

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 7-28-15 Time 8:11am
INST. 2015 **3799**
Jean A. Bauer

REGISTER OF DEEDS

COMPUTER CB
PICTURED C
IMAGED

NUM PAGES 3 PD CHG RET
JOC TAX 22.00 PD CHG RET
FEES 22.00 PD CHG RET
TOTAL 22.00
REC'D Baker & Associates
RET For Office Use

2015-3799

FINAL PLAT
LOTS 1-6 & TRACT A, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-11, BLOCK 5, AND LOTS 1-10, BLOCK 6 OF SOUTHFIELD VILLAGE A SUBDIVISION IN CITY OF GERING
SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GERING IN SCOTTS BLUFF COUNTY, NEBRASKA

Sheet Revisions

| Date | Description | Initials |
|----------|----------------|----------|
| 05-29-14 | DRAFTED SURVEY | CJG |
| 05-20-15 | DRAFTED SURVEY | CJG |

Baker & Associates Inc.
120 East 18th St.
Scottsbluff, NE 68901
308.632.3123
www.bakerand.com
Engineers * Architects * Surveyors
CORPORATE

Land Survey

Title Sheet

Baker Project Number: 6274-001-14
Project Location: Scottsbluff, Scotts Bluff County Nebraska
Owners: SOUTHFIELD-GERING LLC
Plat Code/Last Mod. Date: 6247 / 05-20-2015
Sheet 1 of 3

INDEX OF SHEETS

- PAGE 1 TITLE SHEET
- PAGE 2 PLAN SHEET
- PAGE 3 TABULATION OF MONUMENTS SHEET

PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS SOUTHFIELD VILLAGE SUBDIVISION, CONTAINING 706,232 SQ. FT. (16.21 ACRES), MORE OR LESS, IN SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF GERING SCOTTS BLUFF COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND CHISELED CROSS IN CONCRETE, WHENCE THE NORTHWEST CORNER OF SAID SECTION 12, BEING A FOUND 5/8" REBAR, BEARS NORTH 88°54'33" WEST, A DISTANCE OF 2637.08 FEET; THENCE, SOUTH 01°05'27" WEST, A DISTANCE OF 33.00 FEET TO A POINT OF ON THE EXISTING SOUTH RIGHT OF WAY LINE OF D STREET; THENCE ALONG SAID SOUTH LINE, NORTH 88°54'33" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE ON A 20.00 FOOT WIDE ALLEY DESCRIBED AND TO THE POINT OF BEGINNING,

THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°36'43" WEST, A DISTANCE OF 952.78 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 88°23'17" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 01°36'43" WEST, A DISTANCE OF 422.00 FEET; THENCE NORTH 88°54'33" WEST, A DISTANCE OF 620.00 FEET; THENCE NORTH 01°36'31" EAST, A DISTANCE OF 393.47 FEET TO A POINT ON THE BOUNDARY OF BLOCK 1, PATHFINDER SUBDIVISION, RECORDED IN THE SCOTTS BLUFF COUNTY RECORDS AT INSTRUMENT NUMBER 2007-3058;

THENCE CONTINUING ALONG SAID BLOCK 1 THE FOLLOWING THREE COURSES:
1. THENCE SOUTH 88°51'32" EAST, A DISTANCE OF 60.00 FEET;
2. THENCE NORTH 01°36'31" EAST, A DISTANCE OF 59.23 FEET;
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°28'56", A CHORD BEARING NORTH 46°20'59" EAST, A DISTANCE OF 28.16 FEET); THENCE DEPARTING SAID BLOCK 1, ALONG THE SOUTH RIGHT OF WAY LINE OF A STREET, SOUTH 88°54'33" EAST, A DISTANCE OF 99.06 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, NORTH 01°27'11" EAST, A DISTANCE OF 302.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF D STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF D STREET, SOUTH 88°54'33" EAST, A DISTANCE OF 463.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 706,232 SQ. FT. (16.213 ACRES), MORE OR LESS.

SURVEY NOTES

1. BAKER AND ASSOCIATES, INC., PERFORMED ALL NECESSARY RESEARCH TO ESTABLISH CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN HERE ON, UTILIZING CURRENT VESTING DOCUMENTS FROM PUBLIC RECORDS. A TITLE SEARCH WAS RELIED UPON BY FERGUSON TITLE SERVICES LLC. A TITLE SEARCH WAS PERFORMED ON THE SAID SUBJECT PROPERTY.

2. THE LOTS ADJOINING THE SOUTH RIGHT OF WAY LINE OF D STREET, HAVE NO INGRESS OR EGRESS ONTO D STREET. ACCESS AND DRIVEWAYS PROVIDE FOR THE SAID ADJOINING LOTS ARE PERMITTED OFF SOUTHFIELD DRIVE OR CLOVER COURT ONLY.

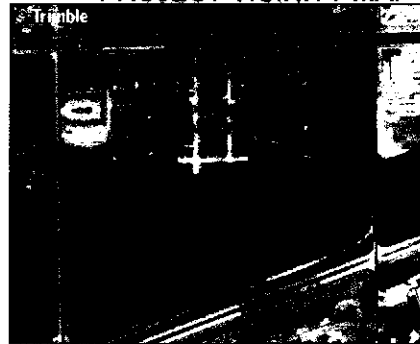
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE LINE CONNECTING THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST, OF THE 6TH PRINCIPAL MERIDIAN AND THE NORTH QUARTER CORNER OF SAID SECTION 12, BEING A GRID BEARING OF NORTH 88°54'33" WEST A DISTANCE OF 2637.08 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.

4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET

5. TRACT A, BLOCK 1 SHOWN HEREON ARE RESERVED FOR DRAINAGE AND UTILITY INFRASTRUCTURE FOR THE SOUTHFIELD VILLAGE SUBDIVISION.

6. THE ABOVE DESCRIBED BOUNDARY FOR THE EXTERIOR OF SOUTHFIELD VILLAGE SUBDIVISION PLAT AND IS INTENDED TO BE THE SAME BOUNDARY AS THE LEGAL DESCRIPTION FOR INSTRUMENT NUMBER 2009-574, EXCLUDING THE CONFLICTS OF OWNERSHIP FOR THE EASTERLY 10 FEET OF ALLEY ON THE EAST SIDE OF BLOCK 2, OF PATHFINDER SUBDIVISION OWNED BY THE CITY OF GERING AND THE SOUTH 30 FEET OF RIGHT OF WAY FOR A STREET, EXTENDING EAST FROM THE CENTERLINE OF MARK DRIVE TO THE EAST EDGE OF PATHFINDER SUBDIVISION. THE ABOVE DESCRIBED BOUNDARY ALSO INCLUDES THE PROPOSED 60 FEET OF RIGHT OF WAY OWNED BY BCD INVESTMENTS PARTNERSHIP FOR BRANNAN STREET AND THE PROPOSED WEST 30 FEET OF RIGHT OF WAY OF MARK DRIVE ALSO CURRENTLY OWNED BY BCD INVESTMENTS PARTNERSHIP.

PROJECT VICINITY MAP



VICINITY MAP NOT TO SCALE

DEDICATION / OWNERS STATEMENTS SUBJECT PROPERTY

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN OF ABOVE DESCRIBED LANDS, HEREBY PLAT SAID LOTS AND BLOCKS AND DEDICATE ALL STREET RIGHT OF WAYS, ALLEYS, DRAINAGE TRACTS, AND EASEMENTS TO THE CITY OF GERING, AS SHOWN HEREON AS NAME IN THE SUBDIVISION TITLE OF SHOWN ABOVE.

BY: Bob L. Zingales 7/28/15
REPRESENTATIVE FOR SOUTHFIELD-GERING LLC DATE

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME THIS 27 DAY OF July, 2015.

BY: Joseph A. Kishiyama
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: April 7, 2016
GENERAL NOTARY - State of Nebraska
JOSEPH A. KISHIYAMA
My Comm. Exp. April 7, 2016
NOTARY PUBLIC

DEDICATION / ADJOINING OWNER'S STATEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS FOR THE PROPOSED WEST 30 FEET OF RIGHT OF WAY FOR MARK DRIVE AND THE PROPOSED 60 FEET OF RIGHT OF WAY FOR BRANNAN STREET, AND ANY REMAINING INTEREST IN THE SUBJECT PROPERTY DESCRIBED HEREON, HEREBY PLAT SAID LOTS INTO THE SUBDIVISION NAME SHOWN ABOVE, AS SHOWN HEREON.

BY: Bob L. Zingales 7/28/15
REPRESENTATIVE FOR B C D INVESTMENT PARTNERSHIP DATE

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME THIS 27 DAY OF July, 2015.

BY: Joseph A. Kishiyama
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: April 7, 2016
GENERAL NOTARY - State of Nebraska
JOSEPH A. KISHIYAMA
My Comm. Exp. April 7, 2016
NOTARY PUBLIC

CITY OF GERING APPROVAL FINAL PLAT

THE FOREGOING LOTS 1-6 & TRACT A, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-11, BLOCK 5, AND LOTS 1-10, BLOCK 6 OF SOUTHFIELD VILLAGE SUBDIVISION PLAT, IN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GERING IN SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF GERING, NEBRASKA.

NOT Required By City of Gering
REPRESENTATIVE OF GERING CITY COUNCIL
SEE Mayor Below

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015.

BY: _____
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

Robert A. Kaufman
TONY KAUFMAN
CITY OF GERING MAYOR

STATE OF NEBRASKA)
) SS
COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME THIS 8th DAY OF July, 2015.

BY: Carol Martin
WITNESS MY HAND AND OFFICIAL SEAL

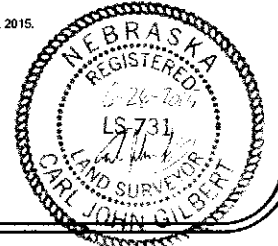
MY COMMISSION EXPIRES: Sept 22, 2015
GENERAL NOTARY - State of Nebraska
CAROL MARTIN
My Comm. Exp. September 22, 2016
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS DOCUMENT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2015, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF GERING NEBRASKA SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 27th DAY OF July, 2015.

Carl John Gilbert
CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF BAKER AND ASSOCIATES INC.
PHONE: 308-632-3123



FINAL PLAT
 LOTS 1-6, TRACT A, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-8, BLOCK 4, LOTS 1-11, BLOCK 5, AND LOTS 1-10, BLOCK 6 OF SOUTHFIELD VILLAGE A SUBDIVISION IN CITY OF GERING SITUATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GERING IN SCOTT'S BLUFF COUNTY, NEBRASKA

SURVEY LEGEND

- INDICATES FOUND SECTION CORNER
- INDICATES FOUND QUARTER CORNER
- INDICATES FOUND BOUNDARY EVIDENCE AS DESCRIBED
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER
- INDICATES SET BAKER & ASSOCIATES PROPERTY CORNER ON A 1.5" IN DIAMETER ORANGE PLASTIC CAP
- ON A 1.5" REBAR, STAMPED "BAKER LS 731"
- INDICATES AREA OWNED BY BCD INVESTMENTS
- TO BE DEDICATED FOR PUBLIC STREET RIGHT OF WAY

UNPLATTED LAND INSTRUMENT 2005-9055 OWNER: BCD INVESTMENT PARTNERSHIP

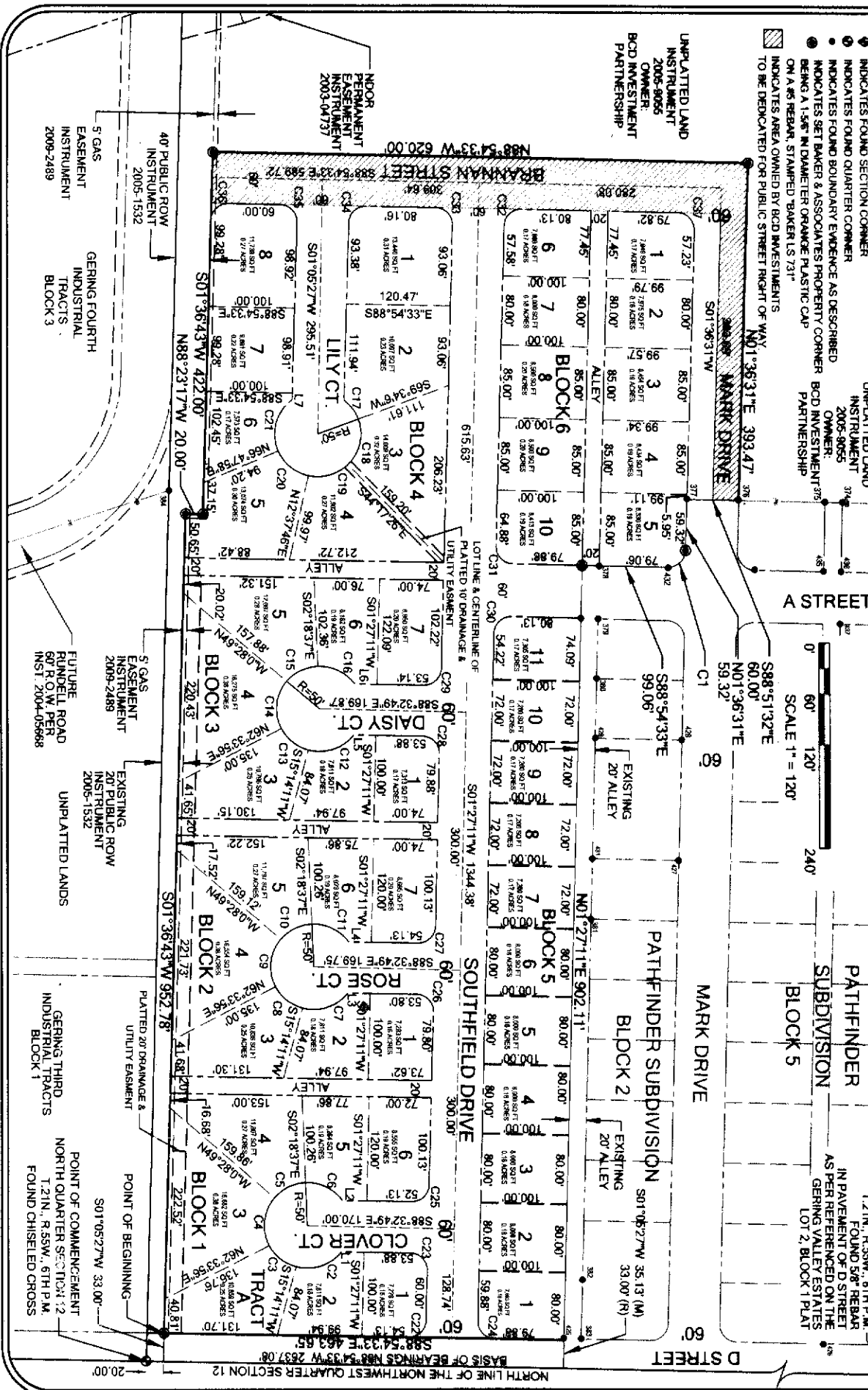
UNPLATTED LAND INSTRUMENT 2005-9055 OWNER: BCD INVESTMENT PARTNERSHIP

Sheet Revisions

| NO. | DESCRIPTION | DATE |
|-----|---------------|----------|
| 1 | ISSUED SURVEY | 05/20/15 |
| 2 | DRAWN SURVEY | 05/20/15 |
| 3 | FILED SURVEY | 05/20/15 |

Baker & Associates
 1515 West 10th St
 Omaha, NE 68102
 (402) 442-1000
 Project Location: Scottsbluff, Scotts Bluff County, Nebraska
 Project Number: 6274-001-14
 Owner: SOUTHFIELD-DGERING, LLC
 Project Code: 1401-001-001
 Date: 05/20/15

Land Survey
 Plan Sheet
 Northwest Quarter Section 12
 12TH, R.56W., 6TH P.M.
 FOUND 5/6 REBAR
 AS PER REFERENCE ON THE
 GERING VALLEY ESTATES
 LOT 2, BLOCK 1 PLAT



UNPLATTED LAND INSTRUMENT 2005-9055 OWNER: BCD INVESTMENT PARTNERSHIP

UNPLATTED LAND INSTRUMENT 2005-9055 OWNER: BCD INVESTMENT PARTNERSHIP

UNPLATTED LAND INSTRUMENT 2005-9055 OWNER: BCD INVESTMENT PARTNERSHIP

UNPLATTED LAND INSTRUMENT 2005-9055 OWNER: BCD INVESTMENT PARTNERSHIP

