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 REC'D M. C. Schaff & Assoc.

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 SCOTTS BLUFF COUNTY, NE
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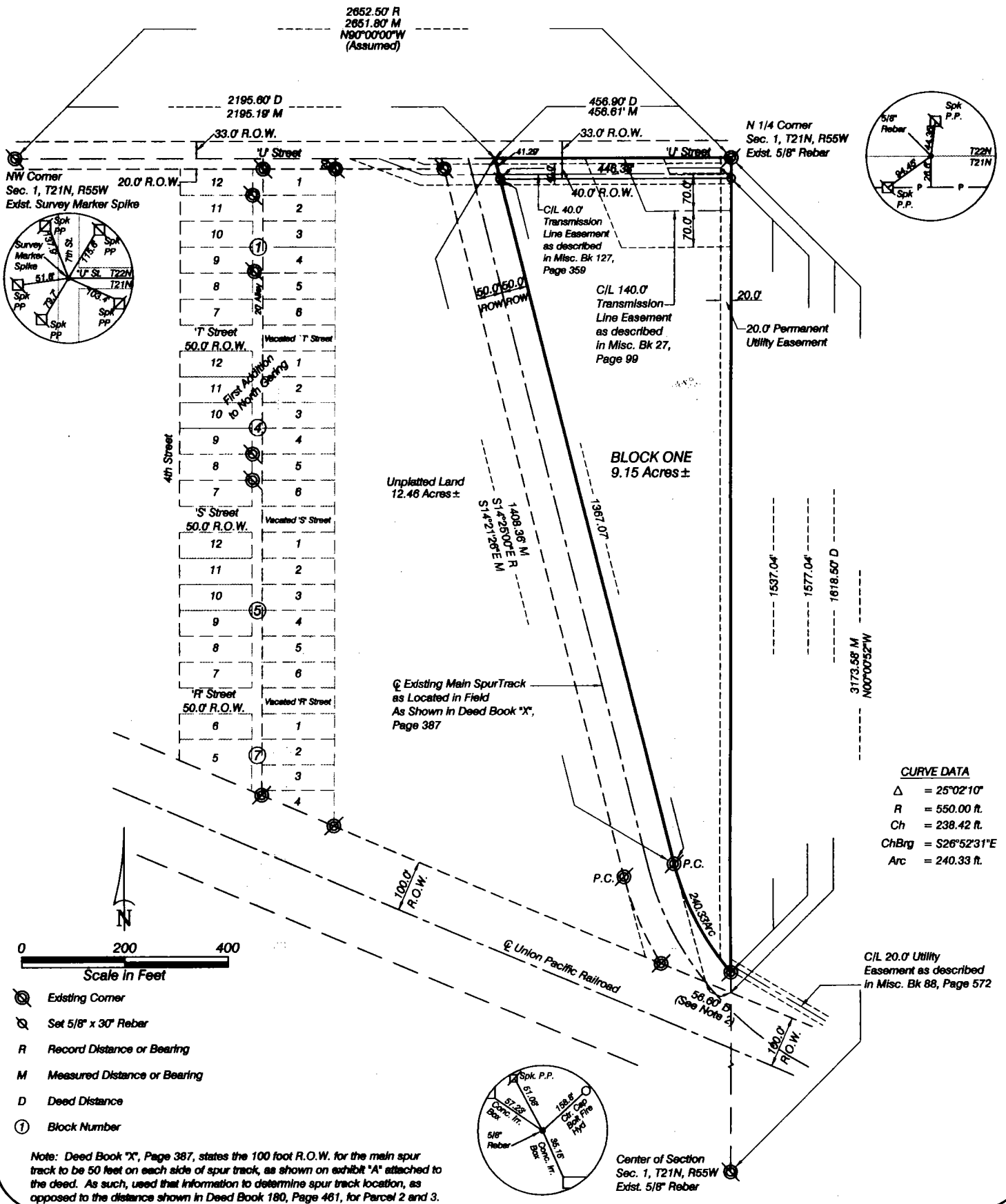
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Jean A. Bauer
 REGISTER OF DEEDS

*Blk 9
 + Plan*

BLOCK ONE CROSSROADS SUBDIVISION

SITUATED IN PART OF GOVERNMENT LOT 3,
 SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST
 OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA



CURVE DATA

Δ	= 25°02'10"
R	= 550.00 ft.
Ch	= 238.42 ft.
ChBrg	= S26°52'31"E
Arc	= 240.33 ft.

Note: Deed Book "X", Page 387, states the 100 foot R.O.W. for the main spur track to be 50 feet on each side of spur track, as shown on exhibit "A" attached to the deed. As such, use that information to determine spur track location, as opposed to the distance shown in Deed Book 180, Page 461, for Parcel 2 and 3.

BLOCK ONE
 CROSSROADS SUBDIVISION
 SCOTTS BLUFF COUNTY, NEBRASKA
 SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered land Surveyor, hereby certify that I have surveyed and prepared a plat of BLOCK ONE, CROSSROADS SUBDIVISION, situated in Part of Government Lot 3 in Section 1, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Beginning at the North Quarter Corner of Section 1, thence westerly on the north line of Section 1, on an assumed bearing of N90°00'00"W, a distance of 456.61 feet, as measured, to the point of intersection with the east right of way line of the main spur track of the Union Pacific Railroad, thence bearing S14°21'26"E, as measured, on the east right of way line of the main spur track of the Union Pacific Railroad, as described in Deed Book "X", Page 387, Scotts Bluff County Register of Deeds Office, a distance of 1408.36 feet, as measured, to the point of curvature of a curve to the left, said curve having a central angle of 25°02'10", a radius of 550.00 feet, a chord length of 238.42 feet, and a chord bearing of S26°52'31"E, thence continuing on arc of said curve, a distance of 240.33 feet, as measured, to the point of intersection with the North-South Centerline of Section 1, thence bearing N00°00'52"W, on the North-South Centerline of Section 1, a distance of 1577.04 feet, as measured, to the Point of Beginning, containing an area of 9.15 acres. more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF June, 2001.
 FOR THE FIRM OF M.C. SCHAFF AND ASSOCIATES, INC.

[Handwritten Signature]

Kelly A. Beatty, Nebraska registered land Surveyor, L.S. 476



OWNER'S STATEMENT

We, the undersigned, being the owners of that part of Government Lot 3, in Section 1, Township 21 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 platted as BLOCK ONE, CROSSROADS SUBDIVISION, situated in Part of Government Lot 3, in Section 1, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

That the foregoing plat is made with the free consent and in accordance with the desires of the undersigned owners. We hereby dedicate the street right of way, utility easements shown on the plat to the use and benefit of the public.

Dated this 22nd day of June, 2001.

CROSSROADS COOPERATIVE ASSOCIATION,
 a Cooperative Association,

[Handwritten Signature]
 Jon Calahan, Manager

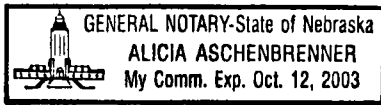
BLOCK ONE
CROSSROADS SUBDIVISION
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Jon Calahan, Manager, Crossroad Cooperative Association, a Cooperative Association, 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 Crossroads Cooperative Association.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF June, 2001.

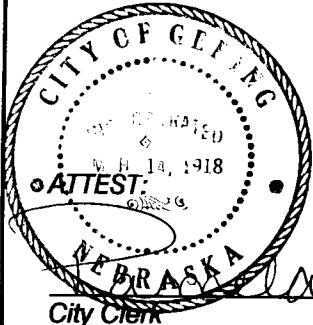


Alicia Aschenbrenner
Notary Public

My Commission Expires Oct 12, 2003

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK ONE, CROSSROADS SUBDIVISION, situated in part of Government Lot 3 in Section 1, Township 21 North, Range 55 West of the 6th P.M., 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 25th day of June, 2001.



[Signature]
Mayor

[Signature]
City Clerk