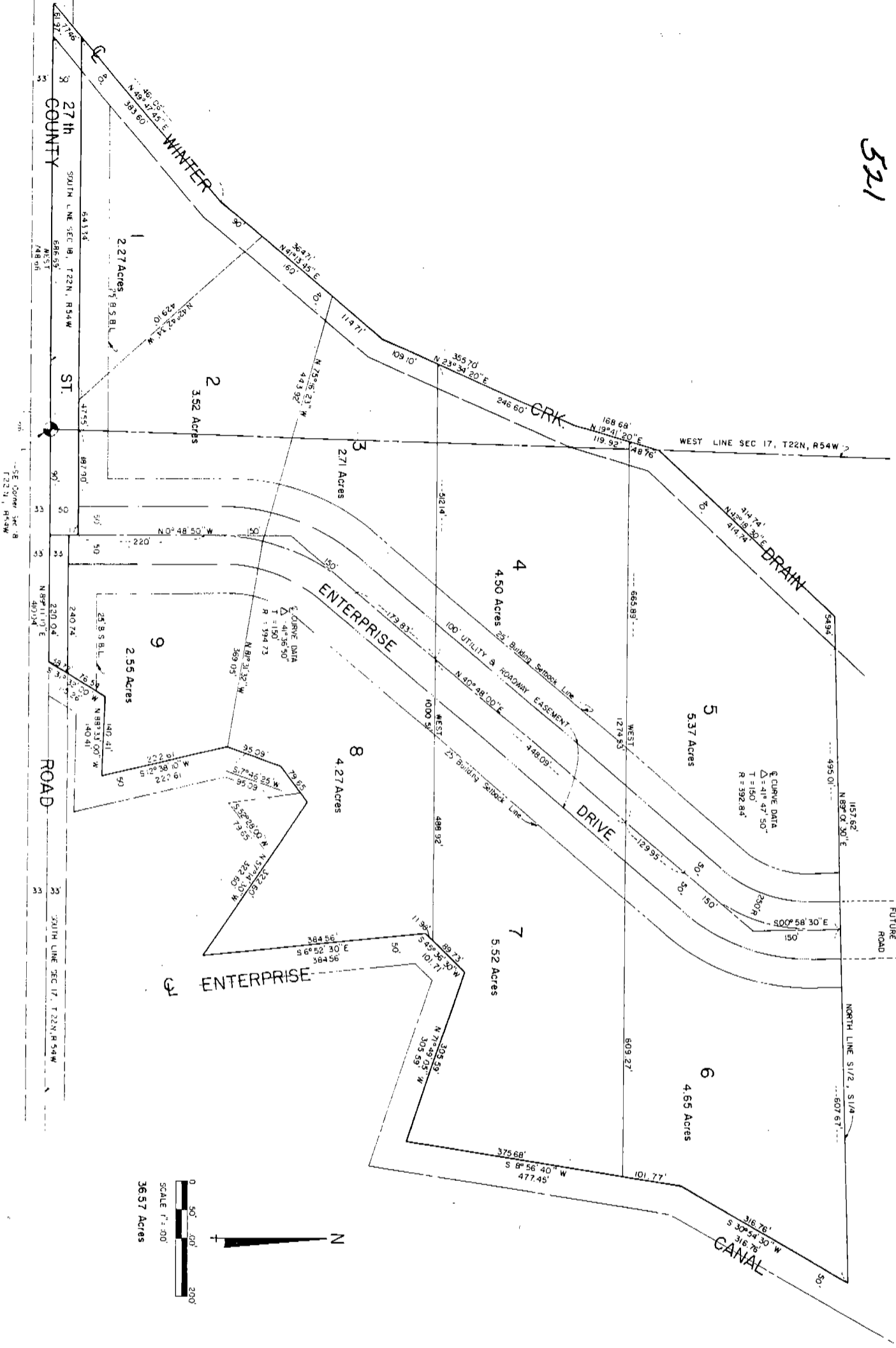


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A SUBDIVISION OF PART OF THE SE 1/4 SE 1/4 SECTION 18 AND PART OF THE SW 1/4 SECTION 17, T22N, R54W OF THE 6th P.M. WINTERS CREEK ESTATES SCOTTS BLUFF COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I, Ronald L. Vogel, a competent surveyor of Scotts Bluff County, Nebraska, hereby certify that I have surveyed a tract of land situated in the South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section Seventeen (17) and the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Eighteen (18), Township Twenty-two (22) North, Range Fifty-four (54) West of the 6th P.M., Scotts Bluff County, Nebraska, such tract being more particularly described as follows:

Beginning at the Southeast corner of such Section 18; then WEST on the South Line of such Section 18, a distance of 748.66 feet; then North 49°-47'-45" East on the centerline of the Winter Creek Drain, a distance of 461.06 feet; then North 41°-13'-45" East, a distance of 364.71 feet; then North 23°-34'-20" East, a distance of 355.70 feet; then North 19°-41'-20" East, a distance of 168.68 feet; then North 42°-18'-30" East, a distance of 414.74 feet to a point on the North Line of the South Half of the Southwest Quarter of Section 17; then North 89°-01'-30" East on the North Line of such South Half of the Southwest Quarter of Section 17, a distance of 1157.62 feet to the West Right-of-Way Line of the Enterprise Irrigation District Canal; then South 30°-54'-30" West on such Right-of-Way Line, a distance of 316.76 feet; then South 08°-56'-40" West, continuing on such West Right-of-Way Line, a distance of 477.45 feet; then North 71°-49'-05" West, a distance of 305.59 feet; then South 45°-36'-30" West, a distance of 101.71 feet; then South 06°-52'-30" East, a distance of 384.56 feet; then North 57°-14'-30" West, a distance of 322.60 feet; then South 52°-28'-00" West, a distance of 79.65 feet; then South 17°-46'-25" West, a distance of 95.09 feet; then South 12°-38'-10" West, a distance of 222.61 feet; then North 88°-33'-00" West, a distance of 140.41 feet; then South 31°-32'-00" West, a distance of 115.26 feet to the South Line of Section 17; then South 89°-11'-10" West on the South Line of such Section 17, a distance of 410.04 feet to the point of beginning, containing an area of 36.57 acres, more or less.

That I have further surveyed and subdivided such land as above described as "Winters Creek Estates, Tracts One (1) thru Nine (9), including streets and avenues therein.

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 5/8" x 36" iron rods and that all dimensions are in feet and decimals. That each tract bears its own number and that the boundary of the land subdivided is shown on the plat with a heavy solid line.

WITNESS MY HAND AND SEAL this 4th day of January, 1977.



Ronald L. Vogel
RONALD L. VOGEL
Nebraska Registered Land Surveyor
L.S. 266

DEDICATION

The undersigned, being the owners of that part of the South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section Seventeen (17) and that part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Eighteen (18) in Township Twenty-two (22) North, Range Fifty-four (54) West of the 6th P.M., Scotts Bluff County, Nebraska, as described in the foregoing "Surveyor's Certificate" and shown by the accompanying plat have caused such real estate to be surveyed and platted as "Winters Creek Estates, Tracts One (1) thru Nine (9)".

We hereby dedicate the streets and drive easements for the purposes shown on the plat to the use and benefit of the public.

The above described and foregoing subdivision with the streets, avenues and easements is made with the free consent and in accordance with the desires of the undersigned owners.

Dated this 6th day of January, 1977.

BITNER-WARNER REALTY INC.,
A Nebraska Corporation

William S. Bitner
William S. Bitner, President



Richard E. Warner
Secretary

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
 ss.
SCOTTS BLUFF COUNTY)

Before me, a Notary Public, qualified in such County, personally came William S. Bitner, President of Bitner-Warner Realty Inc., a Nebraska Corporation, to me known to be the identical person and President of such Corporation who signed the foregoing "Dedication" and acknowledge the execution thereof to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 6th day of January, 1977.

Virginia W. Adams
Notary Public

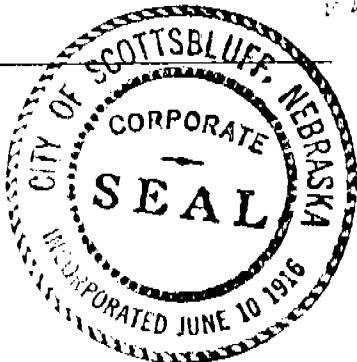
My Commission expires: July 1, 1980

APPROVAL AND ACCEPTANCE

The foregoing plat of "Winters Creek Estates" approved and accepted by the Mayor and City Council of the City of Scottsbluff, Nebraska, by Resolution duly passed this 24th day of January, 1977.

Samuel E. Overman
Mayor

ATTEST:
D. L. Ferguson
City Clerk



State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for
record the 28 day of January 1977
at 3:05 o'clock P. M., and recorded in
Book 153 of Deeds
on page 100
Mary Jo Keller
Register of Deeds
By _____ Deputy