

2011-161

NUM INDEX mc
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Inst. 2011 161

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 11.00 PD ✓ CHG _____ RET _____
TOTAL 11.00 cl
REC'D _____
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RECORDED
SCOTTS BLUFF COUNTY, NE

Date 1-11-11 Time 9:30am

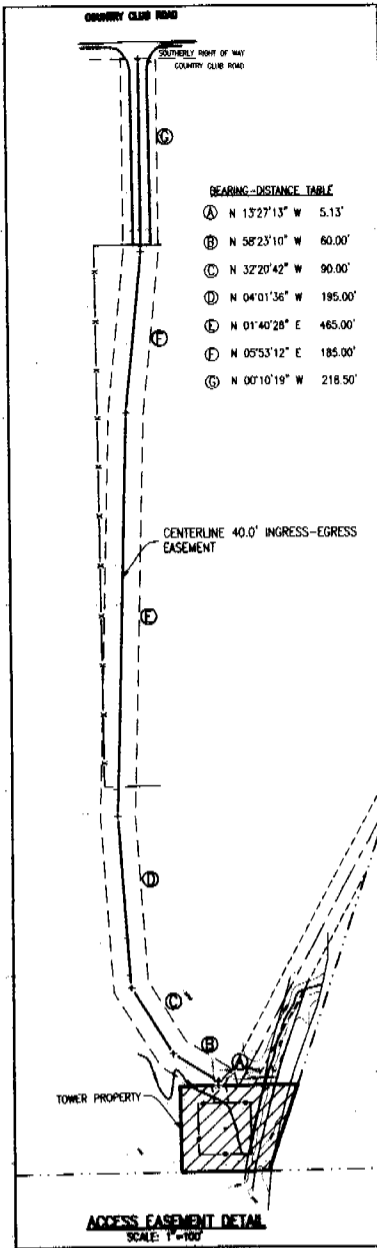
Jean A. Bauer

REGISTER OF DEEDS

*EA
gen*

THIS PAGE INCLUDED FOR INDEXING PURPOSES

-VIERO GERING NORTH SUBDIVISION-
PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST,
OF THE 6th P.M., SCOTTS BLUFF COUNTY, NEBRASKA



OWNER'S STATEMENT

We, the undersigned, being the Owners of the tract of land described in the foregoing Surveyor's Certificate and shown on the accompanying plot, have caused such tract to be surveyed and plotted as:

Viero Gering North Sub.

The foregoing plot is made with our free consent and in accordance with the desires of the undersigned owners.

Dated this 13th day of December, 2010

Richard B. Hill
Notary Public

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF } SS

Before me, a Notary Public, qualified and acting in said County, personally came *Richard B. Hill*, a representative of the Owners, known to me to be the identical person who signed the foregoing "Owners Statement" and acknowledged the execution thereof to be a voluntary act and deed.

Witness my hand and official seal.

This 13th day of December, 2010

My commission expires on the 22nd day of June, 2014

Wyatt G. Surber
Notary Public



APPROVAL BY PLANNING COMMISSION

The foregoing plot of Viero Gering North Subdivision was reviewed and approved by the Planning Commission of the City of Gering, Nebraska, and upon its recommendation, it is submitted to the City Council of the City of Gering, Nebraska for its final approval and acceptance.

Dated this 10th day of Jan, 2011

APPROVAL AND ACCEPTANCE BY CITY COUNCIL

The foregoing plot of Viero Gering North Subdivision was passed by the Mayor and City Council of the City of Gering, Nebraska, by Resolution duly passed this 12th day of Jan, 2011.

By *Edwin L. Mayo*
Attest: *Edwin L. Mayo*
City Clerk (Business/Finance Secretary)

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF SCOTTS BLUFF } SS

Before me, a Notary Public, qualified and acting in said County, personally came *Edwin L. Mayo*, Mayor of the City of Gering, Nebraska, known to me to be the identical person who signed the foregoing "Approval and Acceptance" and acknowledged the execution thereof to be a voluntary act and deed.

Witness my hand and official seal.

This 10th day of January, 2011

My commission expires on the 22nd day of June, 2014

Edwin L. Mayo
Notary Public



LEGAL DESCRIPTION
A tract of land being part of the South Half of the Northeast Quarter (S1/2, NE1/4), Section Thirty-Five (35), Township Twenty-Two (22) North, Range Fifty-Five (55) West of the 6th Principal Meridian, Scotts Bluff County, Nebraska and being more particularly described as follows:
Referring to the Southwest Corner of Tax Lot 35 in said Section 35 and assuming the South line of said South Half of the Northeast Quarter as bearing N 89°15'25" E and all bearings contained herein are relative thereto; thence N 89°15'25" E an said South line a distance of 330.82 feet to the Actual Point of Beginning; thence continuing N 89°15'25" E an said South line a distance of 100.00 feet to the Westerly line of the City of Gering-Union Pacific Drain A Ditch Only Subdivision, to the City of Gering, Nebraska; thence N 89°15'25" E an said Westerly line of said Subdivision a distance of 100.00 feet; thence S 89°15'25" W parallel with said South Line a distance of 134.80 feet; thence S 00°10'19" E perpendicular to said South line a distance of 100.00 feet to the Point of Beginning. Containing 0.27 acres more or less.

THE FOLLOWING EASEMENT(S) ARE A CONDITION OF APPROVAL OF THE VIERO NORTH SUBDIVISION

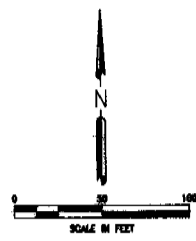
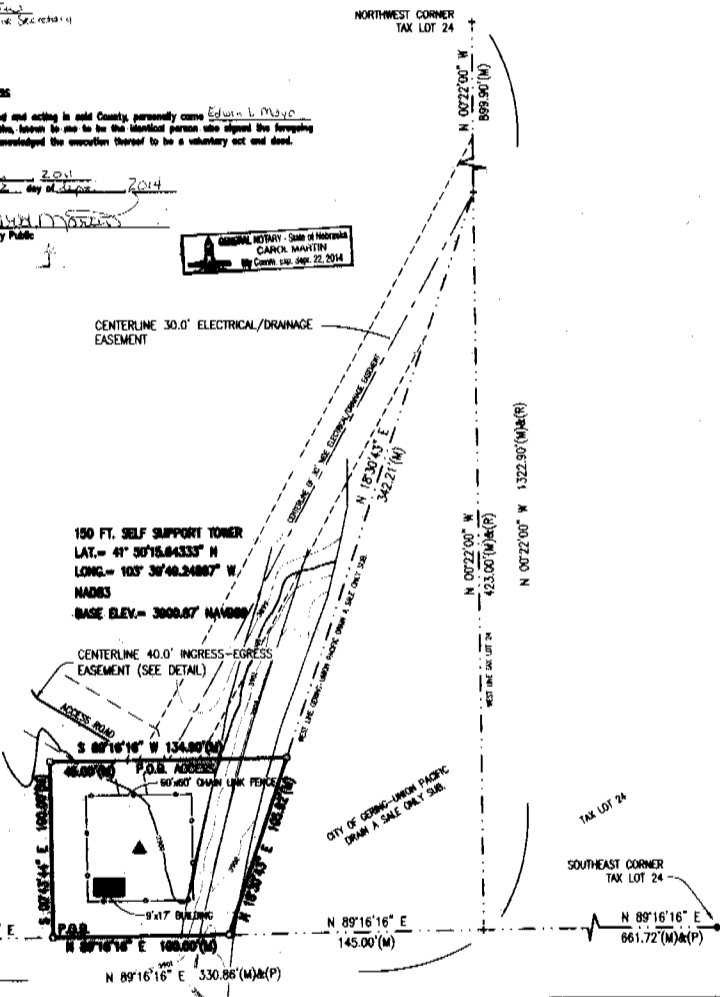
INGRESS-EGRESS EASEMENT

A tract of land being part of the South Half of the Northeast Quarter (S1/2, NE1/4), Section Thirty-Five (35), Township Twenty-Two (22) North, Range Fifty-Five (55) West of the 6th Principal Meridian, Scotts Bluff County, Nebraska and being more particularly described as follows:
Referring to the Southwest Corner of Tax Lot 35 in said Section 35 and assuming the South line of said South Half of the Northeast Quarter as bearing N 89°15'25" E and all bearings contained herein are relative thereto; thence N 89°15'25" E an said South line a distance of 330.82 feet; thence N 00°10'19" E perpendicular to said South line a distance of 100.00 feet; thence N 89°15'25" E parallel with said South line a distance of 46.00 feet to the Actual Point of Beginning of the centerline of a 40 foot wide easement for access purposes; thence N 13°27'13" W along said centerline a distance of 5.13 feet; thence N 58°23'10" W along said centerline a distance of 60.00 feet; thence N 32°20'42" W along said centerline a distance of 90.00 feet; thence N 04°01'36" W along said centerline a distance of 195.00 feet; thence N 01°40'28" E along said centerline a distance of 465.00 feet; thence N 05°53'12" E along said centerline a distance of 185.00 feet; thence N 00°10'19" W along said centerline a distance of 218.50 feet to the Southerly Right-of-Way Line of Country Club Road and the point of termination.

SURVEYOR'S CERTIFICATE

I, Ronald G. Ridgway, Nebraska Registered Land Surveyor No. 568, do hereby certify that the survey on the above referenced Legal Description, was performed by Todd Schaefer, S.L.T. No. 241, under my direct supervision, and that the same is true and correct to the best of my knowledge and belief.

Ronald G. Ridgway
Nebraska Registered Land Surveyor No. 568
Date 12/09/10



- = CORNERS FOUND
- = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- ⊕ = TEMPORARY POINT
- ⊖ = RELATED DISTANCES
- (M) = MEASURED DISTANCES
- (R) = REQUIRED DISTANCES
- ▲ = PROPOSED 150' TOWER
- ▣ = PROPOSED 9' x 17' BUILDING
- ▭ = PROPOSED 60'x10' CHAIN LINK FENCE
- = EXISTING FENCE LINE

