



2006-1026

MAIL ROOM
COURT CLERK
REGISTERED
RECORDS

FINAL PLAT

BLOCK 1, STRAUCH SUBDIVISION
SITUATED IN THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 23 NORTH, RANGE 57 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

RECORDS
INDEXED
FILED
NOV 14 2006
SCOTTS BLUFF COUNTY, NE
RECORDED
BY
M. C. SCHAFF & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATE

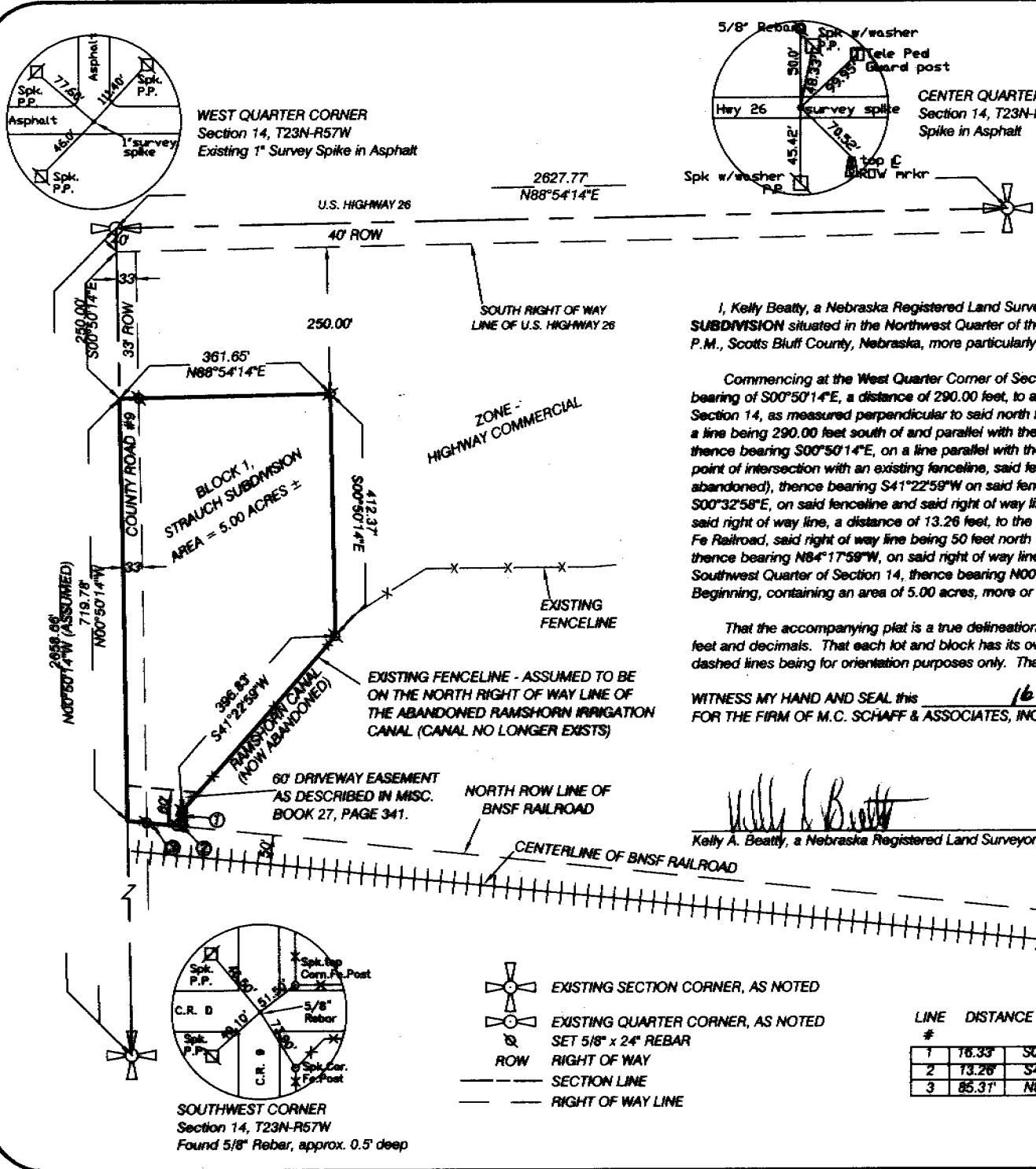
I, Kelly Beatty, a Nebraska Registered Land Surveyor, hereby certify I have surveyed and prepared a plat of **BLOCK 1, STRAUCH SUBDIVISION** situated in the Northwest Quarter of the Southwest Quarter of Section 14, Township 23 North, Range 57 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows,

Commencing at the West Quarter Corner of Section 14, thence southerly on the west line of said Section 14, on an assumed bearing of $S00^{\circ}50'14''E$, a distance of 290.00 feet, to a point being 290.00 feet south of the north line of the Southwest Quarter of Section 14, as measured perpendicular to said north line, and said point being the Point of Beginning, thence bearing $N88^{\circ}54'14''E$ on a line being 290.00 feet south of and parallel with the north line of the Southwest Quarter of Section 14, a distance of 361.65 feet, thence bearing $S00^{\circ}50'14''E$, on a line parallel with the west line of the Southwest Quarter of Section 14, a distance of 412.37 feet, to the point of intersection with an existing fenceline, said fenceline assumed to be on the north right of way line of the Ramshorn Canal (now abandoned), thence bearing $S41^{\circ}22'59''W$ on said fenceline and said right of way line, a distance of 396.83 feet, thence bearing $S00^{\circ}32'58''E$, on said fenceline and said right of way line, a distance of 16.33 feet, thence bearing $S49^{\circ}03'01''W$, on said fenceline, and said right of way line, a distance of 13.26 feet, to the point of intersection with the north right of way line of the Burlington Northern Santa Fe Railroad, said right of way line being 50 feet north of the centerline of the main track, as measured perpendicular to said centerline, thence bearing $N84^{\circ}17'59''W$, on said right of way line, a distance of 85.31 feet, to the point of intersection with the west line of the Southwest Quarter of Section 14, thence bearing $N00^{\circ}50'14''W$, on said west line of Section 14, a distance of 719.78 feet to the Point of Beginning, containing an area of 5.00 acres, more or less.

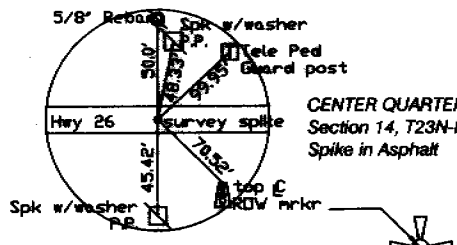
That the accompanying plat is a true delineation of said survey drawn to a scale of 100 feet to the inch. That all dimensions are in feet and decimals. That each lot and block has its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being for orientation purposes only. That all corners found or set are marked as shown.

WITNESS MY HAND AND SEAL this 16th day of December, 2005
FOR THE FIRM OF M.C. SCHAFF & ASSOCIATES, INC.

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



WEST QUARTER CORNER
Section 14, T23N-R57W
Existing 1" Survey Spike in Asphalt



CENTER QUARTER CORNER
Section 14, T23N-R57W
Spike in Asphalt

$N00^{\circ}50'14''W$ (ASSUMED)
719.78'

**BLOCK 1,
STRAUCH SUBDIVISION**
AREA = 5.00 ACRES ±

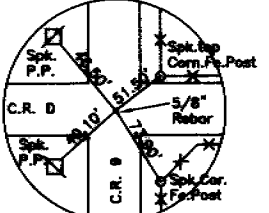
ZONE -
HIGHWAY COMMERCIAL

EXISTING FENCELINE - ASSUMED TO BE
ON THE NORTH RIGHT OF WAY LINE OF
THE ABANDONED RAMSHORN IRRIGATION
CANAL (CANAL NO LONGER EXISTS)

60' DRIVEWAY EASEMENT
AS DESCRIBED IN MISC.
BOOK 27, PAGE 341.

NORTH ROW LINE OF
BNSF RAILROAD

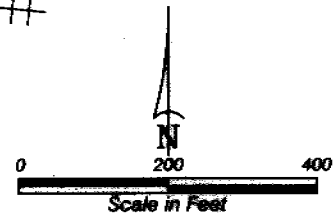
CENTERLINE OF BNSF RAILROAD



SOUTHWEST CORNER
Section 14, T23N-R57W
Found 5/8" Rebar, approx. 0.5' deep

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER CORNER, AS NOTED
- SET 5/8" x 24" REBAR
- RIGHT OF WAY
- SECTION LINE
- RIGHT OF WAY LINE

LINE #	DISTANCE	BEARING
1	16.33'	$S00^{\circ}32'58''E$
2	13.26'	$S49^{\circ}03'01''W$
3	85.31'	$N84^{\circ}17'59''W$



RECORDED
SCOTTS BLUFF COUNTY, NE
Date 12-21-06 Time 12:30 PM
Inst. 2006 - 1026
Jean A. Bauer
REGISTER OF DEEDS

BLOCK 1,
STRAUCH SUBDIVISION
SCOTTS BLUFF COUNTY,
NEBRASKA SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of that part of land situated in the Northwest Quarter of the Southwest Quarter of Section 14, Township 23 North, Range 57 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 1, STRAUCH SUBDIVISION**, situated in the Northwest Quarter of the Southwest Quarter of Section 14, Township 23 North, Range 57 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 county road right of way as shown on the plat to the use and benefit of the public, and the driveway easement as described in Miscellaneous Book 27, Page 341.

Dated this 30th day of December, 2005.

DEER RUN, L.L.C.,

By: Robert E. Ehrlich, Manager
By Robert E. Ehrlich, President and Manager

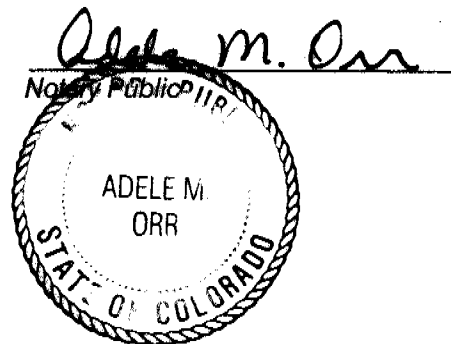
ACKNOWLEDGMENT

STATE OF Colorado)
COUNTY OF Weld)

Before me, a Notary Public, qualified and acting in said County, personally came Robert E. Ehrlich, President and Manager of Deer Run, L.L.C., 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 HAND AND SEAL THIS 30th DAY OF December, 2005.

My Commission Expires 10-10-2009



APPROVAL AND ACCEPTANCE

The foregoing plat of **BLOCK ONE, STRAUCH SUBDIVISION**, situated in the Northwest Quarter of the Southwest Quarter of Section 14, Township 23 North, Range 57 West of the 6th P.M., Scotts Bluff County, Nebraska, is hereby approved by the Chairman and Village Board, by resolution duly passed this 7th day of February, 2006.

[Signature]
Chairman of the Board

ATTEST:

[Signature]
Village Clerk