

SURVEYOR'S CERTIFICATE

I, Duane E. Stott, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Tracts 2, 3, 4, 5, and 7, Cooper Subdivision, situated in the Northeast Quarter of Section 7, Township 21 North, Range 54 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Tracts 2, 3, & 4

With reference to the Northeast corner of Section 7, thence Southerly on the East line of Section 7, a distance of 1129.41 feet to the TRUE POINT OF BEGINNING, thence continuing southerly on said East line, a distance of 71.42 feet, thence a deflection angle right of $90^{\circ}-48'-35''$, a distance of 660.00 feet, thence a deflection angle left of $90^{\circ}-48'-35''$, a distance of 132.00 feet to the point of intersection with the South line of the Northeast Quarter of the Northeast Quarter of Section 7, thence a deflection angle right of $90^{\circ}-48'-35''$ on said South line, a distance of 826.03 feet to the point of intersection with the East Right of Way line of the Central Irrigation District Canal, thence a deflection angle right of $59^{\circ}-07'-40''$ on said East Right of Way line, a distance of 244.92 feet, thence a deflection angle right of $46^{\circ}-14'-40''$, on said Right of Way line, a distance of 129.61 feet, thence a deflection angle right of $24^{\circ}-51'-00''$, on said Right of Way line, a distance of 75.51 feet, thence a deflection angle right of $10^{\circ}-37'-40''$, on said Right of Way line, a distance of 301.87 feet, thence a deflection angle left of $34^{\circ}-38'-30''$ on said Right of Way line, a distance of 219.84 feet, thence a deflection angle left of $19^{\circ}-14'-40''$, on said Right of Way line, a distance of 51.21 feet to the Southwest corner of previously platted Tract 1, Cooper Subdivision, thence a deflection angle right of $92^{\circ}-48'-00''$ on the South line of said Tract 1, a distance of 549.05 feet to the Southeast corner of said Tract 1, said point also being a point on the westerly boundary of previously platted Tract 6 Cooper Subdivision, thence a deflection angle right of $89^{\circ}-34'-14''$ on the westerly boundary of said Tract 6, a distance of 90.50 feet, thence a deflection angle left of $31^{\circ}-22'-55''$, on the Southwesterly boundary of Tract 6, a distance of 294.30 feet, thence a deflection angle left of $16^{\circ}-50'-00''$, on the Southwesterly boundary of Tract 6, a distance of 400.00 feet, thence a deflection angle left of $31^{\circ}-00'-00''$, on the Southwesterly boundary of Tract 6, a distance of 230.00 feet to the point of intersection with the East line of the Northeast Quarter of Section 7, thence a deflection angle right of $79^{\circ}-00'-00''$, on said East line a distance of 71.42 feet to the point of beginning, containing an area of 18.59 acres more or less.

Tracts 5 & 7

Beginning at the Northeast corner of Section 7, thence southerly on the East line of the Northeast Quarter of said Section a distance of 573.51 feet to the Northeast corner of previously platted Tract 6, Cooper Subdivision, thence a deflection angle right of $90^{\circ}-00'-00''$ on the northerly line of said Tract 6, a distance of 368.00 feet, thence a deflection angle right of $32^{\circ}-25'-08''$ on the northerly line of said Tract 6, a distance of 258.00 feet, thence a deflection angle left of $28^{\circ}-52'-29''$ on the northerly line of said Tract 6, a distance of 129.50 feet to the Northwest corner of said Tract 6, said Northwest corner also being a point on the easterly line of previously platted Tract 1, Cooper Subdivision, thence a deflection angle right of $47^{\circ}-05'-04''$, on said easterly line of Tract 1, a distance of 324.80 feet, thence a deflection angle left of $26^{\circ}-00'-00''$, on said easterly line of Tract 1, a distance of 104.10 feet, thence a deflection angle right of $59^{\circ}-34'-20''$, on said easterly line of Tract 1, a distance of 148.00 feet to the point of intersection with the North line of the Northeast Quarter of Section 7, thence a deflection angle right of $96^{\circ}-40'-10''$, on said North line a distance of 1030.61 feet to the point of beginning, containing an area of 10.59 acres more or less.

That the accompanying plat is a true delineation of such survey and subdivision drawn to a scale of 100 feet to the inch. That all corners are marked with $3/4'' \times 18''$ iron rods and that all dimensions are in feet and decimals. That the lots bear their own numbers and the boundary of the subdivision is shown with a heavy solid line.

WITNESS MY HAND AND SEAL this 22nd day of June, 1984.



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

Duane E. Stott
 Duane E. Stott, Nebraska Registered Land
 Surveyor, L.S. 342

OWNERS STATEMENT

We, the undersigned, being the owners of that part of the Northeast Quarter of Section 7, Township 21 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 Tracts 2, 3, 4, 5, and 7, Cooper Subdivision, a subdivision in Scotts Bluff County, Nebraska.

The foregoing subdivision is made with the free consent and in accordance with the desires of the undersigned owners.

DATED this 22nd day of June, 1984.

Earl Cooper
Earl Cooper

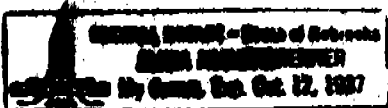
Donna Cooper
Donna Cooper

Husband and Wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTTS BLUFF COUNTY) ss

The foregoing instrument was acknowledged before me this 22nd day of June, 1984, by Earl Cooper and Donna Cooper, Husband and Wife.



Alicia Aschenbrenner
Notary Public

My commission expires: Oct 12, 1987

APPROVAL AND ACCEPTANCE

The foregoing Tracts 2, 3, 4, 5, and 7, Cooper Subdivision is hereby approved and accepted by the Scotts Bluff County Board of Commissioners by a Resolution passed this 20 day of August, 1984, conditioned upon the fact that Scotts Bluff County will not be obligated to provide street and alley maintenance until minimum standards have been met as outlined in a certain resolution dated April 15, 1974, a copy of which is attached and made a part of this Approval.



William C. Jeter
Chairman of the Board

ATTEST:

Vera Maloney
County Clerk

\$16.00
M.C. Schaff + Assoc.



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for record the 27 day of August, 1984 at 3:30 o'clock P.M., and recorded in Book 177 of Deeds on page 70
Mary J. Kellie
Register of Deeds
By _____ Deputy