

9/24/96
5' Elev
& Run

UNZICKER ADDITION

SHEET 1 OF 3.

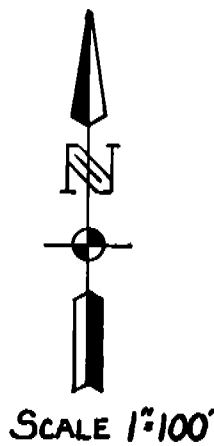
TO THE CITY OF GERING, SITUATED IN THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE
6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY,
NEBRASKA

5405

NUM. B
GEN. 83
PICT. _____
COMPARED _____

State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 24 day of September, 1996
at 2:50 o'clock P.M., and recorded in
Book 211 of Deeds
on page 19
Mary Jo Keller
Register of Deeds
By _____ Deputy

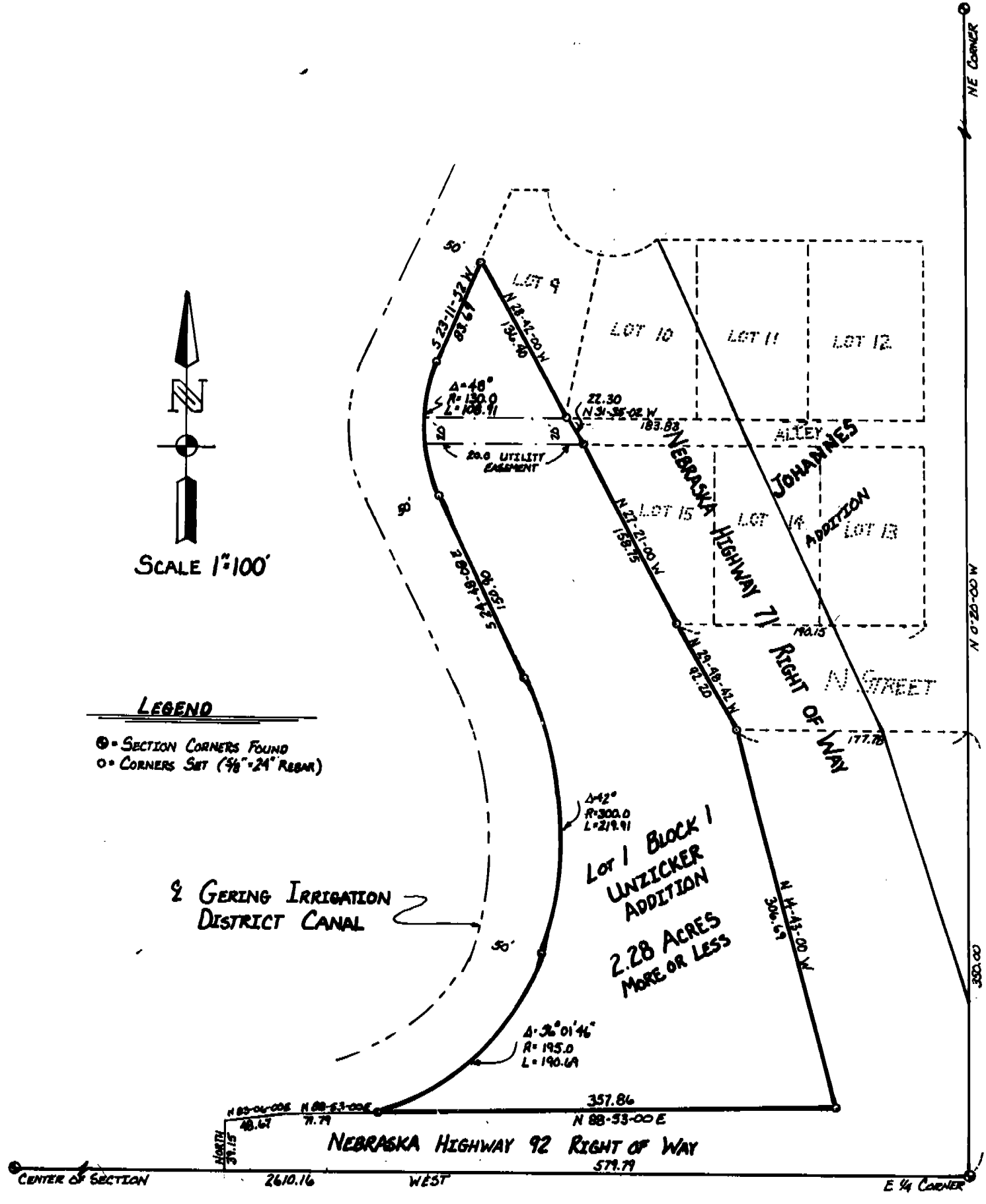
#1600



LEGEND
⊙ = SECTION CORNERS FOUND
○ = CORNERS SET (3/8" x 24" REBAR)

2 GERING IRRIGATION DISTRICT CANAL

Lot 1 BLOCK 1
UNZICKER
ADDITION
2.28 ACRES
MORE OR LESS



NE CORNER

N 0° 20' 00" W

300.00

E 1/4 CORNER

CENTER OF SECTION

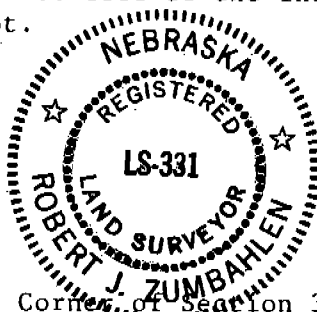
2610.16 WEST

357.86
N 88° 33' 00" E
579.79

SURVEYOR'S CERTIFICATE

I, Robert J. Zumbahlen, do hereby certify that I have surveyed that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 21 North, Range 55 West of the 6th Principal Meridian in Scotts Bluff County, Nebraska, described as follows: With reference to the east quarter corner of said Section 3; thence West on the south line of said Southeast Quarter of the Northeast Quarter, for 579.79 feet; thence North at right angles, for 39.15 feet to a point on the north right-of-way line of Nebraska Highway 92; thence North $83^{\circ}06'00''$ East on said south right-of-way line, for 48.67 feet; thence North $88^{\circ}53'00''$ East on said south right-of-way line, for 71.79 feet to the Point of Beginning on the southeasterly right-of-way line of the Gering Irrigation District Canal; thence continuing North $88^{\circ}53'00''$ East on said south right-of-way line, for 357.86 feet to a point on the west right-of-way line of Nebraska Highway 71; thence North $14^{\circ}43'00''$ West on said west right-of-way line, for 306.69 feet to a point on the south line of N Street in the City of Gering; thence North $29^{\circ}18'42''$ West on said west right-of-way line, for 92.20 feet to a point on the north line of said N Street, 190.15 feet west of the southeast corner of Lot 13, Johannes Addition to the City of Gering; thence North $27^{\circ}21'00''$ West on said west right-of-way line, for 158.75 feet to a point on the north line of Lot 15, said Johannes Addition; thence North $31^{\circ}35'02''$ West on said west right-of-way line, for 22.30 feet to a point on the south line of Lot 9, said Johannes Addition, 183.83 feet west of the southeast corner of Lot 11, said Johannes Addition; thence North $28^{\circ}42'00''$ West on said west right-of-way line, for 136.40 feet to a point on the southeasterly right-of-way line of the Gering Irrigation District Canal; thence South $23^{\circ}11'52''$ West on said southeasterly right-of-way line, for 83.69 feet to a point of curvature; thence Southerly on said southeasterly right-of-way line on a 130.00 feet radius curve, concave to the west, for 108.91 feet to a point of tangency; thence South $24^{\circ}48'08''$ East on said southeasterly right-of-way line, for 150.90 feet to a point of curvature; thence Southerly on said southeasterly right-of-way line on a 300.00 feet radius curve, concave to the east, for 219.91 feet to a point of compound curvature; thence Southwesterly on said southeasterly right-of-way line on a 195.00 feet radius curve, concave to the southeast, for 190.69 feet to the Point of Beginning and containing an area of 2.28 acres, more or less.

That the accompanying plat represents a correct delineation of said survey drawn to the scale of 100 feet to the inch; and that all dimensions are in feet and decimals of a foot.



WITNESS MY HAND AND SEAL
this 14th day of August, 1996.

Robert J. Zumbahlen
Robert J. Zumbahlen-Nebraska LS-331

Ties to the Northeast Corner of Section 3, Township 21 North, Range 55 West. Found $3/4''$ Rebar, 36.0' North, 38.6' Southwest and 39.6' Northeast to spikes in Power Poles and 72.2' East-Northeast to small bolt atop Fire Hydrant.

Ties to the East Quarter Corner of Section 3, Township 21 North, Range 55 West. Found $1/2''$ Rebar, 31.8' North-Northeast, 75.2' West-Southwest and 99.5' Northwest to Lamp Posts and 102.1' Southeast to a spike in a Power Pole.

Ties to the Center of Section 3, Township 21 North, Range 55 West. Found 60¢ Spike in asphalt, 47.3' Southwest to a spike in a Tree, 68.1' Southwest to the northeast corner of a brick gate post, 40.0' Northeast to a spike in a Power Pole and 39.1' Northwest to a spike in a Cable Pole.

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 21 North, Range 55 West of the 6th Principal Meridian, 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, UNZICKER ADDITION, to the City of Gering.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.

We hereby dedicate the UTILITY EASEMENT shown on the plat to the use and benefit of the public.

Dated this 13th day of September, 1994.

KLUM ENTERPRISES, a partnership:

By: Bobby L. Unzicker By: Rayann E. Unzicker
Bobby L. Unzicker Rayann E. Unzicker

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified in said County, personally came Bobby L. Unzicker and Rayann E. Unzicker, to me known to be the identical persons whose signatures are affixed to the foregoing "OWNERS STATEMENT" and acknowledged the execution thereof.

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of Sept, 96.



Carl Brannan, Jr.
Notary Public

My Commission Expires: June 14, 2000

APPROVAL AND ACCEPTANCE

The foregoing plat of LOT 1, BLOCK 1, UNZICKER ADDITION to the City of Gering, situated in the Southeast Quarter of the Northeast Quarter of Section 3, Township 21 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska, is hereby approved by the Mayor and City Council of the City of Gering, Nebraska, by resolution duly passed this 26th day of August, 1996.

Attest: Pamela K. Richter
City Clerk.

Douglas C. Lepp
Mayor

