



2012-933

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SCOTTS BLUFF COUNTY, NE

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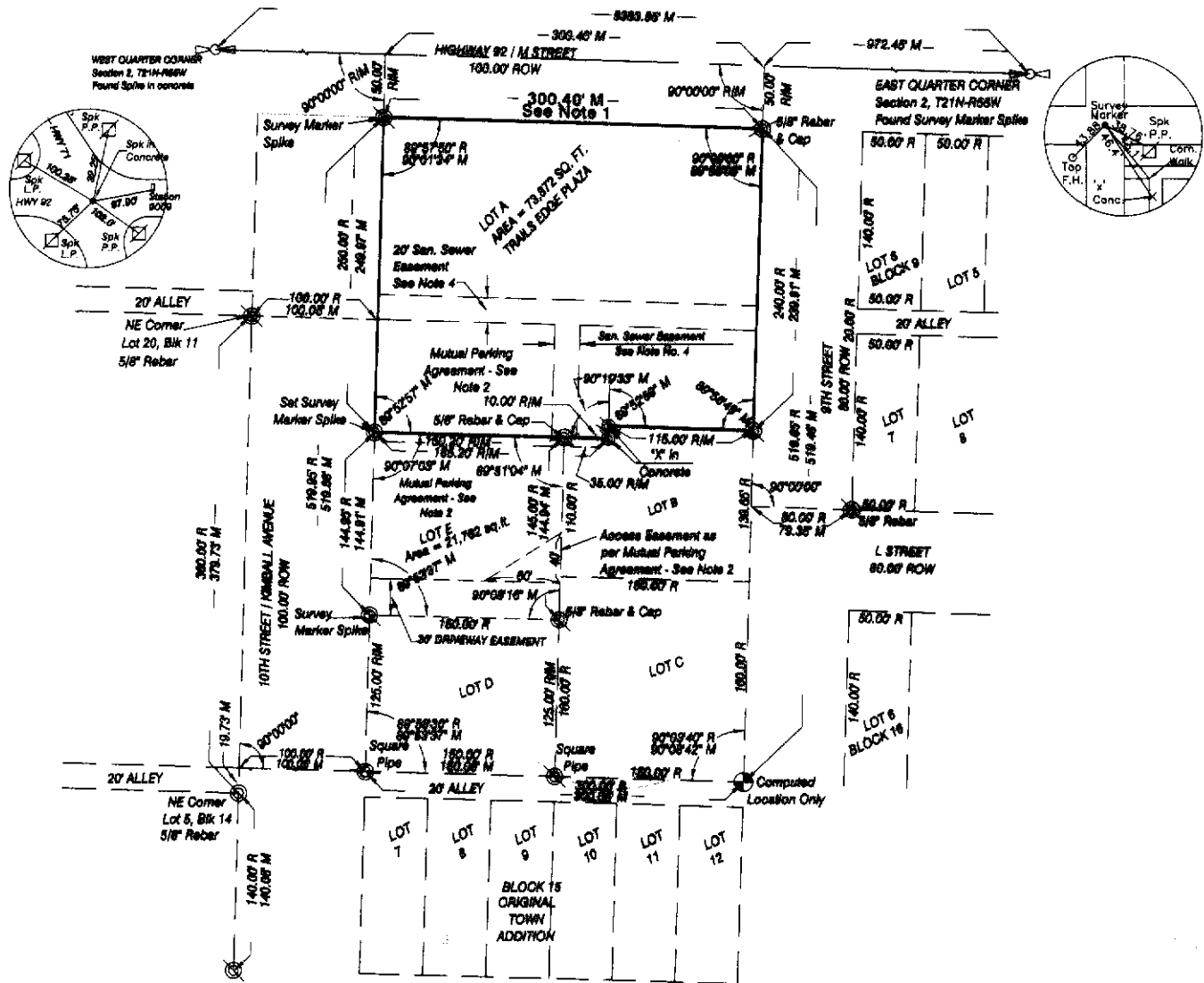
Date 2-23-12 Time 9:50am  
Inst. 2012 933  
Jean A. Bauer

REGISTER OF DEEDS

### FINAL PLAT

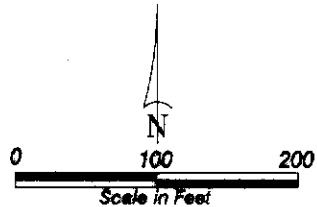
## AMENDED PLAT OF LOT A, REPLAT OF LOTS A AND B, TRAILS EDGE PLAZA, AN ADDITION IN THE ORIGINAL TOWN OF THE CITY OF GERING, NEBRASKA

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA



#### - NOTES -

1. The purpose of this amended plat of Lot A is to correct the north line dimension of Lot A as shown on the recorded plat in Deed Book 165, Page 78, Scotts Bluff County Register of Deeds Office. This recorded plat shows the north line of Lot A to be "304.4'", but this is not possible, as this recorded plat only adjusted a part of the south line of Lot A with the north line of Lot B. No exterior distances or angles changed between the original plat of Lot A, recorded in Deed Book 165, Page 78. As such, the north line dimension should not have changed for Lot A in the replat recorded in Deed Book 165, Page 78. Field measurement, and previous surveys of this Addition further confirm this error and show the actual dimension of the north line of Lot A to be 300.4 feet, as shown on this Amended Plat.
2. Lot A is subject to the Mutual Parking Agreement, recorded in Instrument 2011-6370, between Lots A, B, C, D, & E, Trail Edge Plaza, an Addition to the Original Town of the City of Gering, Scotts Bluff County, Nebraska.
3. Lot A is subject to the Redevelopment Agreement recorded in Instrument 2011-6364, between the City of Gering, Nebraska and G-Town, LLC, a Nebraska Limited Liability Company, and the First Amendment to the Redevelopment Agreement, recorded in Instrument 2011-6365.
4. Lot A is subject to 20' Sanitary Sewer Easement as recorded in Instrument 2011-6384, Exhibit E, with map attached as Exhibit A.



- LEGEND**
- PROPERTY CORNER NOT LOCATED, FOR REFERENCE ONLY
  - EXISTING QUARTER SECTION CORNER, AS NOTED
  - EXISTING CORNERS, AS NOTED
  - RIGHT OF WAY
  - MEASURED
  - RECORD

AMENDED LOT A,  
REPLAT OF LOTS A AND B,  
TRAILS EDGE PLAZA ORIGINAL  
TOWN OF GERING  
GERING, NEBRASKA  
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of AMENDED PLAT OF LOT A, REPLAT OF LOTS A AND B, TRAILS EDGE PLAZA, AN ADDITION IN THE ORIGINAL TOWN OF THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA,

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. 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 26<sup>th</sup> DAY OF January, 2012.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



OWNER'S STATEMENT

We, the undersigned, being the owners of Lot A, Replat of Lots A and B, Trails Edge Plaza, an Addition in the Original Town of 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 AMENDED PLAT OF LOT A, REPLAT OF LOTS A AND B, TRAILS EDGE PLAZA, AN ADDITION IN THE ORIGINAL TOWN OF THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA,

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.  
Dated this 9 day of February, 2012.

Owner: Lot A  
G-TOWN, L.L.C., a Nebraska Limited Liability Company

  
By: Zachary Wiegert, Manager

ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

Before me, a Notary Public, qualified and acting in said County, personally came Zachary Wiegert, Manager of G-Town, L.L.C., a Nebraska 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, and the voluntary act and deed of G-Town, L.L.C., a Nebraska Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 9 DAY OF February, 2012.



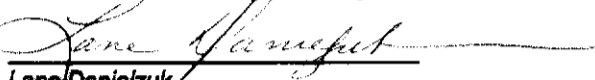
  
Notary Public

My Commission Expires December 18, 2013

AMENDED LOT A,  
REPLAT OF LOTS A AND B,  
TRAILS EDGE PLAZA ORIGINAL  
TOWN OF GERING  
GERING, NEBRASKA  
SHEET 3 OF 3

APPROVAL AND ACCEPTANCE

The foregoing plat of AMENDED PLAT OF LOT A, REPLAT OF LOTS A AND B, TRAILS EDGE PLAZA, AN ADDITION IN THE ORIGINAL TOWN OF THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, was approved by the City Administrator and the City Engineer of the City of Gering, Nebraska, pursuant to Section 19-916, Reissue of Revised Statutes of Nebraska as amended by Section 10 of L.B. 71, approved March 5th, 1983, and amendment to Article 21, Section 21.307 by Ordinance number 1517 to the City of Gering Nebraska.

  
Lane Danielzuk  
CITY ADMINISTRATOR

  
Brian Sweeney,  
ACTING CITY ENGINEER

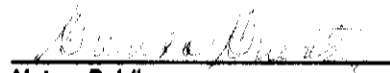
ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

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

WITNESS MY HAND AND SEAL THIS 17th DAY OF February, 2012.



  
Notary Public

My Commission Expires Dec. 15, 2015


ACKNOWLEDGEMENT

STATE OF NEBRASKA )  
COUNTY OF SCOTTS BLUFF )

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

WITNESS MY HAND AND SEAL THIS 17th DAY OF February, 2012.



  
Notary Public

My Commission Expires Dec. 15, 2015