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FINAL PLAT

## AN AMENDED PLAT OF 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 THE 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 Description DRAFTED SURVEY 05-20-15 DRAFTED SURVEY 08-06-15 FIXED LOT DIMS ERRORS ON F.P.

Land Survey Title Sheet

Baker Project Number: 6274-001-14

Project Location: Gering, Scotts Bluff County Nebraska Owners: SOUTHFIELD-GERING LLC

Project Code Last Mod. Date Subset

THE FOREGOING FINAL PLAT, AN AMENDED PLAT OF 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 COUNTY, NEBRASKA, SITUATED IN THE MONTHYREST QUARTER OF SECTION 12, TOWNS IN NORTH, RANGE SS WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GERING, IN SCOTTS BLUFF COUNTY, NEBRASKA, WAS APPROVED BY THE CITY ADMINISTRATOR AND CITY ENGINEER OF THE CITY OF GERING, NEBRASKA, PURSUANT TO SECTION 19-916, ARTICLE 21, SECTION 21, 307 BY ORDIANCE NO. 1517 TO THE CITY OF GERING, NEBRASKA.

LANE DANIELZUK CITY OF GERING ADMINISTRATOR

STATE OF NEBRASKA )

VICINITY MAR

NOT TO SCALE

COUNTY OF SCOTTS BLUFF )

ACKNOWLEDGED BEFORE MF THIS 10 HA DAY OF AUGUST 2015

BY Dunda Builty
WITNESS MY HAND AND OFFICIAL SEAL
MY GOMMISSION EXPIRES DEC 15, 2015

GENERAL NOTABY - State of Nebraska BRENDA BRUNTZ My Cumm, Exp. Dec. 15, 2015

PAUL SNARR

CITY OF GERING ENGINEER

STATE OF NEBRASKA) COUNTY OF SCOTTS BLUFF )

ACKNOWLEDGED BEFORE ME THIS 7+1 DAY OF AUGUST 2015,

Bull Brunty MITNESS MY HAND AND OFFICIAL SPA

COMPASSION FOR PARTY - STATE OF THE DISSENSE OF THE PARTY - STATE OF THE DISSENSE OF THE DISSE BRENDA BRUNTZ My Comm. Exp. Dec. 15, 2015

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 REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2015, BY ME OR UNIDER 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 COMPILANCE WITH ALL APPLICABLE LAWS OF THE STATE OF DEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SCOTTS BLUFF COUNTY AND THE CITY OF GERING LETTH SUBDIVISION REGULATIONS

LATTEST THE ABOVE ON THIS OF ANY OF ANY ST. 20

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

PROJECT VICINITY MAP

A PARCEL OF LAND KNOWN AS SOUTHFIELD VILLAGE SUBDIVISION, CONTAINING 706,232 SQ. FT. A PARCEL OF LAND KNOWN AS SOUTHFIELD VILLAGE SUBJIVISION, CONTINUING 100,235 SUPTI.

(16.21 ACRES), MORE OR LESS, IN SECTION 12, TOWNSHIP 21 NORTH, RANGE SS WEST, OF THE 6TH
PRINCIPAL MERIDIAN, IN THE CITY OF GERING SCOTTS BLUFF COUNTY, NEBRASIKA, 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 NORTH-WEST CONNER OF SAID SECTION 12, BEING A FOUND SWREBAR, BEARS NORTH 85°433" NORTHWEST CONNEX OF SAID SECTION 12 BEING MY COUNT 36 RESPANDING OF \$3.00 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 22.00 FEET TO A POINT ON THE WEST THINGE ALONG SAID SOUTH LINE. NORTH 88°54'33" WEST, A DISTANCE OF 22.00 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,

TITLE SHEET PLAN SHEET TABULATION OF MONUMENTS SHEET

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 85'54'33' WEST, A DISTANCE OF \$20.00 FEET.
THENCE NORTH 915'631' EAST, A DISTANCE OF \$83.47 FEET TO A POINT ON THE BOUNDARY OF
BLOCK 1, PATHERINDER 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 39"28"55", A DISTANCE OF 31.24 FEET, (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\*2711\* EAST, A DISTANCE OF 902.11 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 483 S FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 706,232 SO, FT. (16.21)3 ACRESI, MORE OR LESS.

INDEX OF SHEETS

PROPERTY DESCRIPTION

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

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 SOUTHFILED 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 INFASTRUCTURE 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 INSTURMENT 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 DESCIBED BOUNDARY ALSO INCLUDES THE PROPOSED 60 FEET OF RIGHT OF WAY OWNED BY BCD INVESTMENTS PARTNERSHIP FOR BRANNAN STREET AND THE PROPOSED WEST 36 FEET OF RIGHT OF WAY OF MARK DRIVE ALSO CURRENTLY OWNED BY BCD INVESTMENTS PARTNERSHIP.

7. THIS PLAT IS AN AMENDED PLAT FOR THE FINAL PLAT OF 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 VII LAGE A SUBDIVISION IN CITY OF GERING NEBRASKA, DUE TO ERRORS IN THE FINAL PLAT SURVEY PLAN SHEET. THIS SURVEY IS THE SUPERSEDE THE FINAL PLAT UTILIZE ALL DIMENSION, LABELS, AND AREAS SHOWN HEREON.

Trimble

DEDICATION /OWNER'S 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:

REPRESENTATIVE FOR SOUTHFIELD GERING LLC. DATE

ACKNOWLEDGMENT

STATE OF NEBRASKA)

COUNTY OF SCOTTS BLUFF )

THE FOREGOING INSTURMENT ACKNOWLEDGED BEFORE ME, A NOTARY

PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, THIS 10 DAY OF HULAYT , 2015,

MY COMMISSION EXPIRES

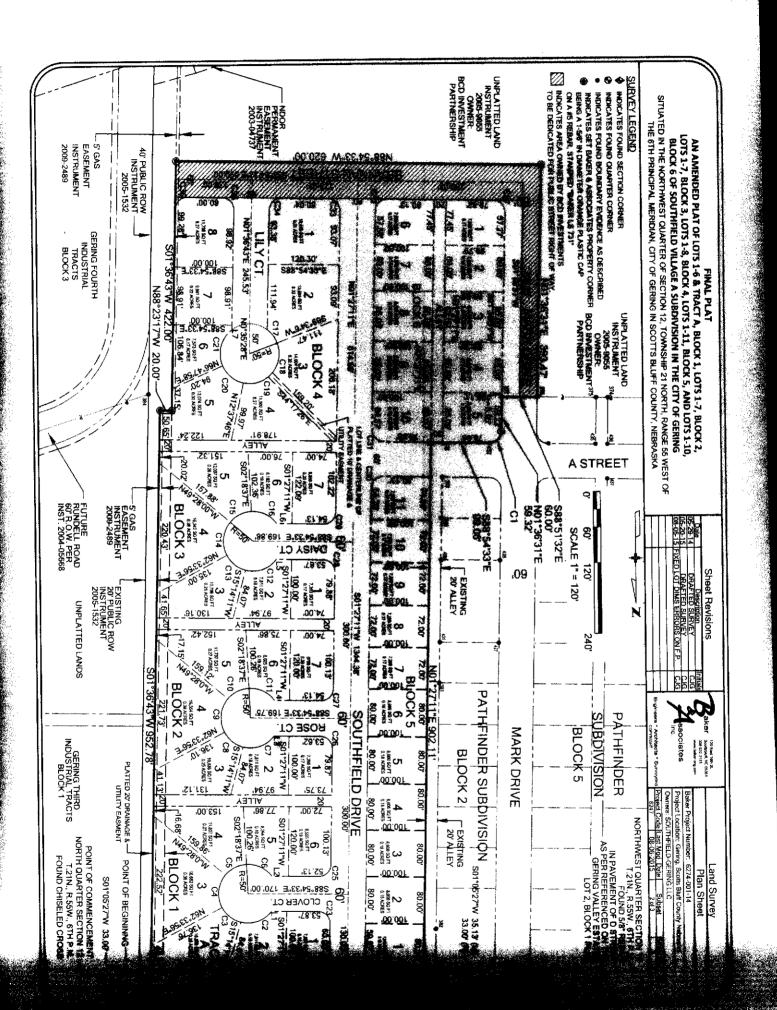
DEDICATION / ADJOINING OWNER'S STATEMENT WE THE UNDERSIGNED, BEING ALL THE OWNERS MORTCAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS FOR THE REPOSED MEST 30 FEET OF RIGHT OF WAY FOR MARK DRIVE AND THE PROPERTY BEFORE RIGHT OF WAY FOR BRANNAN STREET, AND ANY REMAINING INTEREST BE SUBJECT PROPERTY DESCRIBED HEREON, HEIRES PLAT SAID LOTS INTO THE SUBDIVISION NAME SHOWN ABOVE, AS SHOWN HEREON.

REPRESENTATIVE FOR B C D RIVESTMENT PARTNERSHIP TO BATE

STATE OF NEBRASKA) COUNTY OF SCOTTS BLUFF )

.THE FOREGOING INSTURMENT ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, THIS D DAY OF HUMI 2015,

7115511116-1-WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES:



Easting(aft)   DOWNETER RED PLASTIC CAP ON A #5 REBAR, STAMPED ILS 501, FLUSH WITH GROUND				-			-			-	Ĺ	_		ļ.			_
Description		19*	N46" 16" 19"E		_1	-+	<u>z</u>	_	\$*10'12" N5	50.80	47.27	C20	40.00	64° 06' 42"E	47"09'23"	$\neg$	음
Parce  Line		1.19*	s46° 16' 19"W				65		5°55'12" S74		49.67	C19	55.90'	45° 32' 58"E	67°58'04"	59.31' 50.00'	ß
Parcel Line		.37	S43° 43' 41"E			,	57		3°08'28" S12		57.72	C18	40.14	j	47°19'45"	41.30' 50.00'	င္ထ
Parcel Line 1   DiNATE TABLE	31 60 20 00 90"31"04" S43" 39" 01"E	1.19		)0' 89°38'16"	_	⊢	85,	<del></del>			28.23	C17	55.39		67"18"32"	58.71" 50.00"	C7
DINATE TABLE	31.23' 20.00' 89°28'44" N46° 21' 05"E	37"		0° 90°21'44"	T	↩	86	<del>!                                    </del>			49.33	C16	47.36'	-	56°31'53"	49.33 50.00	68
Parcel Line	31.60' 20.00' 90°31'16" \$43° 38' 55"E		N46° 16' 19"E			₩	8			50.00 4	41.15	C15	40.00'	_	47"09"23"	41.15° 50.00°	G
Parcel Line 1   Parcel Line 2   Parcel Line 2   Parcel Line 3   Parcel Line 3   Parcel Line 4   Parcel Line 4   Parcel Line 5   Parcel Line	31.23' 20.00' 89"28"44" N46" 21' 05"E	<u> </u>	+	0' 90°21'44"	-	—	18		7°58'04" N6'		59.31	C14	55.90°		67°58'04"	59.31' 50.00'	2
DINATE TABLE	31.54' 20.00' 90"21'44" S43" 43' 41"E	<u> </u> 		0' 90°21'44"	-	<del></del>	=	_			41.30"	C13	40.14'	+	47"19'45"	41.30' 50.00'	Ω
Parcel Line	31.29' 20.00' 89°38'16" N46° 16' 19"E	L T		31,85,68	1	-	39'	-			58.71'	C12	55.39'		67"16"32"	58.71' 50.66'	2
Parcel Line	31.54° 20.00° 90°21°44° N43° 43°41°W		N15° 07' 38"E		T	╌	36'	•			49.33	011	28.16			31.24 26.00	១
Curve Table     Curve Table     Curve Table     Curve Table   Curve Table     Curve Table	Lengtry Radius Delta	<del></del>	Chord Direction Chi	Delta		- **	-	rd DirectionChor			_	Curve #	hord Length	hord DirectionC	Deka	Length Radius	Curve #
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DINATE TABLE		-														PLATTED DATA	LATTE
DINATE TABLE						6		0.0 OF	BAN, NO	1 10 2		10/6	46/33.16		4211/.18	43/	\ 
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Engineers - Surveyor   Propert Code   Subset						Ž	LOW GROU	CAP, 0.5' BE	BAR, NO	ETER RE	DIAM	5/6	47016.56		42251.63	429	4
Engineers - Surveyor   Propert Code   Sale   Subset   S		·				Ö	LOW GROU	CAP, 0.5' BE.	BAR, NO	ETER RI	. DIAM	5/6	46916.63		42253.76	428	4
Engineers - Surveyors   Propert Code   Sale   Subset		<u></u>			_	GROUND	.5' BELOW	R, NO CAP, C	ER REBA	DIAMET	NT 5/8	86	46920.43	-	42393.70	427	4
Engineers - Surveyor   Propert Cook   Sale   Subset   S						Š	LOW GROU	CAP, 0.5' BE	EBAR, NO	ETER RE	"DIAM!	5/8	46754.16		42957.65	<b>4</b> 26	4.
Engineers - Northwarth - Sunsware   Propert Code   Land   Gode   Subset						S	LOW GROU	CAP, 0.5' BE	BAR, NO	ETER RE	"DIAM	5/8	47054.34		42950.82	425	4
Engineers - Surveyors   Propert Code   Subset						Š	LOW GROU	CAP, 0.9' BE	BAR, NO	TER RE	MAIG.	3/4	47034.32		42951.30	383	
Engineers - Surveyor   Propert Code   Last   Mod Deep   Subset						8	LOW GROU	CAP, 1.0' BE	BAR, NO	ETER RE	MAIO.	3/4	47032.52		42881.24	382	٠
Engineers - Surveyors   Propert Code   Last   Mod Deep   Subset	7.92"					Š	LOW GROU	CAP, 1.2" BE	BAR, NO	ETER RE	MAIO.	3/4	47021.86		42461.61	381	بي
Engineers - Surveyor   Propert Code   Last   Mod   Deal   Subset	26.19				Ō	GROUN	.50' BELOV	R, NOCAP, 1	ER REBA	DIAMEI	NT 3/4"	<b>R</b>	47014.76		42181.47	380	ω
Engineers - Surveyors   Propert Code   Subset	25.81					ČNO	ELOW GRO	<b>€PIN</b> G, 1.0' B	NOSTAN	ASHER,	₹∏ & <b>∀</b>	Sp	47012.81		42111.70	379	ω
Engineers - Anotherits - Burrayon   Project Code Lass Mod Date   Subset	26.19					Ö	LOW GROU	CAP, 0.75 BE	BAR, NO	ETER RE	"DIAMI	1/2	47011.45		42051.56	378	ω
Engineers - Anotherits - Surveyor   Project Condition   Subset	25.81		TH GROUND	FLUSH WI	LS 501,	TAMPED	REBAR, S	CAP ON A#	PLASTIC	ER REL	DIAME	<u>-</u>	46910.37		41973.92	377	ω,
Engineers Apphaerts - Surveyor   Project Code Last Mod Date   Subset	28.19		W GROUND	0.35 BELC	LS 501,	TAMPED	REBAR, S	CAP ON A#	) PLASTIC	ER REC	DIAME	<b>-</b>	46850.31		41975.06	376	ω
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DINATE TABLE  Engineers Architects - Surveyors Project Code Last Mod Date   Subset   San   Subset   Surveyors   Project Code Last Mod Date   Subset   San   Subset   Surveyors   Project Code Last Mod Date   Subset   San   Subset   Surveyors   Project Code Last Mod Date   Subset   San   Subset   Surveyors   Project Code Last Mod Date   Subset   San   Subset   Subset   Subset   Subset   Subset   Subset   San   Subset   San   Subset   Su	[erigation		TH GROUND	FLUSH WI	LS 501,	TAMPED	REBAR, S	CAP ON A#5	PLASTIC	ER REC	DIAMET	7	46730.55		41977.36	374	ω
DINATE TABLE	Parcel Line Table					ion	Descript						asting(sft		Northing(sft)	Ž.	Point No
Engineers * Architects * Surveyors   Project Code Last Mod Delor   Subset Comment   Cod   Code   Subset   Subset   Cod   Code		<u>                                     </u>			ļm		DINATE	COOR	UMEN:	NOM	ARY	OND	JND B	FO			
Sheet Revisions    Description   Indicate and Section   Indicate and	Land Survey Land Survey Tabulation Sheet Baker Project Number: 6274 001-14 Project Location: Gering, Scotts Bull County Neb Comers: SOUTHERED-GERWING LIC Project Code Last Mod Date: 5047 08-05-2015 3 d 3	y Sometime to the same and sometime to the same and sometime to the same and sometimes some	CJG CJG		Net Revi	She	05-29-14 05-29-15 08-06-15	2, 10, IG 55 WEST OF RASKA	7, BLOCK D LOTS 1- OF GERIN TH, RANGE INTY, NEBR	LOTS 1. X 5, AN HE CITY 21 NOR UFF COU	1, BLOON IN 1	PLAT LACT A, B LOTS 1-1 UBDIVISI ON 12, TC NG IN SCI	FINAL IS 1-6 & TR , BLOCK 4, , BLOCK 4, RLAGE A S R OF SECTI TY OF GERI	PLAT OF LO: (3, LOTS 1-4 UTHFIELD V EST QUARTE MERIDIAN, C	N AMENDED I IS 1-7, BLOCK OCK 6 OF SO THE NORTHWI H PRINCEPAL I	AJ LOI BA THE 67	SIT