



2023-4100

RECORDED  
SCOTTS BLUFF COUNTY, NE

Date 10-20-23 Time 1:05 PM

Inst. 2023 A100  
Jean A. Bauer

REGISTER OF DEEDS

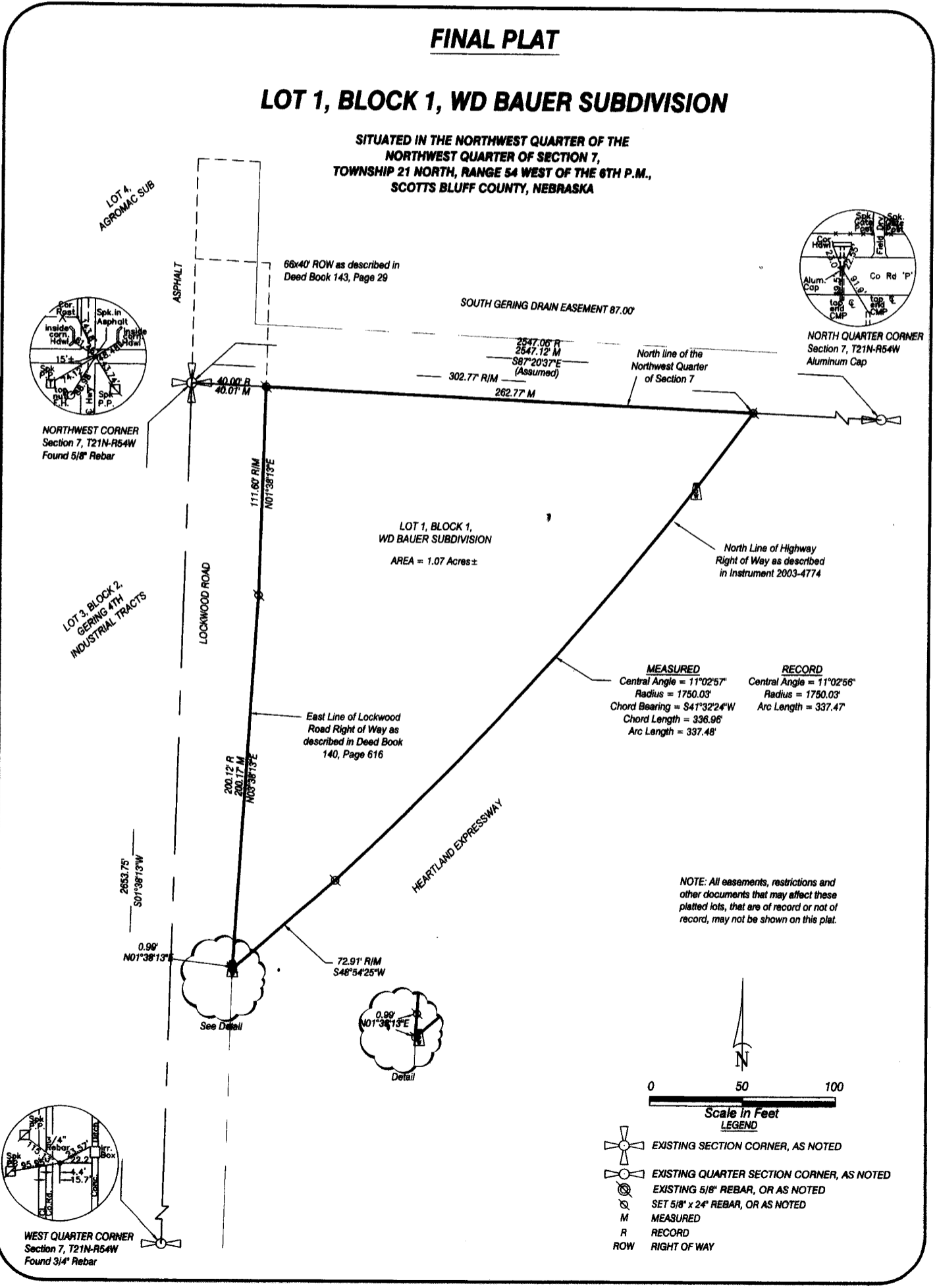
COMPUTER CC  
PICTURED CC  
IMAGED \_\_\_\_\_

NUM PAGES 2  
DOC TAX \_\_\_\_\_ PD \_\_\_\_\_ CHG \_\_\_\_\_ RET \_\_\_\_\_  
FEES 16.00 PD ✓ CHG \_\_\_\_\_ RET \_\_\_\_\_  
TOTAL 16.00 CSH  
REC'D Bill Bauer  
RET For office use

### FINAL PLAT

## LOT 1, BLOCK 1, WD BAUER SUBDIVISION

SITUATED IN THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M.,  
SCOTTS BLUFF COUNTY, NEBRASKA



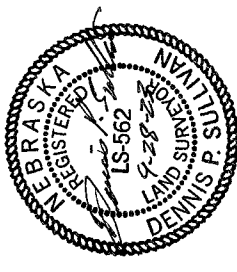
**SURVEYOR'S CERTIFICATE**

I, DENNIS P. SULLIVAN, NEBRASKA REGISTERED LAND SURVEYOR NO. 562, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED LOT 1, BLOCK 1, WD BAUER SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, THENCE EASTERLY ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, ON AN ASSUMED BEARING OF S87°20'37"E, A DISTANCE OF 40.01 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF LOCKWOOD ROAD, AS DESCRIBED IN DEED BOOK 140, PAGE 616, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING EASTERLY BEARING S87°20'37"E, A DISTANCE OF 262.77 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF THE HEARTLAND EXPRESSWAY, AS DESCRIBED IN INSTRUMENT 2003 - 4774, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 1°10'57". A RADIUS OF 1750.03 FEET, A CHORD BEARING OF S47°32'24"W, AND A CHORD LENGTH OF 336.96 FEET, THENCE SOUTHWESTERLY ON THE WEST LINE OF SAID HIGHWAY RIGHT OF WAY AND SAID CURVE, A DISTANCE OF 337.48 FEET, THENCE BEARING S48°54'25"W, ON THE WEST LINE OF SAID HIGHWAY RIGHT OF WAY, A DISTANCE OF 72.91 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF LOCKWOOD ROAD, AS DESCRIBED IN DEED BOOK 140, PAGE 616, THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE, BEARING N01°38'13"E, A DISTANCE OF 0.99 FEET, THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE, BEARING N03°38'13"E, A DISTANCE OF 200.17 FEET, THENCE NORTHERLY ON SAID EAST RIGHT OF WAY LINE, BEARING N01°38'13"E, A DISTANCE OF 111.80 FEET, TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING AN AREA OF 1.07 ACRES, MORE OR LESS.

THAT THE ACCOMPANYING PLAT IS A TRUE DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 50 FEET TO THE INCH. THAT ALL MONUMENTS FOUND OR SET ARE MARKED AS SHOWN. THAT ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. THAT SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY

WITNESS MY HAND AND SEAL THIS 28<sup>th</sup> DAY OF September, 2023.  
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



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

**OWNERS STATEMENT**

WE, THE UNDERSIGNED, BEING THE OWNERS OF UNPLATTED LANDS SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 54 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 LOT 1, BLOCK 1, WD BAUER SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 54 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 streets, public right of way and easements as shown on survey for the use and benefit of the public.  
Dated this 12<sup>th</sup> day of October, 2023.

Owner: Melvin G. Kraub Farms, Inc  
a Nebraska Corporation

*Melvin G. Kraub*  
By: Melvin G. Kraub, President

**ACKNOWLEDGEMENT**

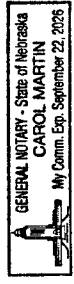
STATE OF NEBRASKA }  
COUNTY OF SCOTTS BLUFF }

LOT 1, BLOCK 1,  
WD BAUER SUBDIVISION  
SCOTTS BLUFF COUNTY,  
NEBRASKA  
SHEET 2 OF 2

Before me, a Notary Public, qualified and acting in said County, personally came Melvin G. Kraub, President of Melvin G. Kraub Farms, INC, a Nebraska Corporation, 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 Melvin G. Kraub Farms, INC, a Nebraska Corporation.

WITNESS MY HAND AND SEAL THIS 12<sup>th</sup> DAY OF October, 2023.

*Carol Martin*  
Notary Public



My Commission Expires September 22, 2026

**APPROVAL AND ACCEPTANCE**

The foregoing plat of LOT 1, BLOCK 1, WD BAUER SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved and accepted by the Mayor and City Council of the City of Gering, Nebraska, dated this 12<sup>th</sup> day of October, 2023.

*Mayor Kent Ewing*  
Mayor Kent Ewing

*Kathleen Hoop*  
City Clerk

