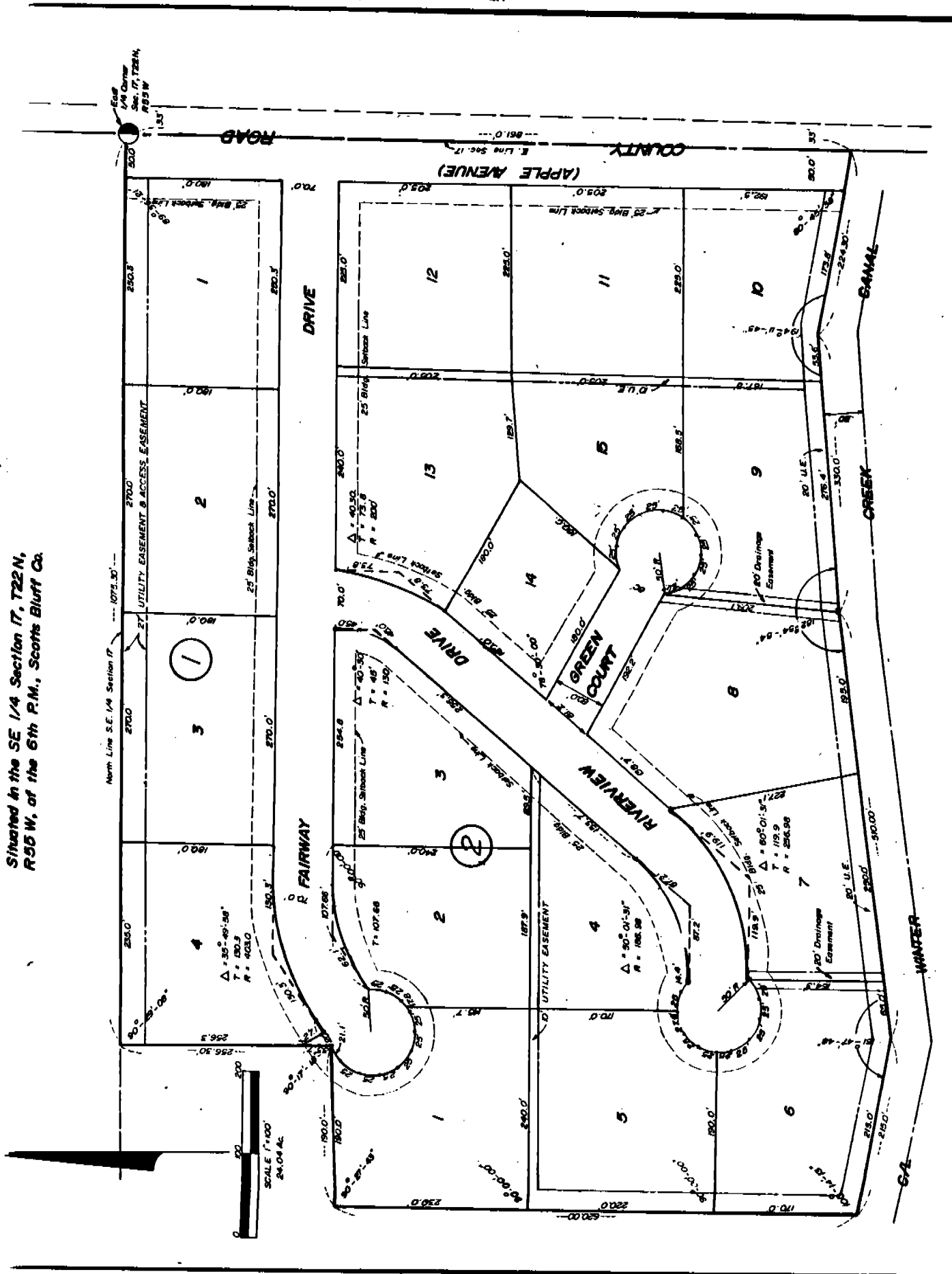


COTTONWOOD GLEN
2995

Lots 1-4, Blk 1 & Lots 1-15, Blk 2

Situated in the SE 1/4 Section 17, T22N,
 R55 W, of the 6th P.M., Scotts Bluff Co.



20

COTTONWOOD GLEN
 LOTS ONE THROUGH FOUR, BLOCK ONE
 LOTS ONE THROUGH FIFTEEN, BLOCK TWO

CONTINUATION SHEET 2

2995

SURVEYOR'S CERTIFICATE

I, Ronald L. Vogel, a competent surveyor of Scotts Bluff County, Nebraska, hereby certify that I have surveyed and platted COTTONWOOD GLEN, LOTS ONE THROUGH FOUR, BLOCK ONE, LOTS ONE THROUGH FIFTEEN, BLOCK TWO, a subdivision of part of the Southeast Quarter (SE $\frac{1}{4}$), of Section Seventeen (17) Township Twenty-two (22) North, Range Fifty-five (55) West of the 6th P. M., Scotts Bluff County, Nebraska the boundary of such subdivision being more particularly described as follows

Beginning at the Northeast corner of such SE $\frac{1}{4}$; then South on the East Line of such SE $\frac{1}{4}$; a distance of 861.00 feet to the North Right of Way Line of the Winter Creek Canal; then a deflection angle to the right of 99 degrees 14 minutes 22 seconds, on such Right of Way Line, a distance of 224.30 feet; then a deflection angle to the left of 14 degrees 11 minutes 45 seconds a distance of 330.00 feet, then a deflection angle to the left of 02 degrees 54 minutes 54 seconds a distance of 510.00 feet; then a deflection angle to the right of 18 degrees 12 minutes 12 seconds, a distance of 215.00 feet; then a deflection angle to the right of 79 degrees 45 minutes 47 seconds a distance of 620.00 feet; then a deflection angle to the right of 89 degrees 32 minutes 17 seconds, a distance of 190.00 feet; then a deflection angle to the left of 89 degrees 42 minutes 42 seconds a distance of 256.30 feet to the North Line of the SE $\frac{1}{4}$; then a deflection angle to the right of 89 degrees 30 minutes 42 seconds, on the North Line of such SE $\frac{1}{4}$, a distance of 1075.30 feet to the point of beginning, such tract of land containing an area of 24.04 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals and that all corners are marked with 3/4" x 18" iron rods. That each lot bears its own number and that the boundary of the subdivision is shown on the plat with a heavy solid line.

WITNESS MY HAND AND SEAL this 26th day of February, 1973.



Ronald L. Vogel
 RONALD L. VOGEL, NEBRASKA REGISTERED
 LAND SURVEYOR, L. S. 266

DEDICATION AND OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the SE $\frac{1}{4}$ of Section 17, Township 22 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 surveyed and platted as "COTTONWOOD GLEN" LOTS ONE THROUGH FOUR, BLOCK ONE, LOTS ONE THROUGH FIFTEEN, BLOCK TWO, a subdivision of part of the SE $\frac{1}{4}$ of the aforesaid Section 17.

The foregoing subdivision of "COTTONWOOD GLEN", and the Streets, Drives, Courts, Easements and Building Setback designations shown on and referred to in the plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the Streets, Drives and Courts to the use and benefit of the public.

Dated this 26th day of February, 1973.

RIVERVIEW GOLF COURSE, INC.



James G. Walrath
 JAMES G. WALRATH, SECRETARY-TREASURER

COTTONWOOD GLEN
LOTS ONE THROUGH FOUR, BLOCK ONE
LOTS ONE THROUGH FIFTEEN, BLOCK TWO

CONTINUATION SHEET 3

2995

21

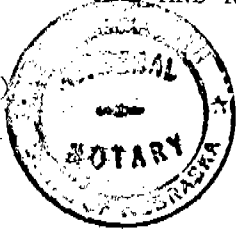
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY) ^{ss}

Before me, a Notary Public qualified and acting in such County, personally came James G. Walrath, Secretary-Treasurer of Riverview Golf Course, Inc., a Nebraska Corporation, to me known to be the identical person whose name is affixed to the foregoing "Dedication and Owner's Statement", and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of such corporation.

WITNESS MY HAND AND NOTARIAL SEAL this 26th day of February, 1973.

(SEAL)



Bonnie L. Smith

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 13, 1976.

APPROVAL AND ACCEPTANCE

The accompanying plat of COTTONWOOD GLEN approved and accepted by the Mayor and City Council of the City of Scottsbluff, Nebraska by resolution duly passed this 9th day of July, 1973.

ATTEST:

A. Ferguson

E. A. Thomas

MAYOR



NUMERICAL
GENERAL
TAX REG.
PICTURED

STATE OF NEBRASKA }
SCOTTS BLUFF COUNTY } ^{ss.}

Entered on Numerical Index and filed for
record the 12 day of July
1973 at 2:50 o'clock P. M., and
recorded in Book 141 of

Records on Page 19
Mary Jo Ellis
REGISTER OF DEEDS

By _____ Deputy