



2020-2241

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SCOTTS BLUFF COUNTY, NE

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Date 5-21-20 Time 9:25AM
Inst. 2020 2241
Jean A. Bauer

NUM PAGES 4
28.00
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City of Gering

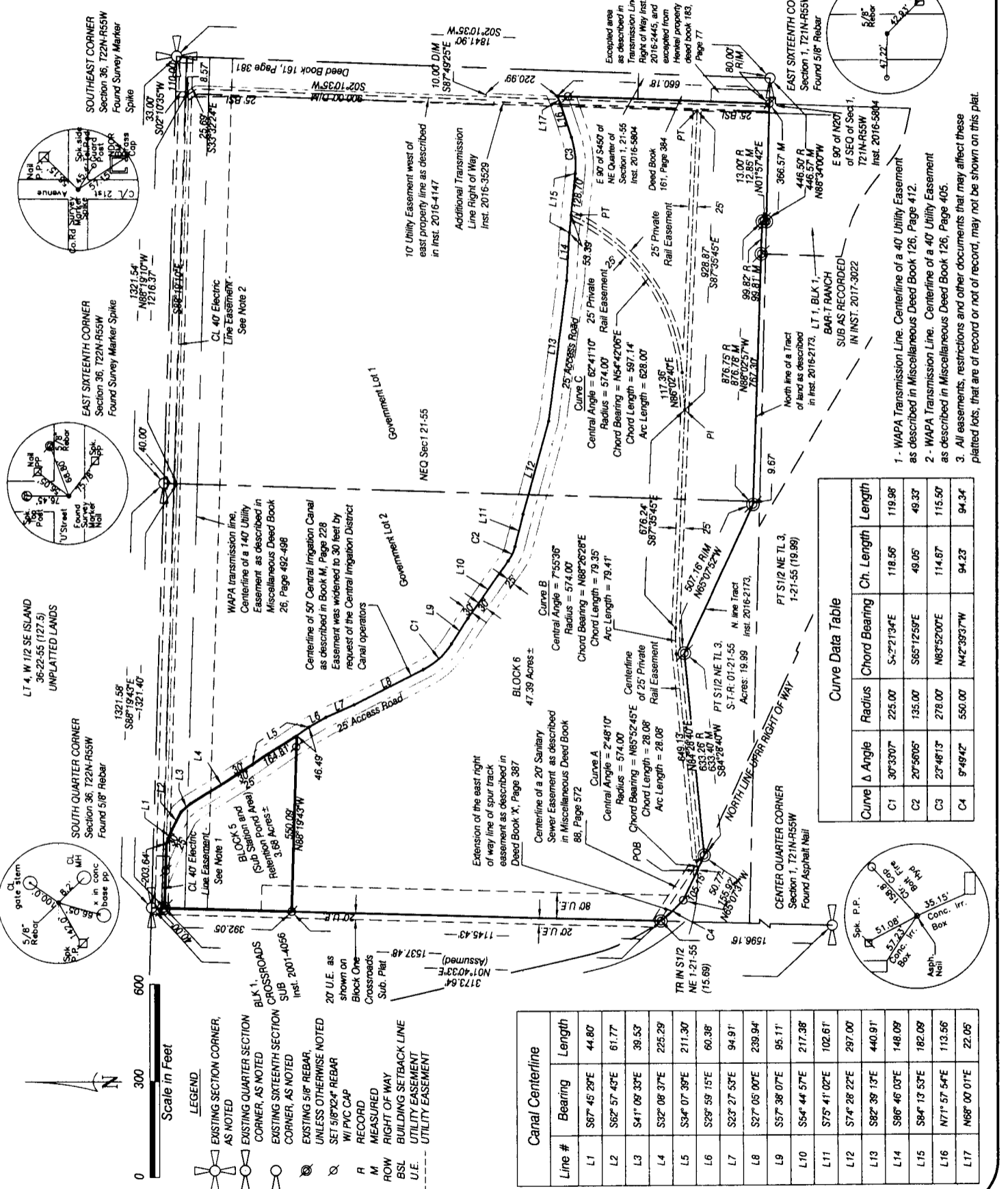
REGISTER OF DEEDS

FINAL PLAT

BLOCK 5 AND 6, PIONEER TRAILS INDUSTRIAL PARK

IN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

SITUATED IN PART OF GOVERNMENT LOTS 1 AND 2, IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



- 1 - WAPA Transmission Line. Centerline of a 40' Utility Easement as described in Miscellaneous Deed Book 126, Page 412.
- 2 - WAPA Transmission Line. Centerline of a 40' Utility Easement as described in Miscellaneous Deed Book 126, Page 405.
3. 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.

Curve	Δ Angle	Radius	Chord Bearing	Ch. Length	Length
C1	30°35'07"	225.00	S4°21'34"E	118.56	119.98
C2	20°56'05"	135.00	S65°12'59"E	49.05	49.33
C3	23°48'13"	278.00	N83°52'00"E	114.67	115.50
C4	9°49'42"	550.00	N42°39'37"W	94.23	94.34

Line #	Bearing	Length
L1	S87°45'29"E	44.80
L2	S62°57'43"E	61.77
L3	S41°09'33"E	38.53
L4	S32°08'37"E	225.29
L5	S34°07'39"E	211.30
L6	S29°59'15"E	60.38
L7	S23°27'53"E	94.91
L8	S27°05'00"E	239.94
L9	S57°38'07"E	95.11
L10	S54°44'57"E	217.38
L11	S75°41'02"E	102.61
L12	S74°28'22"E	297.00
L13	S62°39'13"E	440.91
L14	S66°46'03"E	148.09
L15	S64°13'53"E	182.09
L16	N71°57'54"E	113.56
L17	N66°00'01"E	22.05

LEGEND.

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING SIXTEENTH SECTION CORNER, AS NOTED
- EXISTING 5/8" REBAR, UNLESS OTHERWISE NOTED
- SET 5/8"x2'4" REBAR W/ PVC CAP
- RECORD
- M MEASURED
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- UTILITY EASEMENT
- UTILITY EASEMENT

Scale in Feet
0 300 600

**BLOCK 5 AND 6,
PIONEER TRAILS
INDUSTRIAL PARK
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 Block 5 and 6, Pioneer Trails Industrial Park, in the City of Gering, Scotts Bluff County, Nebraska, situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows,

Commencing at the Center Quarter Corner of Section 1, thence northerly on the North - South Centerline of Section 1, on an assumed bearing of $N01^{\circ}40'33''E$, a distance of 1596.16 feet, to the point of intersection with the southeast corner of Block 1, Crossroads Subdivision, as recorded in Instrument 2001-4056, and the point of intersection with the north right of way line of the Union Pacific Rail Road, said point also being the Point of Beginning, thence bearing $N01^{\circ}40'33''E$, on the east line of Block 1, Crossroads Subdivision, and the North - South Centerline of Section 1, bearing $N01^{\circ}40'33''E$, a distance of 1537.49 feet, to the point of intersection with the south 40 foot right of way line of 'U' Street, thence bearing $S88^{\circ}19'43''E$, on the south 40 foot right of way line of 'U' Street, a distance of 203.64 feet, to the point of intersection with the centerline of the Central Irrigation Canal, as surveyed, thence bearing $S67^{\circ}45'29''E$, on canal centerline, a distance of 44.80 feet, thence bearing $S62^{\circ}57'43''E$, on canal centerline, a distance of 61.77 feet, thence bearing $S41^{\circ}09'33''E$, on canal centerline, a distance of 39.53 feet, thence bearing $S32^{\circ}08'37''E$, on canal centerline, a distance of 225.29 feet, thence bearing $S34^{\circ}07'39''E$, on canal centerline, a distance of 211.30 feet, thence bearing $S29^{\circ}59'15''E$, on canal centerline, a distance of 60.38 feet, thence bearing $S23^{\circ}27'53''E$, on canal centerline, a distance of 94.91 feet, thence bearing $S27^{\circ}05'00''E$, on canal centerline, a distance of 239.94 feet, to the point of intersection with a tangent curve to the left, said curve having a central angle of $30^{\circ}33'07''$, a radius of 225.00 feet, a chord bearing of $S42^{\circ}21'34''E$ and a chord distance of 118.56 feet, thence continuing southeasterly on the arc of said curve, and said canal centerline, a distance of 119.98 feet, thence bearing $S57^{\circ}38'07''E$, on canal centerline, a distance of 95.11 feet, thence bearing $S54^{\circ}44'57''E$, on canal centerline, a distance of 217.38 feet, to the point of intersection with a tangent curve to the left, said curve having a central angle of $20^{\circ}56'05''$, a radius of 135.00 feet, a chord bearing of $S65^{\circ}12'59''E$ and a chord distance of 49.05 feet, thence continuing southeasterly on the arc of said curve and canal centerline, a distance of 49.33 feet, thence bearing $S75^{\circ}41'02''E$, on canal centerline, a distance of 102.61 feet, thence bearing $S74^{\circ}28'22''E$, on canal centerline, a distance of 297.00 feet, thence bearing $S82^{\circ}39'13''E$, on canal centerline, a distance of 440.91 feet, thence bearing $S86^{\circ}46'03''E$, on canal centerline, a distance of 148.09 feet, thence bearing $S84^{\circ}13'53''E$, on canal centerline, a distance of 182.09 feet, to the point of intersection with a tangent curve to the left, said curve having a central angle of $23^{\circ}48'13''$, a radius of 278.00 feet, a chord bearing of $N83^{\circ}52'00''E$ and a chord distance of 114.67 feet, thence easterly on the arc of said curve and canal centerline, a distance of 115.50 feet, thence bearing $N71^{\circ}57'54''E$, on canal centerline, a distance of 113.56 feet, thence bearing $N68^{\circ}00'01''E$, on canal centerline, a distance of 22.05 feet, to the point of intersection with the west highway right of way line as described in Deed Book 161, Page 381, said line being 80 feet west of and parallel with the east line of Section 1, thence bearing $S02^{\circ}10'35''W$, on said west highway right of way, a distance of 660.18 feet, to the point of intersection with the north line of Lot 1, Block 1, Bar T Ranch Subdivision, as recorded in Instrument 2017-3022, said line also being the south line of Government Lot 1, thence westerly on said south line of Government Lot 1, and the north line of Bar T Ranch Subdivision, bearing $N88^{\circ}34'00''W$, a distance of 366.57 feet, thence bearing $N01^{\circ}57'42''E$, on the north line of said subdivision, a distance of 12.85 feet, thence bearing $N88^{\circ}02'57''W$, on the north line of said subdivision, a distance of 99.81 feet to the point of intersection with the west line of said Lot 1, Block 1, Bar T Ranch Subdivision, and the north line of a Tract of land as described in Instrument 2016-2173, thence continuing on said north line, bearing $N88^{\circ}02'57''W$, a distance of 767.30 feet, to the point of intersection with the west line of Government Lot 1, and the east line of Government Lot 2, thence continuing on the north line of said Tract, bearing $N88^{\circ}02'57''W$, a distance of 9.67 feet, thence bearing $N65^{\circ}07'52''W$, on the north line of said Tract, a distance of 507.16 feet, thence bearing $S84^{\circ}28'40''W$, on the north line of said Tract, a distance of 633.40 feet, to the point of intersection with the north right of way line of the Union Pacific Rail Road, thence bearing $N65^{\circ}07'37''W$, on the north line of said railroad right of way, a distance of 155.92 feet, to the point of intersection with the extension of the east spur track right of way line as described in Deed Book 'X', Page 387, and the point of intersection with a non-tangent curve to the right, said curve having a central angle of $09^{\circ}49'42''$, a radius of 550.00 feet, a chord bearing of $N42^{\circ}39'37''W$ and a chord distance of 94.23 feet, thence westerly on the arc of said curve, and said right of way, a distance of 94.34 feet, to the point of intersection with the east line of Block 1, Crossroads Subdivision, as recorded in Instrument 2001-4056, said point also being the Point of Beginning, said tract of land containing an area of 51.07 Acres, more or less.

BLOCK 5 AND 6,
PIONEER TRAILS
INDUSTRIAL PARK
GERING, NEBRASKA
SHEET 3 OF 4

AND Block 6 to have a 25 foot rail easement, more particularly described as follows;

Commencing at the Center Quarter Corner of Section 1, thence northerly on the North - South Centerline of Section 1, on an assumed bearing of N01°40'33"E, a distance of 1596.16 feet, to the point of intersection with the southeast corner of Block 1, Crossroads Subdivision, as recorded in Instrument 2001-4056, and the point of intersection with the north right of way line of the Union Pacific Rail Road, and the point of intersection with the extension of the east spur track right of way line as described in Deed Book 'X', Page 387, and the point of intersection with a non-tangent curve to the right, said curve having a central angle of 09°49'42", a radius of 550.00 feet, a chord bearing of N42°39'37"W and a chord distance of 94.23 feet, thence easterly on the arc of said curve, and said right of way, a distance of 94.34 feet, to the point of intersection with the north right of way line of the Union Pacific Rail Road, thence bearing S65°07'37"E, on the north line of said railroad right of way, a distance of 105.15 feet, to the Point of Beginning, thence easterly on the arc of a non-tangent curve to the left, said curve having a central angle of 2°48'10", a radius of 574.00 feet, a chord bearing of N85°52'45"E and a chord length of 28.08 feet, thence easterly on the arc of said curve, a distance of 28.08 feet, thence bearing N84°28'40"E, a distance of 649.13 feet, to the point of intersection with a tangent curve to the right, said curve having a central angle of 7°55'36", a radius of 574.00 feet, a chord bearing of S88°26'28"E and a chord length of 79.35 feet, thence easterly on the arc of said curve, a distance of 79.41 feet, thence bearing S87°35'45"E, a distance of 676.24 feet, to a PI, thence continuing easterly, bearing S87°35'45"E, a distance of 928.87 feet to the Point of Terminus.

Beginning at the previously referenced PI, thence bearing N86°02'40"E, a distance of 117.36 feet, to the point of intersection with a tangent curve to the left, said curve having a central angle of 62°41'10", a radius of 574.00 feet, a chord bearing of N54°42'06"E and a chord length of 597.14 feet, thence northerly on the arc of said curve, a distance of 628.00 feet, to the point of intersection with the centerline of the Central Irrigation Canal, as surveyed, and said point being the point of Terminus.

That the accompanying plat is a true delineation of such survey drawn to a scale of 300 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 14th DAY OF May, 2020.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



OWNER'S STATEMENT

We, the undersigned, being the owners of a portion of unplatted land situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 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 BLOCK 5 AND 6, PIONEER TRAILS INDUSTRIAL PARK, IN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 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 these access and utility easements as shown on the plat for the use and benefit of the public.
Dated this 14th day of May, 2020.

OWNERS PART OF GOVERNMENT LOTS 1 AND 2

Tony Kaufman
By: Tony Kaufman, Mayor

BLOCK 5 AND 6,
PIONEER TRAILS
INDUSTRIAL PARK
GERING, NEBRASKA
SHEET 4 OF 4

ACKNOWLEDGEMENT

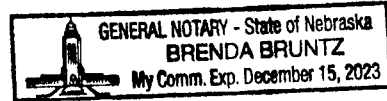
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Tony Kaufman, Mayor of the City of Gering, Nebraska 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 the City of Gering, Nebraska.

WITNESS MY HAND AND SEAL THIS 11th DAY OF May, 2020.

Brenda Bruntz
Notary Public

My Commission Expires Dec. 15, 2023



APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK 5 AND 6, PIONEER TRAILS INDUSTRIAL PARK, IN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, situated in part of Government Lots 1 and 2, in the Northeast Quarter of Section 1, Township 21 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 11th day of May, 2020.

Tony Kaufman
Mayor

ATTEST:

Kathleen J. Kleepl
City Clerk

