



2017-6064

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RECORDED
SCOTT'S BLUFF COUNTY, NE

Date 11-20-17 Time 3:35 pm

INST. 2017 6064

Jean A. Bauer

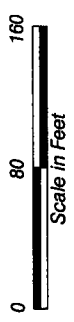
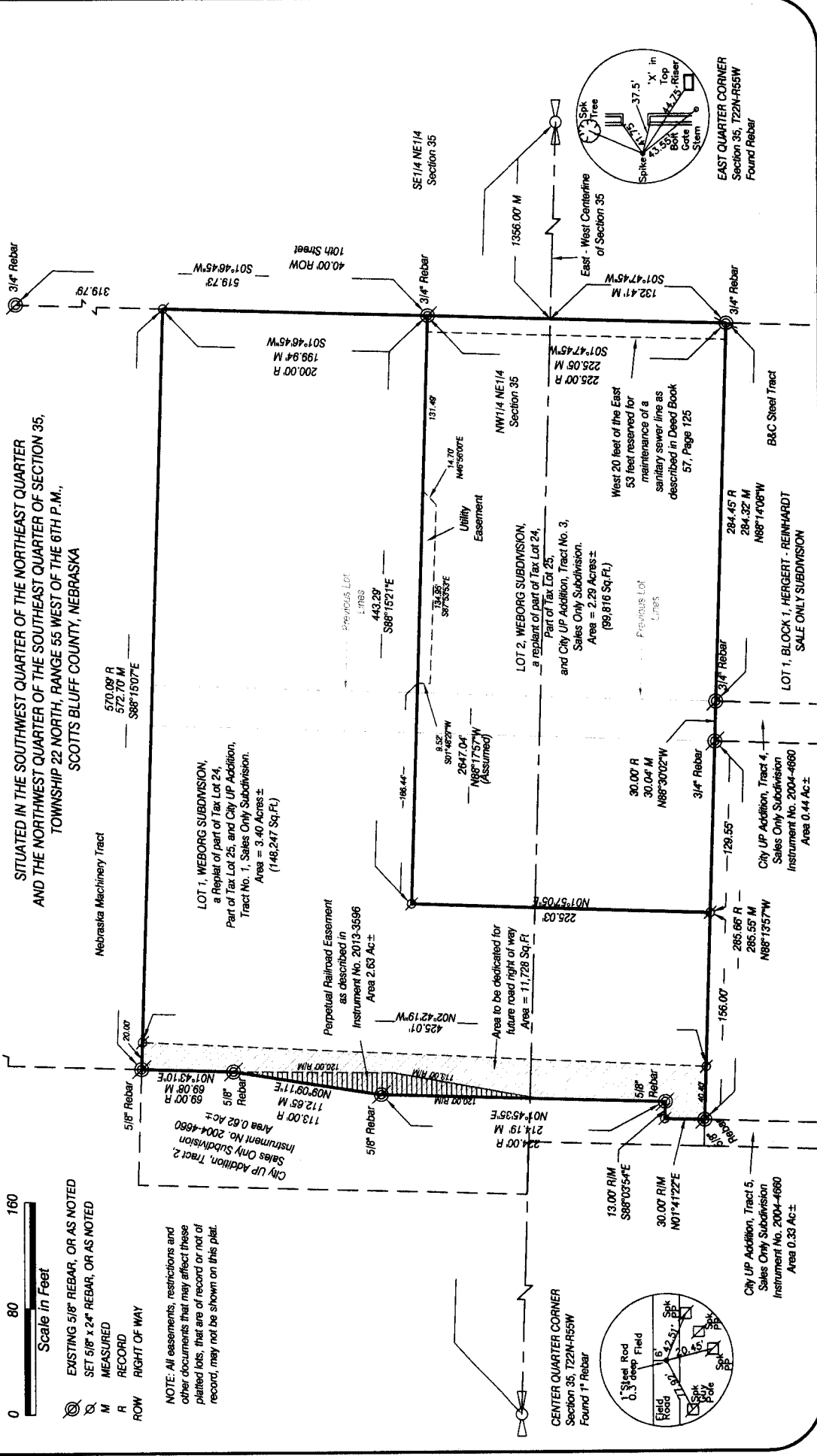
REGISTER OF DEEDS

FINAL PLAT

LOTS 1 AND 2, BLOCK 1, WEBERG SUBDIVISION,

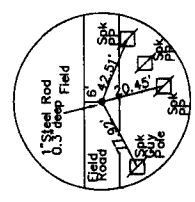
Replat of part of Tax Lot 24, Part of Tax Lot 25,
 City UP Addition Tract 1, Sales Only Subdivision and
 City UP Addition, Tract 3, Sales Only Subdivision
 all in the City of Gering, Scotts Bluff County, Nebraska

SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
 AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35,
 TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
 SCOTT'S BLUFF COUNTY, NEBRASKA



EXISTING 5/8" REBAR, OR AS NOTED
 SET 5/8" x 24" REBAR, OR AS NOTED
 MEASURED
 M
 RECORD
 R
 ROW RIGHT OF WAY

NOTE: 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.



CENTER QUARTER CORNER
 Section 35, T22N-R55W
 Found 1" Rebar

City UP Addition, Tract 5,
 Sales Only Subdivision
 Instrument No. 2004-4660
 Area 0.33 Ac±

City UP Addition, Tract 4,
 Sales Only Subdivision
 Instrument No. 2004-4660
 Area 0.44 Ac±

LOT 1, BLOCK 1, HERBERT - REINHARDT,
 SALE ONLY SUBDIVISION

B&C Steel Tract

EAST QUARTER CORNER
 Section 35, T22N-R55W
 Found Rebar

LOTS 1 AND 2, BLOCK 1,
WEBORG SUBDIVISION,
GERING, NEBRASKA
SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

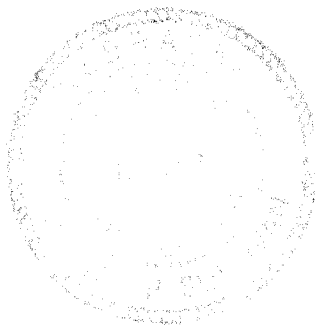
I, Dennis P. Sullivan, a Nebraska Registered Land Surveyor, hereby certify that I, or under my direct supervision, have surveyed and prepared a plat of LOTS 1 AND 2, BLOCK 1, WEBORG SUBDIVISION, Replat of part of Tax Lot 24, Part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition, Tract 3, Sales Only Subdivision all in the City of Gering, Scotts Bluff County, Nebraska, situated in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

Commencing at the East Quarter Corner of Section 35, thence westerly on the east - west centerline of Section 35, on an assumed bearing of $N88^{\circ}17'57''W$, a distance of 1356.00 feet, to the point of intersection with the west 40 foot right of way line of 10th Street, thence southerly on said west right of way line, bearing $S01^{\circ}47'45''W$, a distance of 132.41 feet, to the Point of intersection with a 5/8" Rebar, said point being the Point of Beginning, thence westerly on the south line of a Tract of land as described in Instrument No. 2016-4129, bearing $N88^{\circ}14'08''W$, a distance of 284.32 feet measured (284.45 feet record) to the point of intersection with a 3/4" Rebar, thence westerly bearing $N88^{\circ}30'02''W$, a distance of 30.04 feet measured (30.00 feet record), to the point of intersection with a 3/4" Rebar, thence westerly on the south line of a Tract of land as described in Instrument 2013-3596, bearing $N88^{\circ}13'57''W$, a distance of 285.55 feet measured (285.66 feet record) to the point of intersection with the southwest corner of said described Tract, as monumented by a 5/8" Rebar, thence bearing $N01^{\circ}41'22''E$, a distance of 30.00 feet record and measured, thence easterly on the line of said described Tract, bearing $S88^{\circ}03'54''E$, a distance of 13.00 feet record and measured, to the point of intersection with a 5/8" Rebar, thence northerly on the west line of said described Tract, bearing $N01^{\circ}45'35''E$, a distance of 214.19 feet measured (224.00 feet record), to the point of intersection with a 5/8" Rebar, thence northerly on the west line of said described Tract, bearing $N09^{\circ}09'11''E$, a distance of 112.65 feet measured (113.00 feet record), to the point of intersection with a 5/8" Rebar, thence northerly on the west line of said described Tract, bearing $N01^{\circ}43'10''E$, a distance of 69.08 feet measured (69.00 feet record), to the point of intersection with a 5/8" Rebar, thence easterly on the north line of said described Tract, bearing $S88^{\circ}15'07''E$, a distance of 572.70 feet measured (570.09 feet record) to the point of intersection with the west 40 foot right of way line of 10th Street, thence southerly on said right of way line, bearing $S01^{\circ}46'45''W$, a distance of 199.94 feet measured (200.00 feet record), to the point of intersection with a 3/4" Rebar, thence southerly on said west right of way line, bearing $S01^{\circ}47'45''W$, a distance of 225.05 feet measured (225.00 feet record) to the Point of Beginning, said Tract of land containing an area of 5.69 Acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 80 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 October, 2017.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.


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



OWNER'S STATEMENT

We, the undersigned, being the owners of part of Tax Lot 24, Part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition, Tract 3, Sales Only Subdivision, all in the City of Gering, Scotts Bluff County, Nebraska, situated in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 55 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 LOTS 1 AND 2, BLOCK 1, WEBORG SUBDIVISION, Replat of part of Tax Lot 24, Part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition, Tract 3, Sales Only Subdivision all in the City of Gering, Scotts Bluff County, Nebraska, situated in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., 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 shown for the use and benefit of the public.
Dated this 16 day of NOVEMBER, 2017.

Owners:


By: Troy D. Weborg, Husband


By: Lisa L. Weborg, Wife

LOTS 1 AND 2, BLOCK 1,
WEBORG SUBDIVISION,
GERING, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

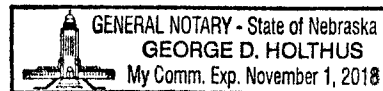
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Troy D. Weborg and Lisa L. Weborg, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing `Owner's Statement` and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 16TH DAY OF NOVEMBER, 2017.

George D. Houthus
Notary Public

My Commission Expires NOVEMBER 01, 2018



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1 AND 2, BLOCK 1, WEBORG SUBDIVISION, Replat of part of Tax Lot 24, Part of Tax Lot 25, City UP Addition Tract 1, Sales Only Subdivision and City UP Addition, Tract 3, Sales Only Subdivision all in the City of Gering, Scotts Bluff County, Nebraska, situated in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 35, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska is hereby approved by the Mayor and City Council, by resolution duly passed this 13th day of November, 2017.

[Signature]
Mayor

ATTEST:

Kathy J. Weelf
City Clerk