

2022-4927

RECORDED
SCOTTS BLUFF COUNTY, NE

Date 9-27-22 Time 9:50AM

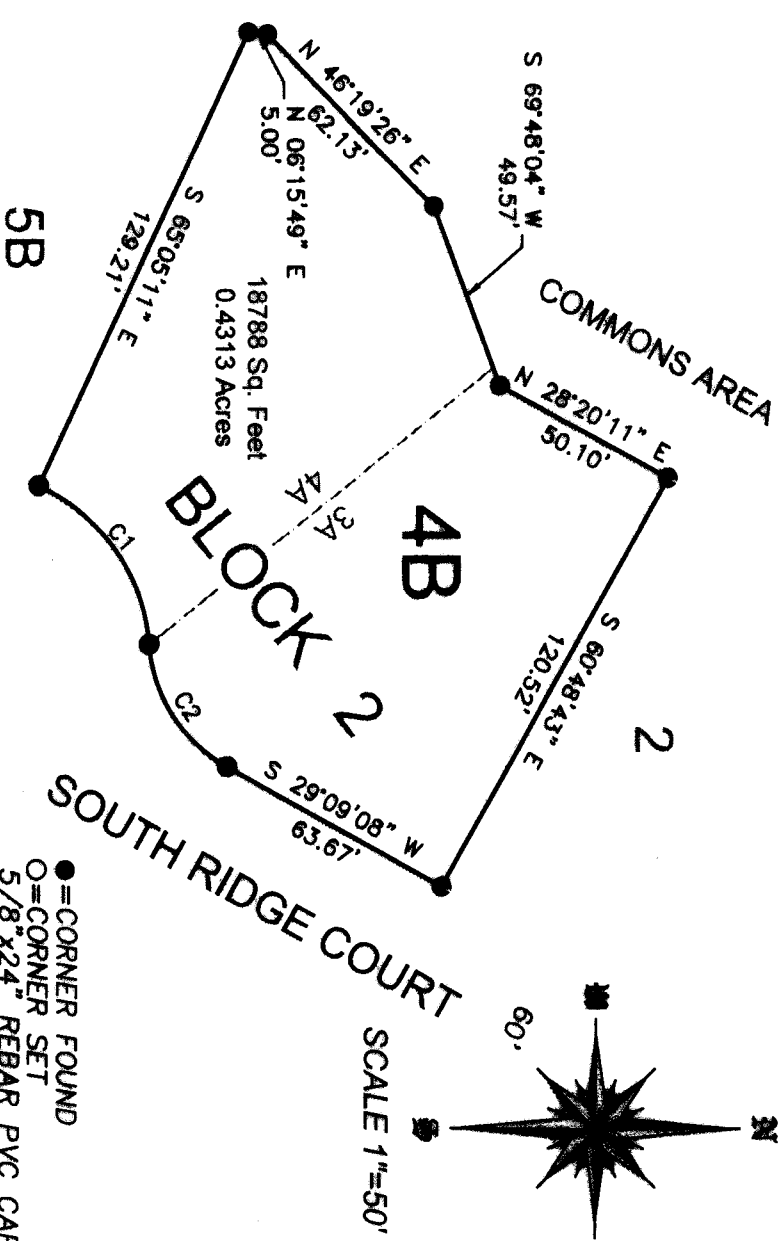
Inst. **2022 4927**
Jean A. Bauer

REGISTER OF DEEDS

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD CHG _____ RET _____
TOTAL 16.00 c.c.
REC'D Stephen J. Dall
RET for office use

COMPUTER CJ
PICTURED C
IMAGED _____

THIS PAGE INCLUDED FOR INDEXING PURPOSES



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	52.64'	50.24'	N 55°04'18" E	60°18'58"
C2	40.00'	38.15'	37.61'	N 57°11'28" E	56°04'39"

SURVEYOR'S CERTIFICATE:

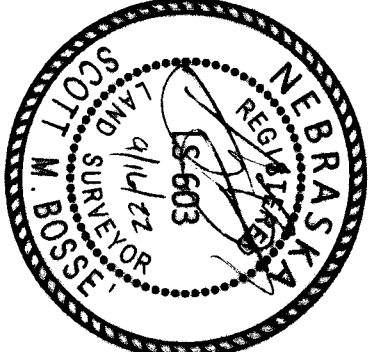
I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATED THE FOREGOING PLAT OF LOT 4B, BLOCK 2, A REPLAT OF LOTS 3A, 4A, BLOCK 2, A REPLAT OF LOTS 5A, BLOCK 2, THE PRESERVE AND A REPLAT OF LOTS 3, 4, 9, 10, 12, 13, AND 14, BLOCK 2, THE PRESERVE, ALL A REPLAT OF TRACT 4, MONUMENTS SHADOWS-PHASE IV SUBDIVISION TO THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 50 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 19th day of SEPTEMBER, 2022.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

SURVEYOR NOTES:

- 1) THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.



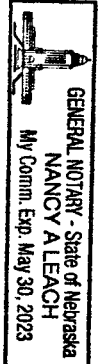
FINAL PLAT

LOT 4B, BLOCK 2, A REPLAT OF LOTS 3A, 4A, BLOCK 2, A REPLAT OF LOTS 5A, BLOCK 2, A REPLAT OF LOTS 5, 6, AND 7, BLOCK 2, THE PRESERVE AND A REPLAT OF LOTS 3, 4, 9, 10, 12, 13, AND 14, BLOCK 2, THE PRESERVE, ALL A REPLAT OF TRACT 4, MONUMENTS SHADOWS-PHASE IV SUBDIVISION TO THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA.

WE, THE UNDERSIGNED, BEING THE OWNERS OF LOTS 3A, 4A, BLOCK 2, A REPLAT OF LOTS 5A, BLOCK 2, A REPLAT OF LOTS 5, 6, AND 7, BLOCK 2, THE PRESERVE AND A REPLAT OF LOTS 3, 4, 9, 10, 12, 13, AND 14, BLOCK 2, THE PRESERVE, ALL A REPLAT OF TRACT 4, MONUMENTS SHADOWS-PHASE IV SUBDIVISION TO THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT HAVE CAUSED SUCH REAL ESTATE TO BE PLATTED AS LOT 4B, BLOCK 2, A REPLAT OF LOTS 3A, 4A, BLOCK 2, A REPLAT OF LOTS 5A, BLOCK 2, A REPLAT OF LOTS 5, 6, AND 7, BLOCK 2, THE PRESERVE AND A REPLAT OF LOTS 3, 4, 9, 10, 12, 13, AND 14, BLOCK 2, THE PRESERVE, ALL A REPLAT OF TRACT 4, MONUMENTS SHADOWS-PHASE IV SUBDIVISION TO THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA.

DATED THIS 21st DAY OF September, 2022.

J.C. GERING, L.L.C., A LIMITED LIABILITY COMPANY
STEPHEN J. DOLL, PRESIDENT
ACKNOWLEDGMENT Stephen J. Doll
STATE OF NEBRASKA
COUNTY OF SCOTT'S BLUFF



BEFORE ME, A NOTARY PUBLIC, QUALIFIED AND ACTING IN SAID COUNTY, PERSONALLY CAME STEPHEN J. DOLL, PRESIDENT OF J.C. GERING, L.L.C., A LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED TO THE FOREGOING 'OWNERS STATEMENT' AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY NOTORIAL SEAL THIS 21 DAY OF September, 2022.

Nancy A. Leach
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-30-23

THE FOREGOING PLAT OF LOT 4B, BLOCK 2, A REPLAT OF LOTS 3A, 4A, BLOCK 2, A REPLAT OF LOTS 5A, BLOCK 2, A REPLAT OF LOTS 5, 6, AND 7, BLOCK 2, THE PRESERVE AND A REPLAT OF LOTS 3, 4, 9, 10, 12, 13, AND 14, BLOCK 2, THE PRESERVE, ALL A REPLAT OF TRACT 4, MONUMENTS SHADOWS-PHASE IV SUBDIVISION TO THE CITY OF GERING, SCOTT'S BLUFF COUNTY, NEBRASKA, A REPLAT OF PART OF BLOCK A, NELSON SUBDIVISION, SITUATED IN THE EAST HALF OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M. CITY OF GERING, NEBRASKA, PURSUANT TO SECTION 19-916, REISSUE OF REVISED STATUTES OF NEBRASKA, AS AMENDED BY SECTION 18 OF L.B. 71, APPROVED MARCH 5, 1983, AND AMENDMENT TO ARTICLE 21, SECTION 21.307 BY ORDINANCE NO. 1517 TO THE CITY OF GERING, NEBRASKA.

PAT HEATH
CITY OF GERING ADMINISTRATOR
Pat Heath
ANNE FOLCK
ENGINEER, CITY OF GERING

