

NUM. INDEX B-3
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RECORDED
 SCOTTS BLUFF COUNTY, NE

Date 4-22-04 Time 2:45 PM

Jean A. Bauer

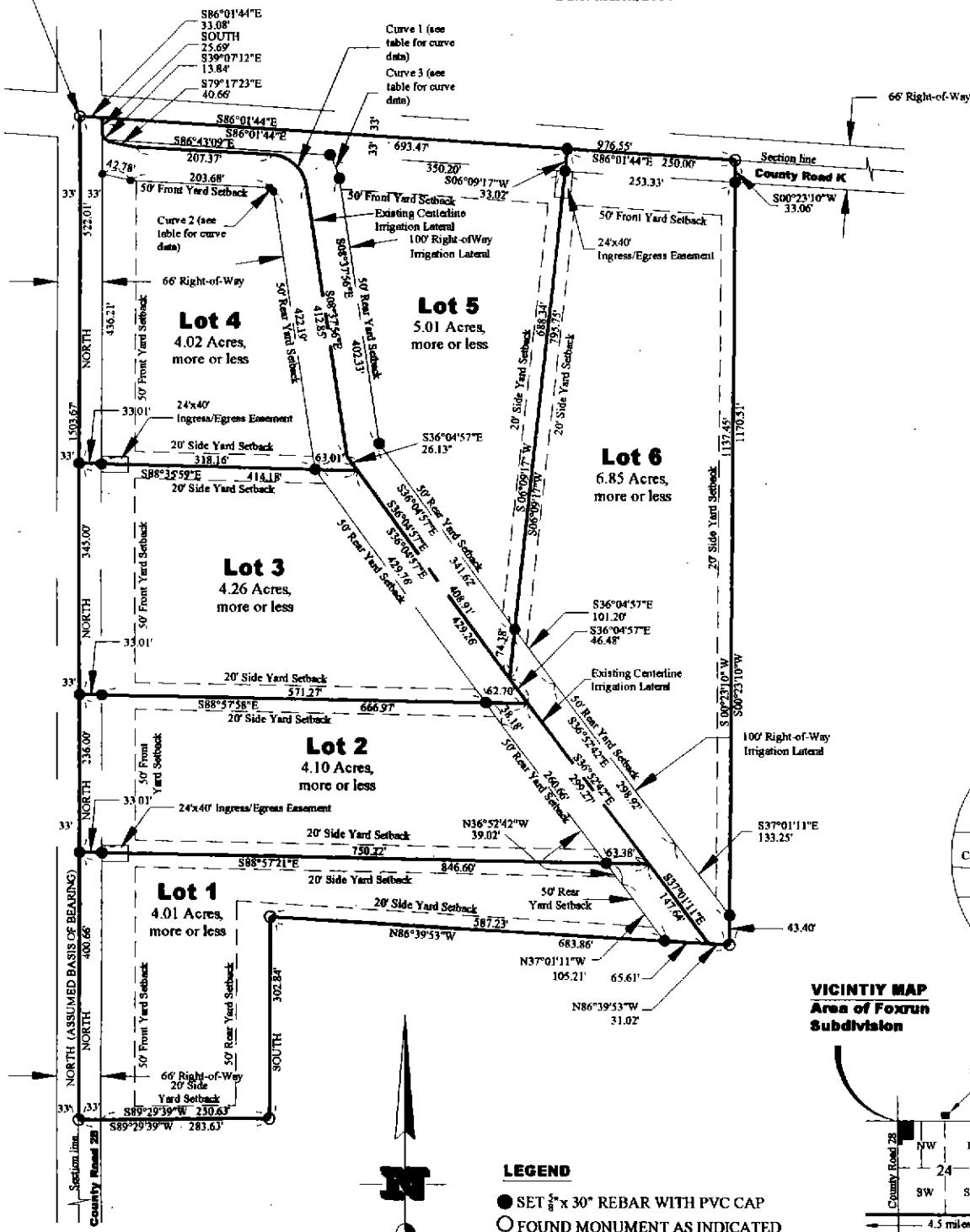
REGISTER OF DEEDS

NUM PAGES 2
 DOG TAX PD - CHG - NET
 FEES 13.50 PD - CHG - NET
 TOTAL _____
 CK NUM _____
 REC'D _____
Don Brush

Final Plat of
LOTS 1-6, FOXRUN SUBDIVISION
 in the West Half of the Northwest Quarter (W1/2 NW1/4) of Section 24,
 Township 22 North, Range 54 West of the 6th Principal Meridian,
 Scotts Bluff County, Nebraska.

Prepared for:
 Owner/Developer
 Dale Townsend
 240018 Karubos Road
 Scottsbluff, Nebraska 69361
 Date: March, 2004

NORTHWEST CORNER, SECTION 24, T22N, R54W
 FOUND: 1/2" Rebar bent at 0.2' deep in Centerline of County Road 28.
 Straightened said Rebar and drove to 0.6' deep.

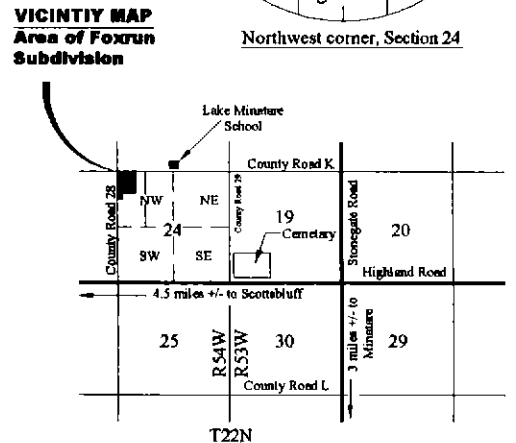
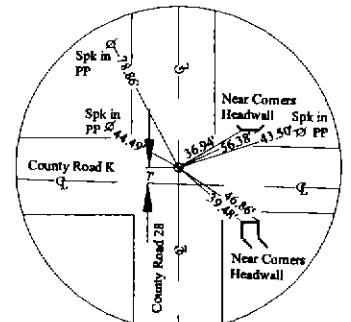


CURVE TABLE

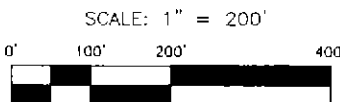
CURVE 1
 R = 58.88'
 L = 69.54'
 Chord L = 65.57'
 Delta = 67°40'08"

CURVE 2
 R = 8.88'
 L = 7.94'
 Chord Length = 7.67'
 Delta = 51°12'17"

CURVE 3
 R = 108.88'
 L = 37.65'
 Chord Length = 37.47'
 Delta = 19°48'54"



NOTE:
 The 24'x40' Ingress/Egress Easements are split equally by the common property line and the boundaries of the Ingress/Egress Easements are parallel with the associated property lines.



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in the West Half of the Northwest Quarter (W1/2 NW1/4) of Section 24,
Township 22 North, Range 54 West of the 6th Principal Meridian,
Scotts Bluff County, Nebraska.

Prepared for:
Owner/Developer
Dale Townsend
240018 Karubos Road
Scottsbluff, Nebraska 69361
Date: March, 2004

LEGAL DESCRIPTION (from deed recorded in Book 2002, page 2623,
filed for record on April 6, 2002):

A tract of land located in the West Half of the Northwest Quarter (W1/2 NW1/4) of
Section 24, Township 22 North, Range 54 West of the 6th Principal Meridian, Scotts
Bluff County, Nebraska, more particularly describes as follows:

Beginning at the Northwest Corner of said Section 24, said point being the POINT OF
BEGINNING of this description; thence S86°01'44"E on the North line of said Section a
distance of 976.55 feet; thence S00°23'10"W a distance of 1170.51 feet; thence
N86°39'52"W a distance of 683.86 feet; thence South a distance of 302.84 feet; thence
S89°29'39"W a distance of 283.63 feet to a point on the West line of said section; thence
NORTH on said West line (Assumed Basis of Bearing) a distance of 1503.67 feet to the
point of beginning, containing 28.237 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Donald A. Brush, Nebraska Registered Land Surveyor Number 511, do hereby certify
that on February 16-17, 2004, the tract of land described above and shown on the
accompanying drawing was surveyed by me or under my direct supervision; and that I
platted the same as:

LOTS 1-6, FOXRUN SUBDIVISION in the West Half of the Northwest
Quarter (W1/2 NW1/4) of Section 24, Township 22 North, Range 54 West of
the 6th Principal Meridian, Scotts Bluff County, Nebraska.

I further certify that the accompanying drawing is a correct delineation of said survey
drawn to a scale of 100 feet to the inch; that the drawing was made under my direct
supervision; that the distances are earth surface distances given in feet and decimals of a
foot; that the area is as shown; that the bearings are assumed; and that the monuments
were found or set as indicated.

WITNESS MY HAND AND SEAL
this 30th day of March, 2004.
Donald A. Brush
Nebraska Registered Land Surveyor No. 511



APPROVAL AND ACCEPTANCE
BY FARMER'S IRRIGATION DISTRICT:

The foregoing plat of LOTS 1-6, FOXRUN SUBDIVISION which includes the 100 feet
wide easement for the irrigation lateral as shown thereon is hereby approved and
accepted by Farmer's Irrigation District.

For the FARMER'S IRRIGATION DISTRICT

Signature of Edward A. Norlin
Edward A. Norlin
General Manager

Date: April 1, 2004

ACKNOWLEDGMENT

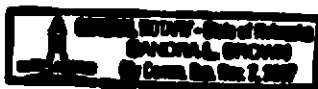
STATE OF NEBRASKA)
COUNTY OF SCOTTSBLUFF)

Before me, a notary public, qualified and acting in said County, personally came Edward
A. Norlin, known to me to be the identical person who signed the foregoing "Approval
and Acceptance by Farmer's Irrigation District" and acknowledged the execution thereof
to be his voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL
this 1st day of APRIL, 2004.

Signature of Sandra J. Brown
Sandra J. Brown
Notary Public

My Commission Expires: 11/7/07



OWNER'S STATEMENT:

I, Dale L. Townsend, as tenant, being the Owner of the tract of land described in the
foregoing Legal Description and shown on the accompanying plat, have caused such
real estate to be platted and shown as:

LOTS 1-6, FOXRUN SUBDIVISION in the West Half of the Northwest Quarter
(W1/2 NW1/4) of Section 24, Township 22 North, Range 54 West of the 6th
Principal Meridian, Scotts Bluff County, Nebraska.

The easements shown on and referred to in the plat are hereby dedicated to the use and
benefit of the public.

The foregoing plat is made with my free consent and in accordance with the desires of
the undersigned Owner

Dated this 31 day of March, 2004.

Signature of Dale L. Townsend
Dale L. Townsend

ACKNOWLEDGMENT

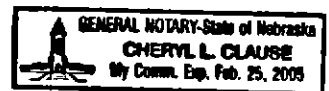
STATE OF NEBRASKA)
COUNTY OF SCOTTSBLUFF)

Before me, a notary public, qualified and acting in said County, personally came Dale
L. Townsend, known to me to be the identical person who signed the foregoing
"Owner's Statement" and acknowledged the execution thereof to be his voluntary act
and deed.

WITNESS MY HAND AND NOTARIAL SEAL
this 31 day of March, 2004.

Signature of Cheryl L. Clause
Cheryl L. Clause
Notary Public

My Commission Expires: 2-25-05



APPROVAL AND ACCEPTANCE BY COUNTY COMMISSIONERS:

The foregoing plat of LOTS 1-6, FOXRUN SUBDIVISION is hereby approved and
accepted by the Scotts Bluff County Board of Commissioners by a Resolution passed
the ___ day of ___, 20___, conditioned upon the fact
Scotts Bluff County will not provide street or 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.

Scotts Bluff County
Board of Commissioners

Signature of Chairman
Chairman

ATTEST:

Signature of County Clerk
County Clerk

