

2025-606

Date 2-11-25 Time 11:00AM

Inst. 2025 606
Jean A. Bauer

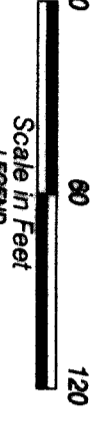
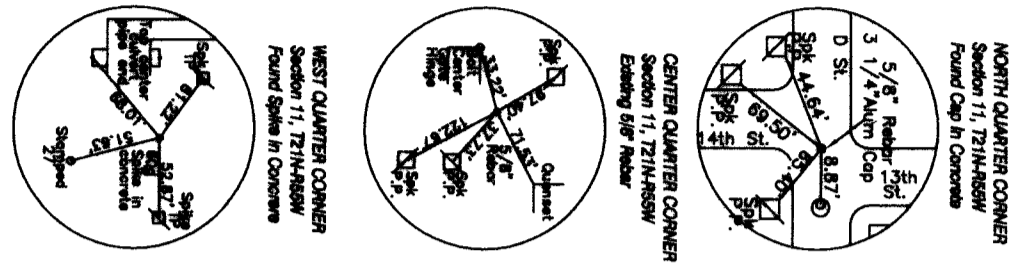
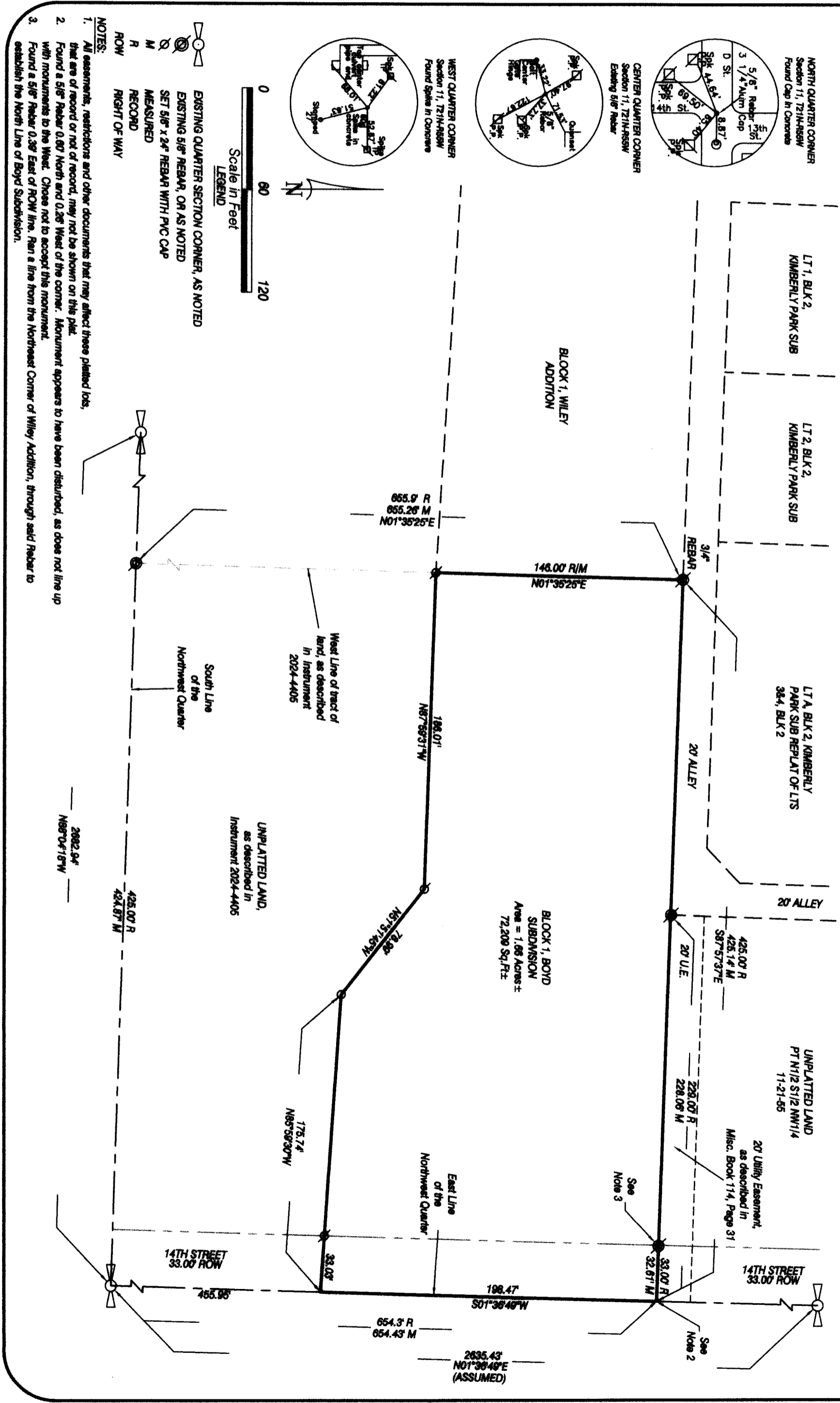
REGISTER OF DEEDS

COMPUTER cl
PICTURED cl
IMAGED cl

NUM PAGES 2
DOC TAX _____ PD _____ CHG _____ RET _____
FEES 16.00 PD _____ CHG RET _____
TOTAL 16.00
REC'D MC Schaff
RET For Office Use

FINAL PLAT BLOCK 1, BOYD SUBDIVISION

SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY,
NEBRASKA



- LEGEND**
- EXISTING QUARTER SECTION CORNER, AS NOTED
 - EXISTING 5/8" REBAR, OR AS NOTED
 - SET 5/8" x 24" REBAR WITH PVC CAP
 - MEASURED
 - RECORD
 - R
 - M
 - RIGHT OF WAY

- NOTES:**
- 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.
 - Found a 5/8" Rebar 0.80' North and 0.28' West of the corner. Monument appears to have been disturbed, as does not line up with monuments to the West. Chose not to accept this monument.
 - Found a 5/8" Rebar 0.38' East of ROW line. Ran a line from the Northeast Corner of Wiley Addition, through said Rebar to establish the North Line of Boyd Subdivision.

SURVEYOR'S CERTIFICATE

ACKNOWLEDGEMENT

BLOCK 1, BOYD SUBDIVISION
SCOTTS BLUFF COUNTY, NE
SHEET 2 OF 2

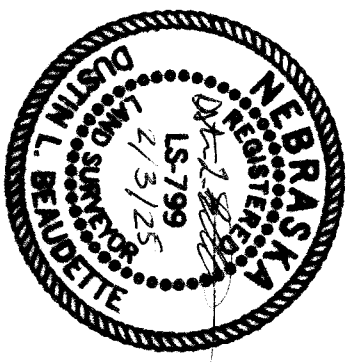
I, Dustin L. Beaudette, Nebraska Registered Land Surveyor No. 799, duly registered under the Land Surveyor's Regulation Act, hereby certify I, or under my direct supervision, have surveyed and prepared a plat of BLOCK 1, BOYD SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, THENCE NORTHERLY ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 11, ON AN ASSUMED BEARING OF N01°36'49"E, A DISTANCE OF 455.95 FEET, TO THE POINT OF BEGINNING, THENCE BEARING N85°58'30"W, A DISTANCE OF 175.74 FEET, THENCE BEARING N51°51'45"W, A DISTANCE OF 78.99 FEET, THENCE BEARING N87°59'31"W, A DISTANCE OF 186.01 FEET, TO THE SOUTHEAST CORNER OF BLOCK 1, WILEY ADDITION, AS RECORDED IN DEED BOOK 169, PAGE 307, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE BEARING N01°35'25"E, ON THE EAST LINE OF SAID BLOCK 1, WILEY ADDITION, A DISTANCE OF 146.00 FEET MEASURED AND RECORDED, TO THE NORTHEAST CORNER OF SAID BLOCK 1, WILEY ADDITION, SAID CORNER ALSO BEING ON THE SOUTH LINE OF KIMBERLY PARK ADDITION, AS RECORDED IN DEED BOOK 145, PAGE 48, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE BEARING S87°57'37"E, ON THE SOUTH LINE OF SAID KIMBERLY PARK ADDITION AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 425.14 FEET MEASURED (425.00 FEET RECORDED), TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11, THENCE BEARING S01°36'49"W, ON SAID EAST LINE, A DISTANCE OF 198.47 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 1.68 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 2ND DAY OF FEBRUARY, 2025.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Dustin L. Beaudette, Nebraska Registered Land Surveyor, L. S. 799



STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came William Brashear, Husband, 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 HAND AND SEAL THIS 4TH DAY OF FEBRUARY, 2025.



Dennis P. Sullivan
Notary Public

My Commission Expires November 8, 2025

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Vickie Brashear, Wife, to me known to be the identical person whose signature is affixed to the foregoing Owners Statement and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS MY HAND AND SEAL THIS 4TH DAY OF FEBRUARY, 2025.



Dennis P. Sullivan
Notary Public

My Commission Expires November 8, 2025

OWNER'S STATEMENT

APPROVAL AND ACCEPTANCE

We, the undersigned, being the owners of unplatted land situated in the Southeast Quarter of the Northwest Quarter of Section 11, 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 1, BOYD SUBDIVISION situated in the Southeast Quarter of the Northwest Quarter of Section 11, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

The foregoing plat of BLOCK 1, BOYD SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA is hereby approved by the Mayor and City Council of the City of Gering, Scotts Bluff County, Nebraska,

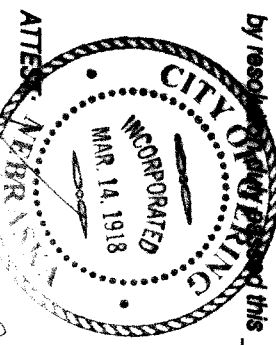
That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners.
Dated this 4TH day of February, 2025.
Owners:

by resolution of the City Council of this 10TH day of February, 2025.

Kent Ewing
Mayor: Kent Ewing

William Brashear
By: William Brashear, Husband

Vickie Brashear
By: Vickie Brashear, Wife



[Signature]
City Clerk