



2015-3556

NUM PAGES 4
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 98.00 PD _____ CHG RET _____
 TOTAL 98.00
 REC'D Dennis - McSchaff
 RET _____

RECORDED
 SCOTTS BLUFF COUNTY, NE

Date 7-16-15 Time 10:05am

INST. 2015 3556

Jean A. Bauer

REGISTER OF DEEDS

COMPUTER SR
 PICTURED _____
 IMAGED _____

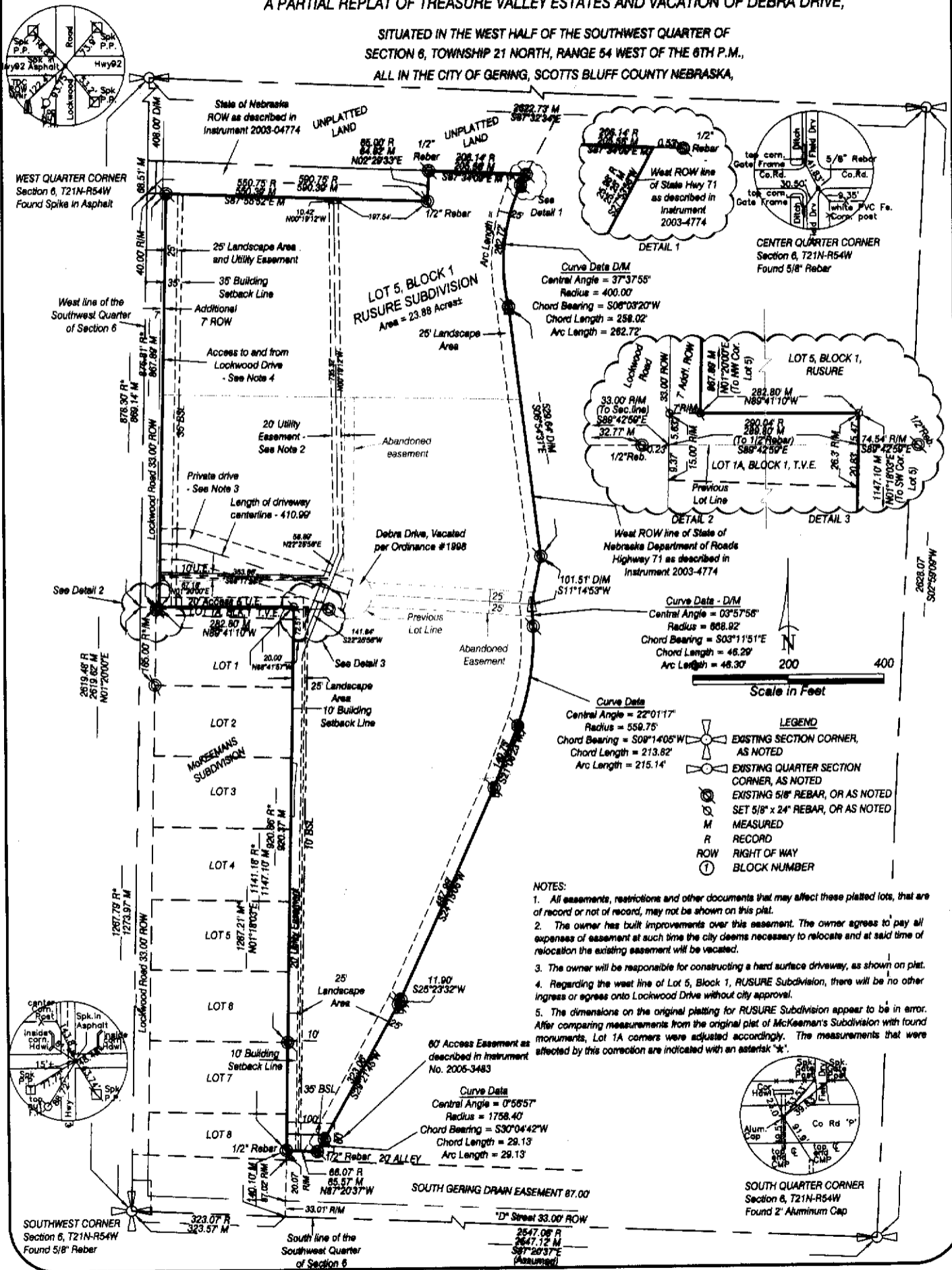
FINAL PLAT

LOT 5, BLOCK 1, RUSURE SUBDIVISION,

A REPLAT OF LOTS 2, 3 AND 4, BLOCK 1, RUSURE SUBDIVISION,

A PARTIAL REPLAT OF TREASURE VALLEY ESTATES AND VACATION OF DEBRA DRIVE,

SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., ALL IN THE CITY OF GERING, SCOTTS BLUFF COUNTY NEBRASKA,



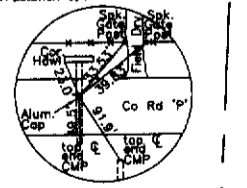
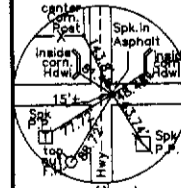
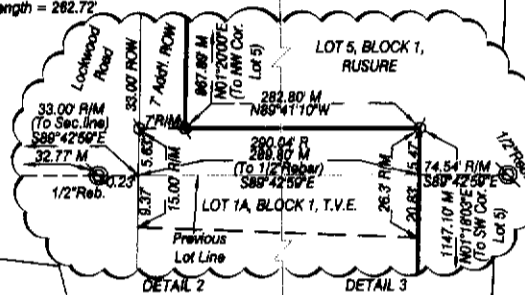
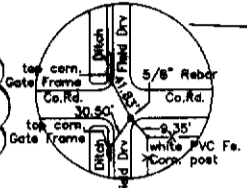
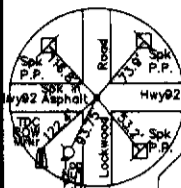
NOTES:

1. All easements, restrictions and other documents that may affect these platted lots, that are of record or not of record, may not be shown on this plat.
2. The owner has built improvements over this easement. The owner agrees to pay all expenses of easement at such time the city deems necessary to relocate and at said time of relocation the existing easement will be vacated.
3. The owner will be responsible for constructing a hard surface driveway, as shown on plat.
4. Regarding the west line of Lot 5, Block 1, RUSURE Subdivision, there will be no other ingress or egress onto Lockwood Drive without city approval.
5. The dimensions on the original platting for RUSURE Subdivision appear to be in error. After comparing measurements from the original plat of McKernan's Subdivision with found monuments, Lot 1A corners were adjusted accordingly. The measurements that were affected by this correction are indicated with an asterisk "*".

LEGEND

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, OR AS NOTED SET 5/8" x 24" REBAR, OR AS NOTED
- MEASURED
- RECORD
- RIGHT OF WAY
- BLOCK NUMBER

Scale in Feet
 0 200 400



LOT 5, BLOCK 1
 RUSURE SUBDIVISION
 AND VACATION OF DEBRA DRIVE,
 GERING, NEBRASKA
 SHEET 2 OF 4

SURVEYOR'S CERTIFICATE

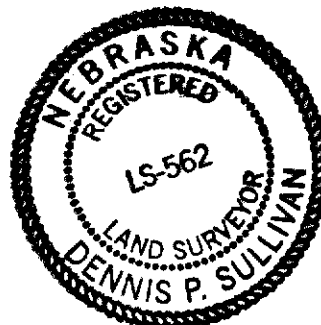
I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOT 5, BLOCK 1, RUSURE SUBDIVISION, a Replat of Lots 2, 3 and 4, Block 1, RUSURE Subdivision, a partial Replat of Treasure Valley Estates and Vacation of Debra Drive, situated in the West Half of the Southwest Quarter of Section 6, Township 21 North, Range 54 West of the 6th P.M., all in the City of Gering, Scotts Bluff County, Nebraska, more particularly described as follows;

Commencing at the Southwest Corner of Section 6, thence easterly on the south line of the Southwest Quarter of Section 6, on an assumed bearing of S87°20'37"E, a distance of 323.57 feet, to the point of intersection with the southerly extension of the east line of McKeemans Subdivision, as platted, thence bearing N01°18'03"E, on the southerly extension line and east line thereof said McKeemans Subdivision, a distance of 140.10 feet, to the Point of Beginning, said point being monumented by a 1/2" rebar, thence continuing northerly on the last described course, on the east line of McKeemans Subdivision, and the east line of Lot 1A, Treasure Valley Estates, as platted, a distance of 1147.10 feet, to the point of intersection with the northeast corner of said Lot 1A, Treasure Valley Estates, thence bearing N89°41'10"W, on the north line of said Lot 1A, Treasure Valley Estates, a distance of 282.80 feet, to the point of intersection with the east right of way line of Lockwood Road, thence bearing N01°20'00"E, on the east right of way line of Lockwood Road, said line being 40.00 feet east of and parallel with the west line of the Southwest Quarter of Section 6, a distance of 867.89 feet, to the point of intersection with the south line of State of Nebraska right of way as described in Instrument 2003-4774, thence bearing S87°55'52"E, on the south line of said State of Nebraska right of way, a distance of 550.39 feet, to the southeast corner of said State of Nebraska right of way, said point being monumented by a 1/2" rebar, thence bearing N02°29'33"E, on the east line of said State of Nebraska right of way, a distance of 64.82 feet, to the northeast corner of said State of Nebraska right of way, said point being monumented by a 1/2" rebar, thence bearing S87°34'09"E, a distance of 205.56 feet, to the point of intersection with the west right of way line of State of Nebraska Highway 71, as described in Instrument 2003-4774, thence bearing S27°53'56"W, on said right of way line, a distance of 25.25 feet, to the point of intersection with a non-tangent curve to the left, said curve having a central angle of 37°37'55", a radius of 400.00 feet, a chord bearing of S06°03'20"W, and a chord length of 266.02 feet, thence southwesterly on the arc of said curve and said right of way line, a distance of 262.72 feet, thence bearing S06°54'31"E, on said right of way line, a distance of 529.64 feet, thence bearing S11°14'53"W, on said right of way line, a distance of 101.51 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of 03°57'56", a radius of 688.92 feet, a chord bearing of S03°11'51"E, and a chord length of 46.29 feet, thence southeasterly on the arc of said curve, and on said right of way line, a distance of 46.30 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of 22°01'17", a radius of 559.75 feet, a chord bearing of S09°14'05"W, and a chord length of 213.82 feet, thence southwesterly on the arc of said curve, and on said right of way line, a distance of 215.14 feet, thence bearing S21°08'23"W, on said right of way line, a distance of 140.75 feet, thence bearing S24°15'05"W, on said right of way line, a distance of 487.99 feet, thence bearing S25°23'32"W, on said right of way line, a distance of 11.90 feet, thence bearing S29°21'45"W, on said right of way line, a distance of 323.06 feet, to the point of intersection with a non-tangent curve to the right, said curve having a central angle of 00°56'57", a radius of 1758.40 feet, a chord bearing of S30°04'42"W, and a chord length of 29.13 feet, thence southwesterly on the arc of said curve, and on said right of way line, a distance of 29.13 feet, to the point of intersection with the north right of way line of a 20 foot alley, as platted, said point being monumented by a 1/2" rebar, thence bearing N87°20'37"W, on said north right of way line, said line being parallel with the south line of the Southwest Quarter of Section 6, a distance of 65.57 feet, to the Point of Beginning, containing an area of 23.88 Acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 200 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 9th DAY OF July, 2015.
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dennis P. Sullivan
 Dennis P. Sullivan, Nebraska Registered Land Surveyor, L. S. 562



LOT 5, BLOCK 1
RUSURE SUBDIVISION
AND VACATION OF DEBRA DRIVE,
GERING, NEBRASKA
SHEET 3 OF 4

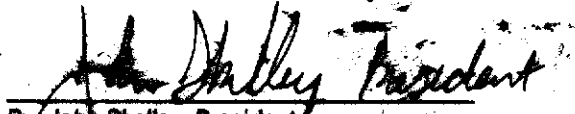
OWNER'S STATEMENT

We, the undersigned, being the owner of Lots 2, 3 and 4, Block 1, RUSURE Subdivision, 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, as described in the foregoing 'Surveyor's Certificate' and shown on the accompanying plat have caused such real estate to be platted as LOT 5, BLOCK 1, RUSURE SUBDIVISION, a Replat of Lots 2, 3 and 4, Block 1, RUSURE Subdivision, a partial Replat of Treasure Valley Estates and Vacation of Debra Drive, situated in the West Half of the Southwest Quarter of Section 6, Township 21 North, Range 54 West of the 6th P.M., all in 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. We hereby dedicate the easements for the use and benefit of the public.

Dated this 19 day of June, 2015.

Owner:
Lots 2, 3 and 4, Block 1, RUSURE Subdivision
West Plains LLC, a Delaware Limited Liability Company


By John Skelley, President

ACKNOWLEDGEMENT

STATE OF Missouri
COUNTY OF Platte

Before me, a Notary Public, qualified and acting in said County, personally came John Skelley, President of West Plains, LLC, a Delaware 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 his voluntary act and deed, and the voluntary act and deed of West Plains, LLC, a Delaware Limited Liability Company.

WITNESS MY HAND AND SEAL THIS 19 DAY OF June, 2015.


Notary Public

My Commission Expires 6/3/19

JEREMY MCBURNEY
Notary Public - Notary Seal
STATE OF MISSOURI
Platte County
Commission Number 15635927
My commission expires June 3, 2019

LOT 5, BLOCK 1
RUSURE SUBDIVISION
AND VACATION OF DEBRA DRIVE,
GERING, NEBRASKA
SHEET 4 OF 4

ORDINANCE NO. 1998

AN ORDINANCE OF THE CITY OF GERING, Nebraska, vacating Debra Drive of Rusure Subdivision lots 1, 2, 3, & 4, Block 1, Final Plat recorded under Instrument No. 2005-3423 situated in a portion of the West Half of the Southwest Quarter of Section 6, Township 21 North, Range 54 West of the 6th P.M., City of Gering, Scotts Bluff County, Nebraska.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GERING, NEBRASKA, THAT:

SECTION 1. The owners of the property have requested the City of Gering to Vacate Debra Drive of RUSURE Subdivision Lots 1, 2, 3, & 4, block 1, Final Plat, Recorded under Instrument No. 2005-3423 to allow for a Re-Plat.

SECTION 2. The Mayor and Council of the City of Gering, Nebraska, determine that the notice of the time and place of the hearing Vacating Debra Drive as platted as part of the RUSURE Subdivision as set forth above, has been accomplished according to the provisions of the Ordinances of the City of Gering and the Statutes of the State of Nebraska, as set forth has been ordered by this Ordinance.

SECTION 4. Any ordinance or part of any ordinance in conflict with this ordinance is hereby repealed to the extent of such conflict and should any part or section of this ordinance be declared void and unenforceable, such declaration shall not render any other part void and unenforceable. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS ~~SIXTH~~ DAY OF ~~JUNE~~, 2015.

15th July 2015

Edward D. Kaufman
Tony Kaufman, Mayor

ATTEST:

Kathy Weiff
Kathy Weiff, City Clerk



APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 5, BLOCK 1, RUSURE SUBDIVISION, a Replat of Lots 2, 3 and 4, Block 1, RUSURE Subdivision, a partial Replat of Treasure Valley Estates and Vacation of Debra Drive, situated in the West Half of the Southwest Quarter of Section 6, Township 21 North, Range 54 West of the 6th P.M., all in the City of Gering, Scotts Bluff County, Nebraska was approved by the Mayor and City Council for the City of Gering, Nebraska, pursuant to Section 19-016, Reissue of Revised Statutes of Nebraska, as amended by Section 10 of L.B. 71, approved March 5th, 1988 and amended to Article 21, Section 21, 307 by Ordinance No. 1517 to the City of Gering, Nebraska, by resolution duly passed this 15th day of July, 2015.

Edward D. Kaufman
Mayor

ATTEST:

Kathy Weiff
City Clerk

