



2005-5556

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RECORDED
 SCOTTS BLUFF COUNTY, NE

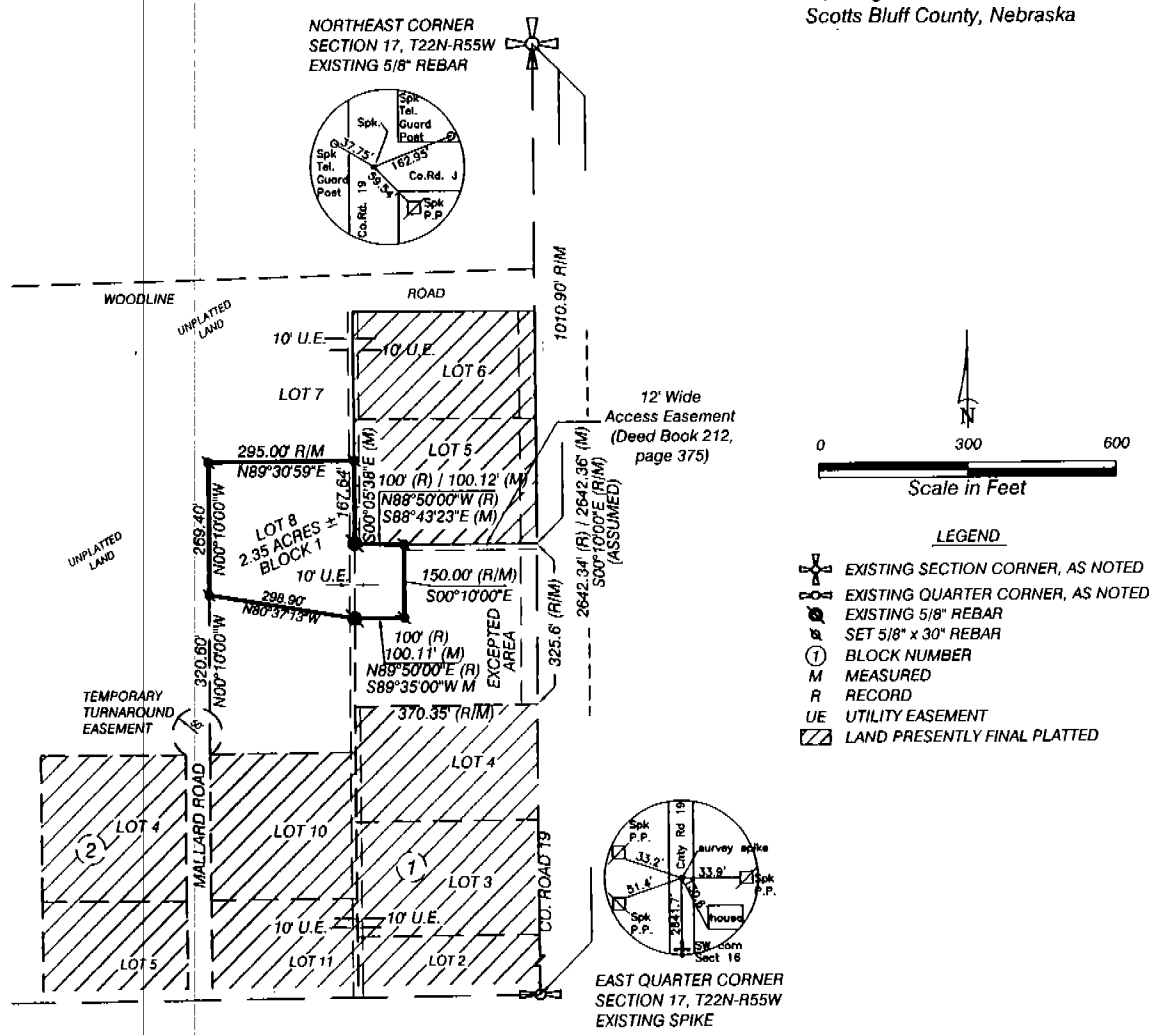
Date 7-28-05 Time 4:01 pm
 Inst. 2005 - **5556**
Jean A. Bauer

MA

REGISTER OF DEEDS

LOT 8, BLOCK 1, RIVER RUN ESTATES

a Subdivision situated in the Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M. Scotts Bluff County, Nebraska



SURVEYOR'S CERTIFICATE

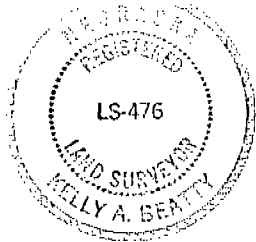
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of **LOT 8, BLOCK 1, RIVER RUN ESTATES**, a subdivision situated in the Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Northwest Corner of Lot 10, Block 1, Amended plat of River Run Estates, as platted, said corner also being on the east right of way line of Mallard Road, as platted, thence northerly on the northerly extension of the east right of way line of Mallard Road, on an assumed bearing N00°10'00"W, a distance of 320.60 feet, to the Point of Beginning, thence continuing northerly on last described course, bearing N00°10'00"W, a distance of 269.40 feet, thence bearing N89°30'59"E, a distance of 295.00 feet, to the point of intersection with the west line of Lot 5, Block 1, River Run Estates, thence bearing S00°05'38"E, on the west line of Lot 5, Block 1, a distance of 167.64 feet, to the point of intersection with an existing 5/8" Rebar, being the Southwest corner of Lot 5, Block 1, thence bearing S88°43'23"E, on the south line of said Lot 5, Block 1, and the north line of a tract of land as described in Deed Book 212, Page 375, a distance of 100.12 feet, as measured, to the Northeast corner of said tract of land described in Deed Book 212, page 375, thence bearing S00°10'00"E, on the east line of said referenced tract of land in Deed Book 212, Page 375, a distance of 150.00 feet, to the Southeast corner of said referenced tract of land, thence bearing S89°35'00"W, as measured, on the south line of said referenced tract of land, a distance of 100.11 feet, as measured, to the point of intersection with an existing 5/8" Rebar, being the Southwest corner of said referenced tract of land, thence bearing N80°37'13"W, a distance of 298.90 feet, to the Point of Beginning, containing an area of 2.35 acres, more or less.

That the accompanying plat is a true delineation of said survey drawn to a scale of 300 feet to the inch. That all dimensions are in feet and decimals. 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 23 day of March, 2005
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



LOT 8, BLOCK 1,
RIVER RUN ESTATES
SECTION 17, T22N-R55W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 3

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of 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 Lot 8, Block 1, RIVER RUN ESTATES, a Subdivision 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 6th day of JUNE, 2005.

Owner: Tract of land as described in Deed Book 212, Page 375 ^{KAB}

W. Douglas Pugh
W. Douglas Pugh, Husband

Muriel Pugh
Muriel Pugh, Wife

Owner: Unplatted land west of west line of Lots 4 and 5, Block 1, River Run Estates

Dan Gueck
Dan Gueck

Jannet Gueck
Jannet Gueck

Dan Gueck Construction, Inc.
A Nebraska Corporation

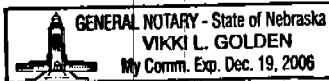
Dan Gueck
Dan Gueck, President

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came W. Douglas Pugh and Muriel Pugh, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 6th day of June, 2005.



Vikki L. Golden
Notary Public

My Commission Expires: 12-19-05

LOT 8, BLOCK 1,
RIVER RUN ESTATES
SECTION 17, T22N-R55W
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 Dan Gueck and Jannet Gueck, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing "Owner's Statement" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 6th day of June 20 05.



[Signature]
Notary Public

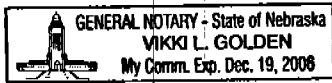
My Commission Expires: 12 19 06

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Dan Gueck, President of Dan Gueck Construction, Inc., a Nebraska Corporation, to me known to be the identical person whose signatures are 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 Dan Gueck Construction, Inc.

WITNESS MY HAND AND NOTARIAL SEAL this 6th day of June 20 05.



[Signature]
Notary Public

My Commission Expires: 12 19 06

APPROVAL

The foregoing plat of LOT 8, BLOCK 1, RIVER RUN ESTATES, a Subdivision 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 by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 6th day of June 20 05. 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.

[Signature]

Chairman of the Board

ATTEST: [Signature] County Clerk

