



2024-2283

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RECORDED
SCOTTS BLUFF COUNTY, NE

NUM PAGES 2
 DOC TAX _____ PD _____ CHG _____ RET _____
 FEES 16.00 PD _____ CHG _____ RET _____
 TOTAL 16.00
 REC'D MC Schaff & Assoc
 RET _____

Date 6-26-24 Time 10:56 AM

Inst. 2024 2283

Jean A. Bauer

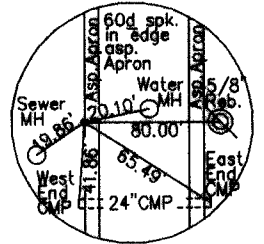
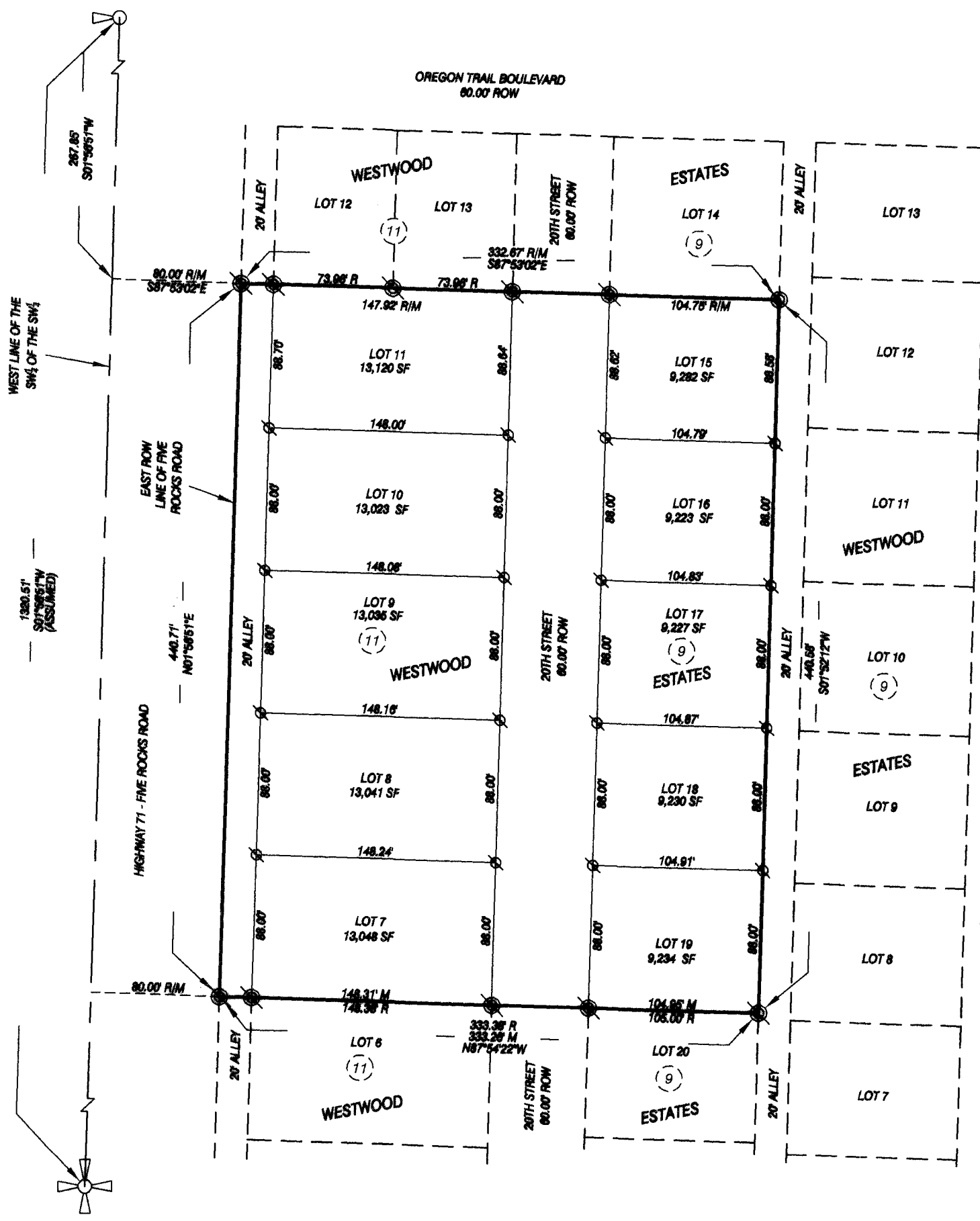
REGISTER OF DEEDS

FINAL PLAT

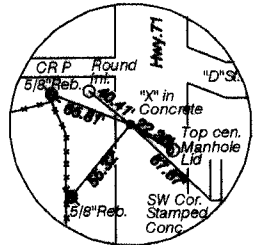
LOTS 15 THROUGH 19, BLOCK 9 AND LOTS 7 THROUGH 11, BLOCK 11, WESTWOOD ESTATES

AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

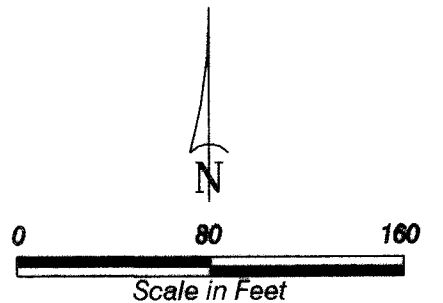
SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA



Northwest Corner
SW 1/4 SW 1/4
Section 2, T21N-R55W
Found 60d Spikes in
asphalt apron



Southwest Corner
Section 2, T21N-R55W
Found 'x' in concrete



- LEGEND**
- EXISTING SECTION CORNER, AS NOTED
 - EXISTING SIXTEENTH SECTION CORNER, AS NOTED
 - EXISTING 5/8" REBAR
 - SET 5/8" x 24" REBAR WITH PVC CAP
 - MEASURED
 - RECORD
 - RIGHT OF WAY
 - BLOCK NUMBER

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.

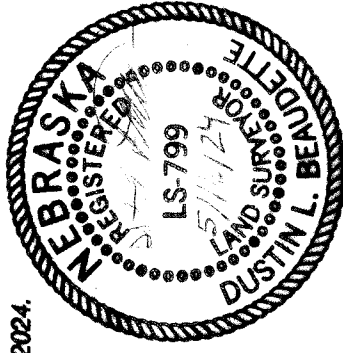
SURVEYOR'S CERTIFICATE

I, Dustin L. Beaudette, Nebraska Registered Land Surveyor No. 799, duly registered under the Land Surveyor's Regulation Act, hereby certify I, or under my direct supervision, have surveyed and prepared a plat of **LOTS 15 THROUGH 19, BLOCK 9 AND LOTS 7 THROUGH 11, BLOCK 11, WESTWOOD ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA**, more particularly described as follows:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, THENCE SOUTHERLY ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, ON AN ASSUMED BEARING OF S01°56'51"W, A DISTANCE OF 267.86 FEET, TO THE POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF A 20 FOOT WIDE ALLEY AS PLATTED IN INSTRUMENT 2020-2199, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE BEARING S87°53'02"E, ON SAID WESTERLY EXTENSION LINE, A DISTANCE OF 80.00 FEET, TO THE SOUTHWEST CORNER OF SAID 20 FOOT WIDE ALLEY, SAID CORNER BEING THE POINT OF BEGINNING, AND SAID CORNER BEING ON THE EAST RIGHT OF WAY LINE OF FIVE ROCKS ROAD, THENCE CONTINUING ON BEARING S87°53'02"E, ON THE SOUTH RIGHT OF WAY LINE OF SAID 20 FOOT WIDE ALLEY AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 332.87 FEET, TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 9; WESTWOOD ESTATES, THENCE BEARING S07°32'12"W, ON THE WEST RIGHT OF WAY LINE OF A 20 FOOT WIDE ALLEY AS PLATTED IN INSTRUMENT 2003-2728, A DISTANCE OF 440.58 FEET, TO THE NORTHEAST CORNER OF LOT 20, BLOCK 9, WESTWOOD ESTATES, THENCE BEARING N87°54'22"W, ON THE NORTH LINE OF SAID LOT 20, BLOCK 9, WESTWOOD ESTATES, AND WESTERLY EXTENSION THEREOF, A DISTANCE OF 333.26 FEET, TO THE NORTHWEST CORNER OF A 20 FOOT WIDE ALLEY, AS PLATTED IN INSTRUMENT 2003-9121, SAID CORNER ALSO BEING ON THE EAST RIGHT OF WAY LINE OF FIVE ROCKS ROAD, THENCE BEARING N01°56'51"E, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 440.71 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 3.37 ACRES, MORE OR LESS.

That the accompanying plat is a true delineation of said survey drawn to a scale of 80 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 the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That said survey, to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

WITNESS MY HAND AND SEAL THIS 16th DAY OF May, 2024.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



[Signature]
Dustin L. Beaudette, Nebraska Registered Land Surveyor, L. S. 799

OWNER'S STATEMENT

We, the undersigned, being the owners of unpletted lands situated in the Southwest Quarter of the Southwest Quarter of Section 2, 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 **LOTS 15 THROUGH 19, BLOCK 9 AND LOTS 7 THROUGH 11, BLOCK 11, WESTWOOD ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, 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 the street right of way and alley right of way shown on the plat to the use and benefit of the public.

LOTS 15-19, BLOCK 9,
LOTS 7-11, BLOCK 11,
WESTWOOD ESTATES
GERING, NEBRASKA
SHEET 2 OF 2
JOB# RIM240037-00

Dated this 16 day of May, 2024.

Infinity Construction, Inc.,
a Nebraska Corporation

By: *[Signature]*
Aldo A. Gonzalez, President

Aldo A. Gonzalez, President

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Aldo A. Gonzalez, President, Infinity Construction, 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 Infinity Construction, Inc.

WITNESS MY HAND AND SEAL THIS 16th DAY OF May, 2024.



[Signature]
Notary Public

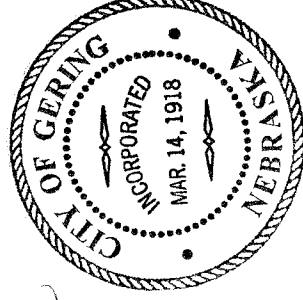
My Commission Expires Nov. 9, 2025

APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 15 THROUGH 19, BLOCK 9 AND LOTS 7 THROUGH 11, BLOCK 11, WESTWOOD ESTATES, AN ADDITION TO THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is approved and accepted by the Mayor and City Council of the City of Gering, Scotts Bluff County, Nebraska,

dated this 13th day of May, 2024.

[Signature]
Attest: City Clerk Kathi Weill



[Signature]
Mayor Kent Ewing