

LOTS 1 AND 2, BLOCK 1,
TJR SUBDIVISION
GERING, NEBRASKA
SHEET 2 OF 3
JOB# RMC260037-00

SURVEYOR'S CERTIFICATE

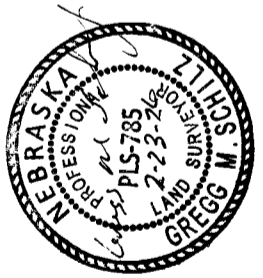
I, GREGG M. SCHILZ, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 786, DULY LICENSED UNDER THE LAND SURVEYORS REGULATION ACT, HEREBY CERTIFY I, OR UNDER MY DIRECT SUPERVISION, HAVE SURVEYED AND PREPARED A PLAT OF LOT 1 & 2 BLOCK 1, TJR SUBDIVISION, A SUBDIVISION TO THE CITY OF GERING, NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., REFERRED TO AS PART OF TAX LOT 17, UNPLATTED LANDS, GERING, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 (SOUTHEAST CORNER OF TAX LOT 17), THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, ON AN ASSUMED BEARING OF N88°17'57"W, A DISTANCE OF 618.43 FEET, TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 10TH STREET AS DESCRIBED IN DEED BOOK 68, PAGE 612 AND DEED BOOK 68, PAGE 435, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE NORTHERLY ON THE EAST RIGHT-OF-WAY LINE OF 10TH STREET AND BEING 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, BEARING N01°45'31"E, A DISTANCE OF 460.53 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF A TRACT OF LAND AS DESCRIBED IN DEED BOOK 30, PAGE 487, IN THE SCOTTS BLUFF COUNTY REGISTER OF DEEDS OFFICE, THENCE EASTERLY, ON SAID SOUTH LINE, BEARING S88°21'38"E, A DISTANCE OF 619.24 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, THENCE SOUTHERLY, ON SAID EAST LINE, BEARING S07°51'33"W, A DISTANCE OF 461.19 FEET, TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 6.55 ACRES MORE OR LESS.

That the accompanying plat is a true delineation of said survey drawn to a scale of 100 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 23RD DAY OF February, 2026.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Gregg M. Schilz
GREGG M. SCHILZ, Nebraska Professional Land Surveyor, P.L.S. 786



OWNER'S STATEMENT

We, the undersigned, being the owners of a tract of land in the southwest quarter of the southeast quarter of the northeast quarter of section 35, township 22 north, range 55 west of the 6th p.m., referred to as part of tax lot 17, unplatted lands, Gering, 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 & 2 BLOCK 1, TJR SUBDIVISION, A SUBDIVISION TO THE CITY OF GERING, NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., REFERRED TO AS PART OF TAX LOT 17, UNPLATTED LANDS, 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 25 day of Feb., 2026.

OWNER: TJR Marketing, Inc.
By: *Ted Heilbrun*
Ted Heilbrun, President

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Ted Heilbrun, President, TJR Marketing, 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 TJR Marketing, Inc.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF February, 2026.

Notary Public
Notary Public

My Commission Expires Nov. 9, 2026




LOTS 1 AND 2, BLOCK 1,
TJR SUBDIVISION
GERING, NEBRASKA
SHEET 3 OF 3
JOB# RM260037-00

APPROVAL AND ACCEPTANCE

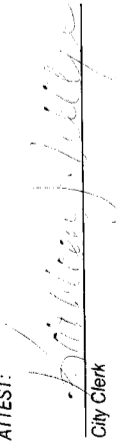
The foregoing plat of **LOT 1 & 2 BLOCK 1, TJR SUBDIVISION**, A SUBDIVISION TO THE CITY OF GERING, NEBRASKA, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., REFERRED TO AS PART OF TAX LOT 17, UNPLATTED LANDS, GERING, SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved by the Mayor and City Council of the City of Gering, Scotts Bluff County, Nebraska.

by resolution duly passed this 27th day of April, 2026.



Mayor: Kent Ewing

ATTEST:



City Clerk

