

---720.65---

North-South Centerline Section 30

Center Section 30, UNPLATTED LAND
T 22 N, R 54 W

PUBLIC WAY

---695.65---

BLOCK ONE

379.66' N Line SE 1/4

ALLEY

209.23'

52'

83.47'

83.47'

10'

10'

FRONTAGE

ROAD

50' Building Setback

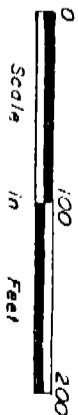
10' Utility Easement

829.59'

859.4' West Highway R.O.W.

A Subdivision of part of the North Half of the SE 1/4
of Section 30, Township 22 North, Range 54 West of
the 6th P.M., Scotts Bluff County, Nebraska.

COX SUBDIVISION



Scale in Feet

0 100 200

Scale in Feet

N

6889

UNPLATTED LAND 842.55' LAND

---659.08---

83.47'

83.47'

83.47'

Approved by the Board of Commissioners of Scotts Bluff County, Nebraska, on this 1st day of August, 1913.
Secretary of the Board

SURVEYOR'S CERTIFICATE

I, M.C. Schaff, a competent surveyor of Scotts Bluff County, Nebraska, hereby certify that I have surveyed and prepared a plat of part of the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty (30), Township Twenty-Two (22) North, Range Fifty-Four (54) West of the 6th P.M., Scotts Bluff County, Nebraska, the boundary of such survey being more particularly described as follows:

Beginning at a point on the Center of said Section 30; thence, South, on the North-South Center Line of Section 30, a distance of 720.65 feet; thence, a deflection angle left of 89 degrees 35 minutes 22 seconds in an Easterly direction, a distance of 842.55 feet to a point on the West Right-of-Way Line of U. S. Highway No. 26; thence, a deflection angle left of 122 degrees 59 minutes 56 seconds in a Northwesterly direction on said Highway Right-of-Way Line, a distance of 859.4 feet to a point on the North Line of the Southeast Quarter of said Section 30; thence, a deflection angle left of 56 degrees 59 minutes 31 seconds on said North Line of the Southeast Quarter, a distance of 379.66 feet to the point of beginning, containing an area of 10.1 acres, more or less.

That the accompanying plat is a true delineation of such survey and plat drawn to a scale of 100 feet to the inch. That all Corners are set with 3/4" by 36" iron rods driven well into the ground. That all dimensions are in feet and decimals and that the boundary of the survey and plat is shown on the plat with a heavy solid line.

WITNESS MY HAND AND SEAL this 22nd day of October, 19 76.

FOR THE FIRM OF M.C. SCHAFF & ASSOCIATES, INC.



M.C. Schaff
M.C. Schaff, Nebraska Registered
Land Surveyor, L.S. 233

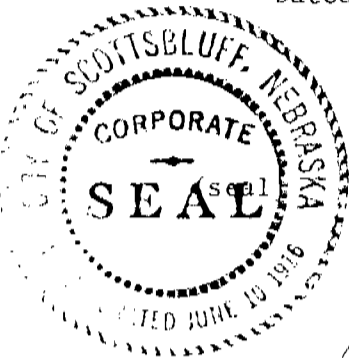
DEDICATION AND OWNER'S STATEMENT

We, the undersigned, being the Owners of that part of the North Half of the Southeast Quarter of Section 30, Township 22 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown in the accompanying plat have caused such real estate to be surveyed and platted as COX SUBDIVISION, Block One (1), an Addition to Scotts Bluff County, Nebraska.

The foregoing Subdivision of COX SUBDIVISION, and the Frontage Road, Public Way, Alley, Easement 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 Frontage Road, Public Way, Alley, and Easement, shown on the plat to the use and benefit of the public.

Dated this 20th day of December, 19 76.



CITY OF SCOTTSBLUFF
NEBRASKA

Donald E. Overman
Donald E. Overman, Mayor

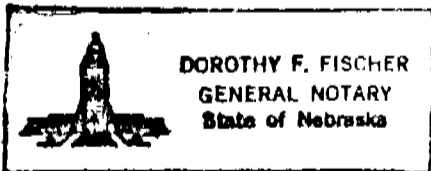
ATTEST: W.L. Ferguson
City Clerk

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY)

Before me, a Notary Public, qualified and acting in such County, personally came Donald E. Overman, Mayor of the City of Scottsbluff, Nebraska, and W.L. Ferguson, City Clerk, to me known to be the identical persons whose names are affixed to the foregoing "Dedication and Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed, and the voluntary act and deed of the City of Scottsbluff, Nebraska.

WITNESS MY HAND AND NOTARIAL SEAL this 20th day of December, 19 76.



Dorothy F. Fischer
Notary Public

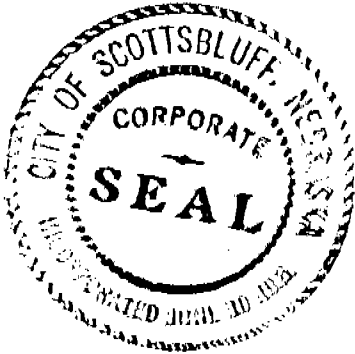
My commission expires: Commission Expires
Feb. 18, 1977

APPROVAL AND ACCEPTANCE

The foregoing Subdivision of COX SUBDIVISION, hereby approved by the Mayor and City Council by resolution duly passed this 20th day of December, 19 76.

Donald E. Peterson
MAYOR

ATTEST: *H. S. Ferguson*
City Clerk



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 21 day of December, 1976
at 4:00 o'clock P. M., and recorded in
Book 152 of Deeds
on page 532
Mary Jo Ellis
Register of Deeds
By _____ Deputy