

NUM. INDEX 3
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RECORDED
 SCOTTS BLUFF COUNTY, NE

Date 11-12-04 Time 8:00 AM
 Inst. 2004 - 8387
Jean A. Bauer

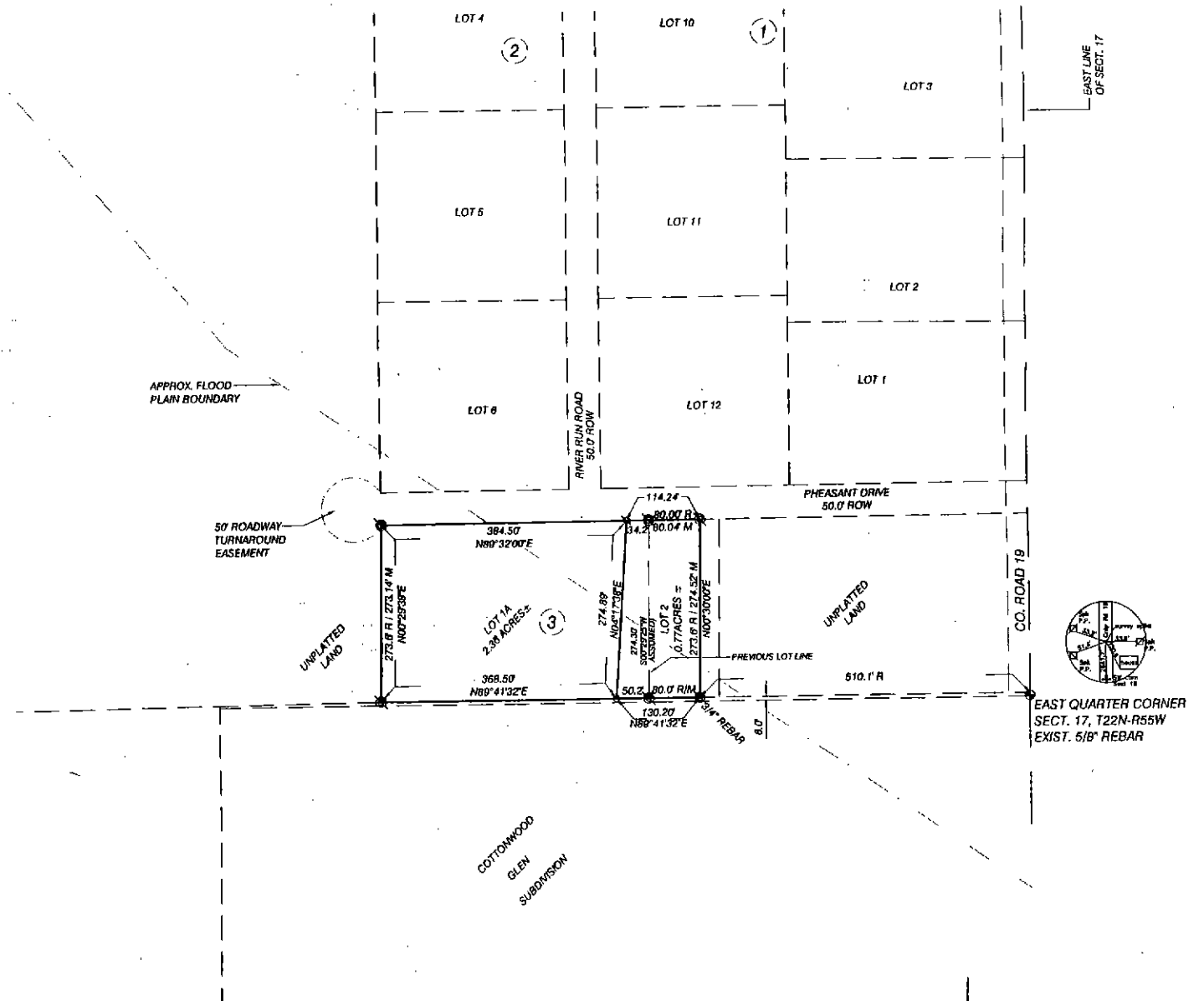
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REGISTER OF DEEDS

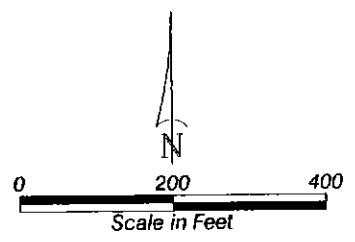
17A
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FINAL PLAT

LOTS 1A AND 2, BLOCK 3,
 AMENDED PLAT OF RIVER RUN ESTATES,
 A REPLAT OF LOT 1, BLOCK 3,
 AMENDED PLAT OF RIVER RUN ESTATES AND UNPLATTED LAND,
 SITUATED IN THE NORTHEAST QUARTER OF
 SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M.,
 SCOTTS BLUFF COUNTY, NEBRASKA.



EAST QUARTER CORNER
 SECT. 17, T22N-R55W
 EXIST. 5/8" REBAR



LEGEND

- EXISTING 5/8" REBAR, UNLESS NOTED
- CORNER FOR REFERENCE ONLY
- SET 5/8" x 30" REBAR
- MEASURED
- RECORD
- RIGHT OF WAY

LOTS 1A AND 2, BLOCK 3,
 AMENDED PLAT OF RIVER
 RUN ESTATES,
 SCOTTS BLUFF COUNTY,
 NEBRASKA
 SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed a and prepared a plat of Lots 1A and 2, Amended plat of River Run Estates, a Replat of Lot 1, Block 3, Amended Plat of River Run Estates and unplatted land, situated in the Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, and unplatted land more particularly described as follows:

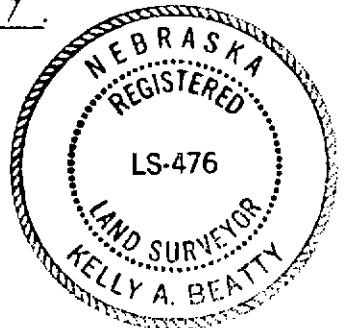
Beginning at the original Northeast corner of Lot 1, Block 3, Amended plat of River Run Estates, as monumented by a 5/8" Rebar, said point also being the northwest corner of a Tract of land as described in Deed Book 171, page 376, Scotts Bluff County Register of Deeds Office, thence southerly on the east line of said Lot 1, Block 3, Amended plat of River Run Estates and the west line of said referenced Tract of land, on an assumed bearing of S00°29'25"W, a distance of 274.30 feet as measured (273.60 feet record), to the original southeast corner of Lot 1, Block 3, Amended plat of River Run Estates, and also being the southwest corner of said referenced Tract of land, said corner being monumented by a 5/8" Rebar, thence bearing N89°41'32"E, on the south line of said referenced Tract of land, a distance of 80.00 feet, the southeast corner of said referenced Tract of land, as monumented by a 3/4" Rebar, thence bearing N00°30'00"E, on the east line of said referenced Tract of land, a distance of 274.52 feet, as measured (273.6 feet record), to a 5/8" Rebar, said point also being on the south right of way line of Pheasant Drive, thence bearing S89°32'00"W, on the north line of said referenced Tract of land, and the south right of way line of Pheasant Drive, a distance of 80.04 feet as measured, (80.00 feet record), to the Point of Beginning, containing an area of 0.50 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 16th day of July, 2004.
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



OWNER'S STATEMENT

We, the undersigned being the owners of Lot 1, Block 3, Amended plat of River Run Estates and a Tract of land as described in Deed Book 171, page 376, situated in the Northeast Quarter of Section 17, Township 22 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 LOTS 1A AND 2, BLOCK 3, AMENDED PLAT OF RIVER RUN ESTATES, A REPLAT OF LOT 1, BLOCK 3, AMENDED PLAT OF RIVER RUN ESTATES AND UNPLATTED LAND, situated in the Northeast Quarter of Section 17, Township 22 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.

DATED THIS 23 DAY OF July, 2004.

Owner: Lot 1, Block 3, Amended plat of River Run Estates

Owners: Unplatted Land as described in Deed Book 171, page 376

John J. Ruff
 John J. Ruff, Trustee of the John J. Ruff Living Trust UTA 02/07/02

James P. Smith
 James P. Smith, Husband

Debra L. Smith
 Debra L. Smith, Wife

LOTS 1A AND 2, BLOCK 3,
AMENDED PLAT OF RIVER
RUN ESTATES,
SCOTTS BLUFF COUNTY,
NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGEMENT

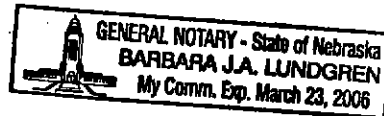
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came John J. Ruff, Trustee of the John J. Ruff Living Trust UTA 02/07/02, 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.

WITNESS MY NOTARIAL SEAL THIS 23 DAY OF July, 2004.

Barbara J A Lundgren
Notary Public

My Commission Expires: 3-23-06



ACKNOWLEDGEMENT

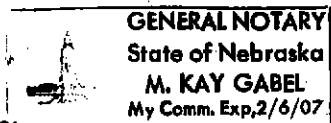
STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said county, personally came James P. Smith and Debra L. Smith, Husband and Wife, to me known to be the identical persons whose signature is affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY NOTARIAL SEAL THIS 23rd DAY OF July, 2004.

M. Kay Gabel
Notary Public

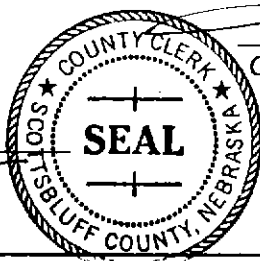
My Commission Expires: _____



APPROVAL AND ACCEPTANCE

The foregoing plat of LOTS 1A AND 2, BLOCK 3, AMENDED PLAT OF RIVER RUN ESTATES, A REPLAT OF LOT 1, BLOCK 3, AMENDED PLAT OF RIVER RUN ESTATES AND UNPLATTED LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA, is hereby approved approved by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 1st day of Nov., 2004, 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 Aril 15, 1974.

Attest: Chris Shoney
County Clerk



Mark Stetson
Chairman of the Board