THE PRESERVE, a Replet of Tract 4, Monument Shadows - Phase IV Subdivision, to the City of Gering, Scotts Bluff Coursy, Nebrasics, a Replet of part of Block 'A', Nelson Subdivision, stuated in the east half of Section 34, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County, Nebrasks, more particularly described as follows: Commencing at the East Quarter corner of Section 34, thence northerly on the east line of Section 34, on an assumed bearing of N00\*1149\*E a distance of 445.22 feet, thence bearing N89\*4055\*W. a distance of 80.38 feet, to the point of intersection with the west right of way line of Highway 71, as described in Osed Book 160, Page 196, thence continuing westerly on said bearing N89\*4053\*W, a distance of 12.33 feet, to the point of curveture of a langent curve to the left, said curve having a central engle of 51°31°13", a radius of 200.00 feet, a chord bearing of \$63°59'89", and a chord langer of 173.84 (set, thence southwesterly on the arc of said curve, a distance of 179.84 (set, to the point of tangency of said curve, thence bearing S38\*1829\*W, a distance of 108.37 (set, thence bearing NAS\* 43/48W. a distance of 30.00 feet to the Point of Beginning; thence bearing N83\*01/49\*W, a distance of 300.57 feet as measured (320.52 Record), thence bearing N89\*0313\*W, a distance of 574.10 leet, thence bearing \$32"29"44"W, a distance of \$40.22 feet, as measured. (398.86 feet, record) to the point of Intersection with the east right of way are of the Garing Impation Canel, said line being 50 leet east of the centerline of the main canel, thence bearing \$04\*3854\*E, on send east right of way line, a distance of \$57.55 feet, thence bearing \$07\*0020\*E, on seld east right of way line, a distance of 173,75 leat, thence bearing N86\*4013"E, a distance of 174,97 feet, thence bearing N46\*13'42"E, a distance of 637,82 feet, thence bearing N26\*4422"E, a distance of 311,81 feet, thence bearing N1673953TW, a distance of 60.26 feet as measured (60.00 Paccod), thence bearing N1372007TE, a distance of 33.66 feet, to the point of curvebure of a tangent curve to the left, said curve having a cantral angle of 35'19'18', a radius of 470.00 feet, a chord bearing of NS5'48'42'E, and a chord length of 285.18 feet, thence nontheasterly on the and of said curve, a distance of 289.74 feet at measured (289.09' Record), to the Point of Beginning, containing an area of 14.51 acres, more or less. ANO the above described Tract of land shalf inctude a 50.00 feet wide access easement as previously platted and dedicated on the plat for Tract 4, Monument Shadows - Phase IV Succivision, to the City of Gering, Scotts Blull County, Nebraska, from the was ungint of way line of State Highway No. 71, to the north line of the above described tract of land, and a 60.00 feet wide access easement abutting part of the east line of said above described tract of land, the centerline of said access essement more perficularly described as follows: Commencing at the East Quarter corner of Section 34, Ihence northerry on the east line of Section 34, on an assumed bearing of NOO" 1149°E, a distance of 448.22 feet, thence bearing N85° 4053°W, a detance of 80.38 feet, to the point of intersection with the west right of way ins of Highway 71 as described in Deed Book 160, Page 196, and said point being the Point of Beginning of the centerline of the 50.00 feet wide access easement, thence continuing westerly on said centerline, bearing N89\*4053W, a distance of 12.33 keet, to the point of curvature of a tangent curva to the left, said curve having a central angle of 51\*31\*13\*, a radius of 200,000 feet, a chord bearing of S63\*5938\*W, and a chord length of 173,84 feet, thance southwesterly on the arc of said curve, and said contentine of a 50,00 whole access easement, a distance of 179,84 feet, to the point of langency, thence bearing \$38\*1829\*W. on said centerline of a 50.00 feet wide access, a distance of 108.37 feet, to the point of termination of the 50.00 feet wide access. easement and the commencement of a 60,00 feet wide access easement, said point being the point of curvature of a curve to the right, and said curve having a central explicit of 35107107, a radius of 500.00 feet, a chord bearing of S55'5050W, and a chord length of 301.70 feet, thence southwesterly on the arc of said curva, and the centerline of said 60.00 feet wide access easement, a distance of 306.47 leet, to the point of tangency, thence bearing \$73°2007°W, on the centerine of said 60.00 feet wide access easement, a distance of 33.66 leet, to the point of intersection with the east the of the above described tract of land, said point also being the point of termination of the centerine of the 60,00 feet wide access easement. That the accompanying plat is a line delineation of said survey drawn to a scale of 100 feet to the inch. That each lot and blook has its gwn 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 Inis. 21 day of 2005. MONUMENT SHADOWS, HAS BEEN RELOCATED ONTO THE EASEMENT

RECORDED SCOTTS BLUFF COUNTY, NE

Inst. 2005 - 3447 Jean a. Bauer

REGISTER OF DEEDS





THE PRESERVE CITY OF GERING, NEBRASKA SHEET 2 OF 3

Inst. 2005 - 3447

## **OWNER'S STATEMENT**

We, the undersigned being the owners of Tract 4, Monument Shadows - Phase IV Subdivision to the City of Gering, 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 THE PRESERVE, a Replat of Tract 4, Monument Shadows - Phase IV Subdivision to the City of Gering, Scotts Bluff County, Nebraska, a Replat of part of Block A, Nelson Subdivision, situated in the east half of Section 34, Township 22 North, Range 55 West of the 6th P. M., CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA.

J.C. GERING, L.L.C. a limited liability company

Stephen J. Doll, President

## <u>ACKNOWLEDGEMENT</u>

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came Stephen J. Doll, President of J.C. GERING, L. L. C., a limited liability company, 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.

WITNESS MY NOTARIAL SEAL THIS US DAY OF Notary Public

My Commission Expires: 12/17/06

THE PRESERVE CITY OF GERING, NEBRASKA SHEET 3 OF 3

Inst. 2005 — 3 4 4 7

## APPROVAL AND ACCEPTANCE

Attest: 1. 198
Ony Clerk

Мауфг