



2011-5405

NUM INDEX
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SCOTTS BLUFF COUNTY, NE

IM PAGES 2
XC TAX PD CHG RET
ES 11.00 PD CHG RET
JTAL 11.00
EC'D Bill Jacobson - Sub by Kelly A. Beatty
ET 2 lines

Date 11-8-11 Time 9:20am
Inst. 2011 5405
Jean A. Bauer

REGISTER OF DEEDS

FINAL PLAT

BLOCK ONE, RILEY SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 22 NORTH, RANGE 84 WEST OF THE 6TH P.M.,
SCOTTS BLUFF COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

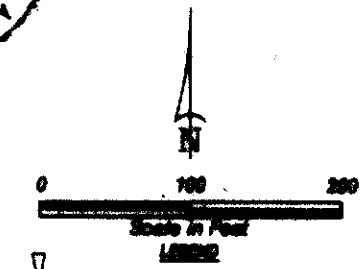
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of **BLOCK ONE, RILEY SUBDIVISION**, situated in the Northeast Quarter of the Northeast Quarter of Section 7, Township 22 North, Range 84 West of the 6th P.M., Scotts Bluff County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of Section 7, thence southerly on the east line of Section 7, a distance of 606.67 feet, to the Point of Beginning, thence continuing southerly on the east line of Section 7, a distance of 606.21 feet, to the point of intersection with the south line of a Tract of land described in Instrument 2007-4448, Scotts Bluff County Register of Deeds Office, thence a deflection angle right 128°21'06", on the south line of said referenced Tract of land, a distance of 382.30 feet, thence a deflection angle right 67°16'38" on the south line of referenced Tract of land, a distance of 118.85 feet, thence a deflection angle left 66°52'22", on the south line of said referenced Tract of land, a distance of 94.58 feet, thence a deflection angle right 102°16'21", a distance of 293.30 feet, thence a deflection angle right 28°23'10", a distance of 31.58 feet, thence a deflection angle right 27°53'05", a distance of 145.84 feet, to the Point of Beginning, containing an area of 2.10 acres, more or less.

That the accompanying plat is a true delineation of each 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 and 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.

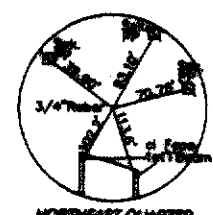
WITNESS MY HAND AND SEAL THIS 30th DAY OF September, 2011.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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

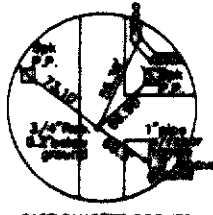
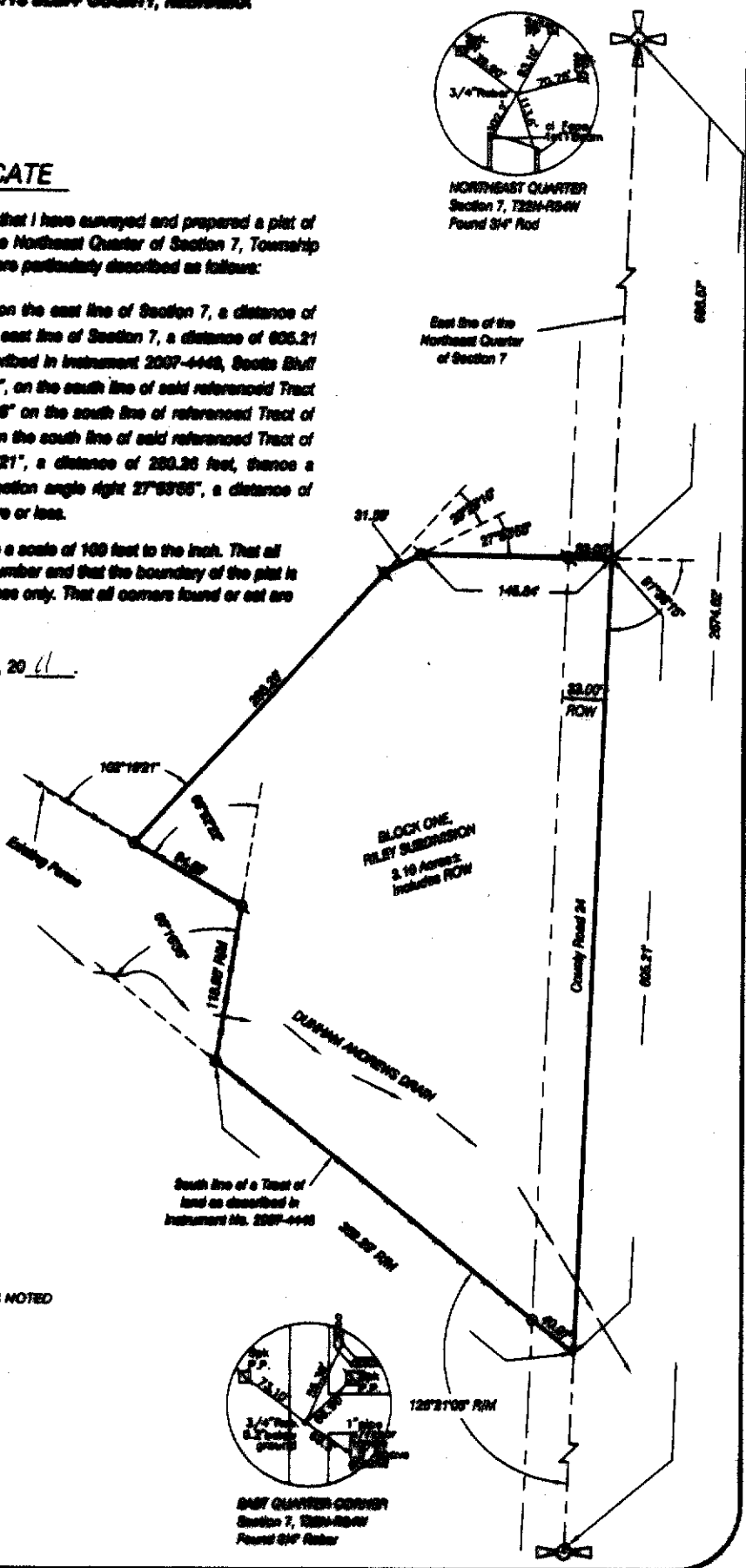


- EXISTING SECTION CORNER, AS NOTED
- EXISTING QUARTER SECTION CORNER, AS NOTED
- EXISTING 3/4" IRON ROD, OR AS NOTED
- SET 3/4" x 3/4" IRON ROD, OR AS NOTED
- MEASURED
- RECORDED
- POINT OF BEGINNING
- BLOCK NUMBER

NOTE: All easements, restrictions and other documents that may affect these plat's lots, blocks or areas or any of same, may not be shown on this plat.



NORTHEAST QUARTER Section 7, T22N-R84W Found 3/4\"/>



EAST QUARTER CORNER Section 7, T22N-R84W Found 3/4\"/>

BLOCK ONE,
RILEY SUBDIVISION
SCOTT'S BLUFF COUNTY, NEBRASKA
SHEET 2 OF 2

OWNER'S STATEMENT

We, the undersigned, being the owners of unplatted land situated in the Northeast Quarter of the Northeast Quarter of Section 7, Township 22 North, Range 54 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 ONE, RILEY SUBDIVISION, situated in the Northeast Quarter of the Northeast Quarter of Section 7, Township 22 North, Range 54 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 for the use and benefit of the public.

Dated this 1 day of November, 2011.

Owner:

James D. Riley
By: James D. Riley, Husband

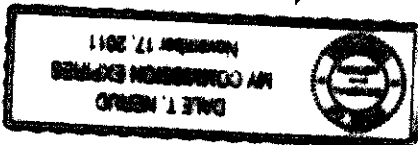
Sharon J. Riley
By: Sharon J. Riley, Wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTT'S BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came James D. Riley and Sharon J. Riley, 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 SEAL THIS 1 DAY OF Nov, 2011.



[Signature]
Notary Public

My Commission Expires November 17, 2011

APPROVAL AND ACCEPTANCE

The foregoing plat of BLOCK ONE, RILEY SUBDIVISION, situated in the Northeast Quarter of the Northeast Quarter of Section 7, Township 22 North, Range 54 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 _____ 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 16, 1974.

[Signature]
Chairman of the Board

ATTEST:

[Signature]
County Clerk

