



2007-5195

NUM PAGES 3
 DOC TAX PD CHG RET
 FEES 16.50 PD CHG RET
 TOTAL
 REC'D MC Staff
 RET

RECORDED
 SCOTTS BLUFF COUNTY, NE

NUM. INDEX M J
 COMPUTER E J
 PICTURED M
 IMAGED

Date 8-27-07 Time 10:45 am
Inst. 2007 5195
Jean A. Bauer

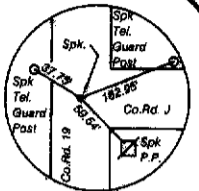
REGISTER OF DEEDS

NORTHWEST CORNER
 SECTION 17, T22N-R55W
 BRASS CAP

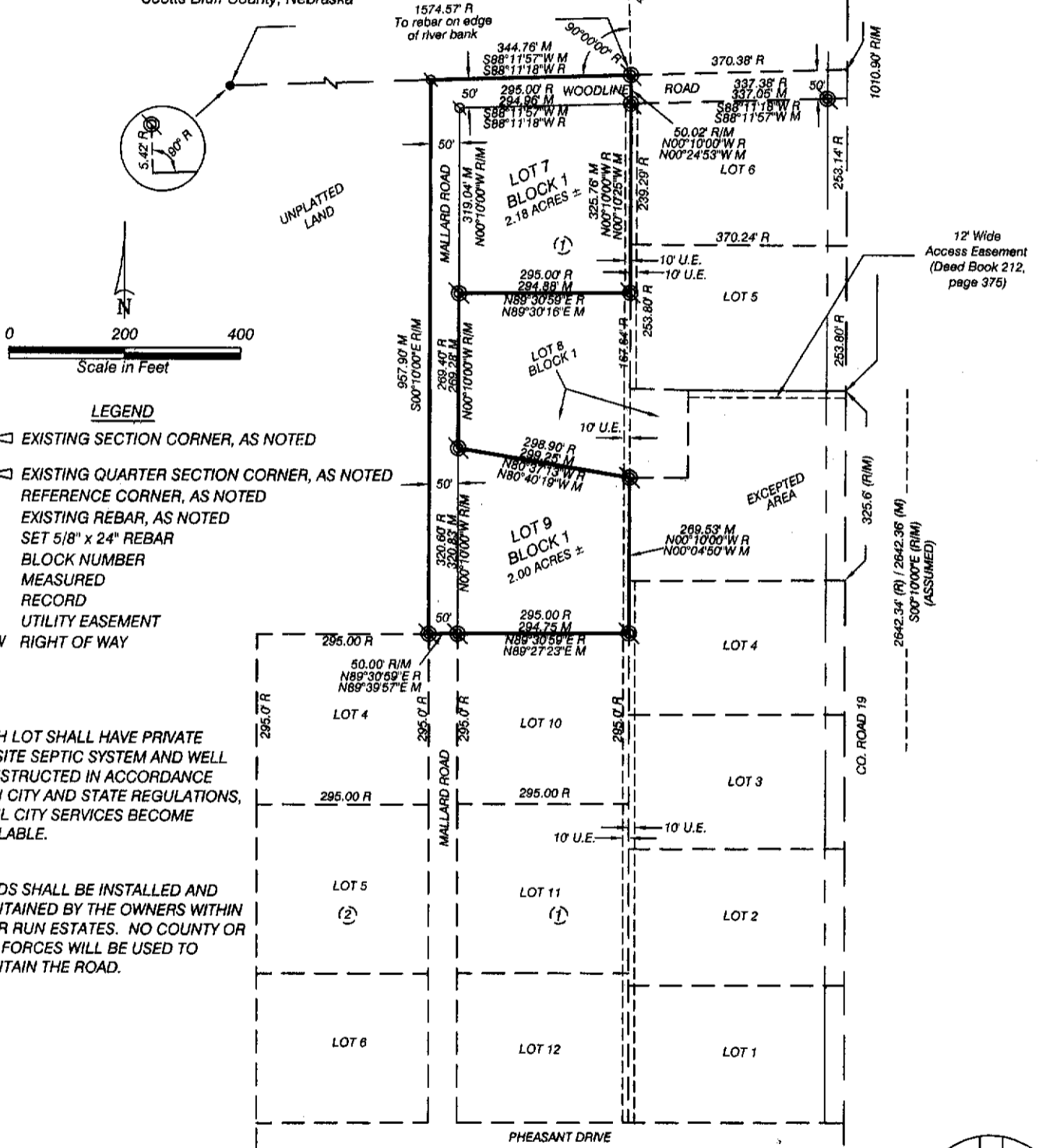
5972.84' R
 S88°11'18"W R

LOTS 7 AND 9, 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



NORTHEAST CORNER
 SECTION 17, T22N-R55W
 EXISTING 5/8" REBAR

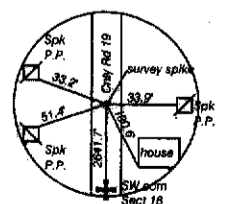


LEGEND

- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- REFERENCE CORNER, AS NOTED
- EXISTING REBAR, AS NOTED
- SET 5/8" x 24" REBAR
- BLOCK NUMBER
- MEASURED
- RECORD
- UTILITY EASEMENT
- RIGHT OF WAY

NOTE:

1. EACH LOT SHALL HAVE PRIVATE ON-SITE SEPTIC SYSTEM AND WELL CONSTRUCTED IN ACCORDANCE WITH CITY AND STATE REGULATIONS, UNTIL CITY SERVICES BECOME AVAILABLE.
2. ROADS SHALL BE INSTALLED AND MAINTAINED BY THE OWNERS WITHIN RIVER RUN ESTATES. NO COUNTY OR CITY FORCES WILL BE USED TO MAINTAIN THE ROAD.



EAST QUARTER CORNER
 SECTION 17, T22N-R55W
 EXISTING SPIKE

LOTS 7 AND 9, BLOCK 1,
RIVER RUN ESTATES
SECTION 17, T22N-R55W
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 and prepared a plat of **LOTS 7 AND 9, 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:

Beginning 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 easterly on the north line of said Lot 10, Block 1, on an assumed bearing of N89°27'23"E, a distance of 294.75 feet, as measured, to the northeast corner of Lot 10, Block 1, said corner also being on the west line of Lot 4, Block 1, Amended Plat of River Run Estates, thence northerly on the west line of said Lot 4, Block 1, bearing N00°04'50"W, a distance of 269.53 feet, as measured, to a point on the south line of Lot 8, Block 1, River Run Estates, thence northwesterly on the south line of Lot 8, Block 1, bearing N80°40'19"W, a distance of 299.25 feet, as measured, to the southwest corner of Lot 8, Block 1, thence northerly on the west line of said Lot 8, Block 1, as platted, bearing N00°10'00"W, a distance of 269.28 feet, as measured, to the northwest corner of Lot 8, Block 1, thence easterly on the north line of Lot 8, Block 1, bearing N89°30'16"E, a distance of 294.88 feet, as measured, to the point of intersection with the west line of Lot 5, Block 1, River Run Estates, thence northerly on the west line of Lot 5, Block 1, and Lot 6, Block 1, River Run Estates, bearing N00°10'25"W, a distance of 325.76 feet, as measured, to the northwest corner of Lot 6, Block 1, and the point of intersection with the south right of way line of Woodline Road, as platted, thence bearing N00°24'53"W, a distance of 50.02 feet, to the point of intersection with the north right of way line of Woodline Road, as platted, thence bearing S88°11'57"W, on the westerly extension of the north right of way line of Woodline Road, a distance of 344.76 feet, thence bearing S00°10'00"E, a distance of 957.90 feet, to the point of intersection with the northeast corner of Lot 4, Block 2, River Run Estates, said point also being on the west right of way line of Mallard Road, as platted, thence easterly, bearing N89°39'57"E, a distance of 50.00 feet, to the Point of Beginning, containing an area of 5.62 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 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 20th day of July, 2007.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.



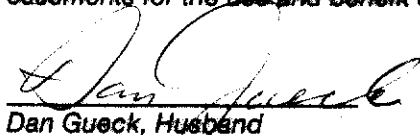
Kelly A. Beatty, Nebraska Registered Land Surveyor, L.S. 476



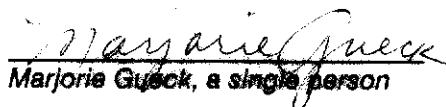
OWNERS STATEMENT

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 **LOTS 7 AND 9, 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 13th day of AUGUST, 2007. We hereby dedicate the roads and utility easements for the use and benefit of the public.

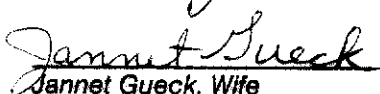


Dan Gueck, Husband

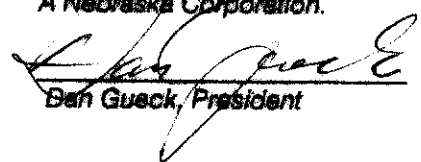


Marjorie Gueck, a single person

Dan Gueck Construction, Inc.
A Nebraska Corporation.



Jannet Gueck, Wife



Dan Gueck, President

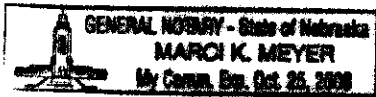
LOTS 7 AND 9, BLOCK 1,
RIVER RUN ESTATES
SECTION 17, T22N-R55W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 3

ACKNOWLEDGMENT

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 13th day of August 20 07.



[Signature]
Notary Public

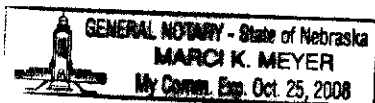
My Commission Expires: 10-25-2008

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Marjorie Gueck, a single person, 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 her voluntary act and deed.

WITNESS MY HAND AND NOTARIAL SEAL this 13th day of August 20 07.



[Signature]
Notary Public

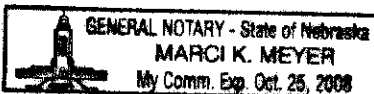
My Commission Expires: 10-25-2008

ACKNOWLEDGMENT

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 signature is 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 13th day of August 20 07.



[Signature]
Notary Public

My Commission Expires: 10-25-2008

APPROVAL

The foregoing plat of LOTS 7 AND 9, 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 and accepted by the Mayor and City Council of the City of Scottsbluff, Scotts Bluff County, Nebraska, by resolution duly passed this 20th day of August, 20 07.

Attest: [Signature]
City Clerk



Mayor [Signature]