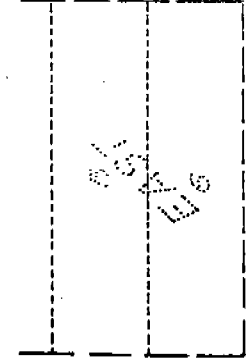
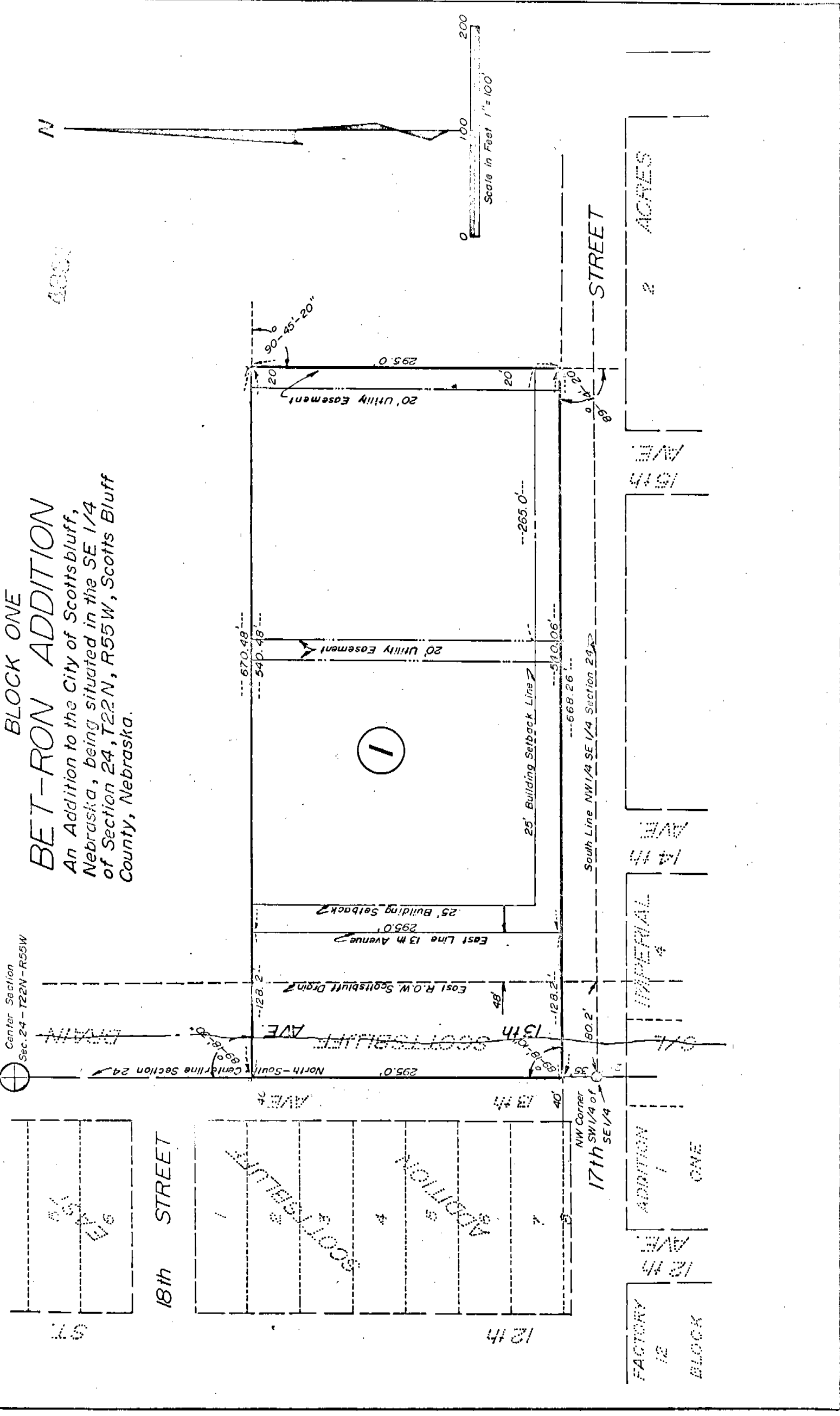
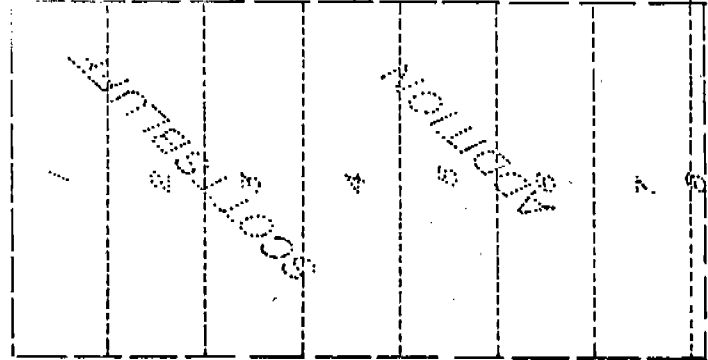


BLOCK ONE
BET-ROD ADDITION
 An Addition to the City of Scottsbluff, Nebraska, being situated in the SE 1/4 of Section 24, T22N, R55W, Scotts Bluff County, Nebraska.

Center Section
 Sec. 24 - T22N - R55W



18th STREET



17th STREET

FACTORY
 12
 BLOCK

12th
 AVE

ADDITION
 1
 ONE

S/L

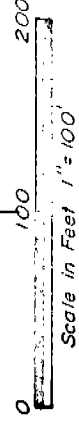
IMPERIAL
 4

14th
 AVE

15th
 AVE

2
 ACRES

N



1990

SURVEYOR'S CERTIFICATE

I, M. C. Schaff, a competent surveyor of Scotts Bluff County, Nebraska, hereby certify that I have surveyed Bet-Ron Addition, Block One, and part of 13th Avenue, City of Scottsbluff, Nebraska, situated in the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-four (24), Township Twenty-two (22) North, Range Fifty-five (55) West of the 6th P. M., Scotts Bluff County, Nebraska, the boundary of such survey and Addition being more particularly described as follows:

Commencing at the Northwest Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24; thence North, along the North-South Centerline of said Section 24, a distance of 35.0 feet, to the Point of Beginning; thence continuing North, along said North-South Centerline, a distance of 295.0 feet; thence a deflection angle right of 89 degrees 18 minutes 30 seconds, a distance of 670.48 feet; thence a deflection angle right of 90 degrees 45 minutes 20 seconds, a distance of 295.0 feet; thence a deflection angle right of 89 degrees 14 minutes 20 seconds, a distance of 668.26 feet to the Point of Beginning, containing an area of 4.5 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 corners are marked as shown and that all dimensions are in feet and decimals. That the boundary of said survey is shown on the plat with a heavy solid line.

WITNESS AND SEAL this 1st day of November, 1974.



M. C. Schaff

M. C. SCHAFF, NEBRASKA REGISTERED
LAND SURVEYOR, L. S. 233

DEDICATION AND OWNER'S STATEMENT

We, the undersigned, being the owners of that part of the Southeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th, P. M., as described in the foregoing "Surveyor's Certificate" have caused such real estate to be surveyed and platted as BET-RON ADDITION, BLOCK ONE, and part of 13th Avenue, within the City of Scottsbluff, Nebraska.

The foregoing plat of BET-RON ADDITION, and the Avenue, Easements, and Building Setback Designations shown on and referred to in the plat are made with the free consent and in accordance with the desires of the undersigned owners.

We hereby dedicate the Avenue, and Easements shown on the plat to the use and benefit of the public.

Dated this 26th day of November, 1974.

RONNING-COSTELLO
A PARTNERSHIP

D. Wayne Ronning
D. Wayne Ronning, Partner

Thomas P. Costello
Thomas P. Costello, Partner

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ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA)
MINNEHAWA COUNTY)

Before me, a Notary Public, qualified and acting in such County, personally came D. Wayne Ronning, and Thomas P. Costello, partners in Ronning-Costello, to me known to be the identical persons whose names appear on the foregoing "Surveyor's Certificate", and acknowledged the same to be their voluntary act and deed and the voluntary act and deed of said partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of November, 1974.



Don M. Guild
Notary Public

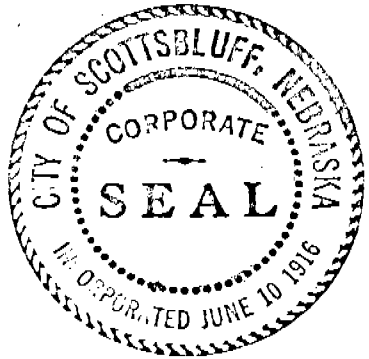
My Commission Expires: Nov. 6, 1982

APPROVAL AND ACCEPTANCE

The foregoing plat of BET-RON ADDITION approved and accepted by the Mayor and City Council by resolution duly passed this 9th day of December, 1974.

Donald E. Sherman
Mayor

ATTEST A. L. Ferguson
City Clerk



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 18th day of December, 1974
at 2:40 o'clock P. M., and recorded in
Book 145 of Deeds
on page 284
Mary Jo Ellis
Register of Deeds
By Deputy