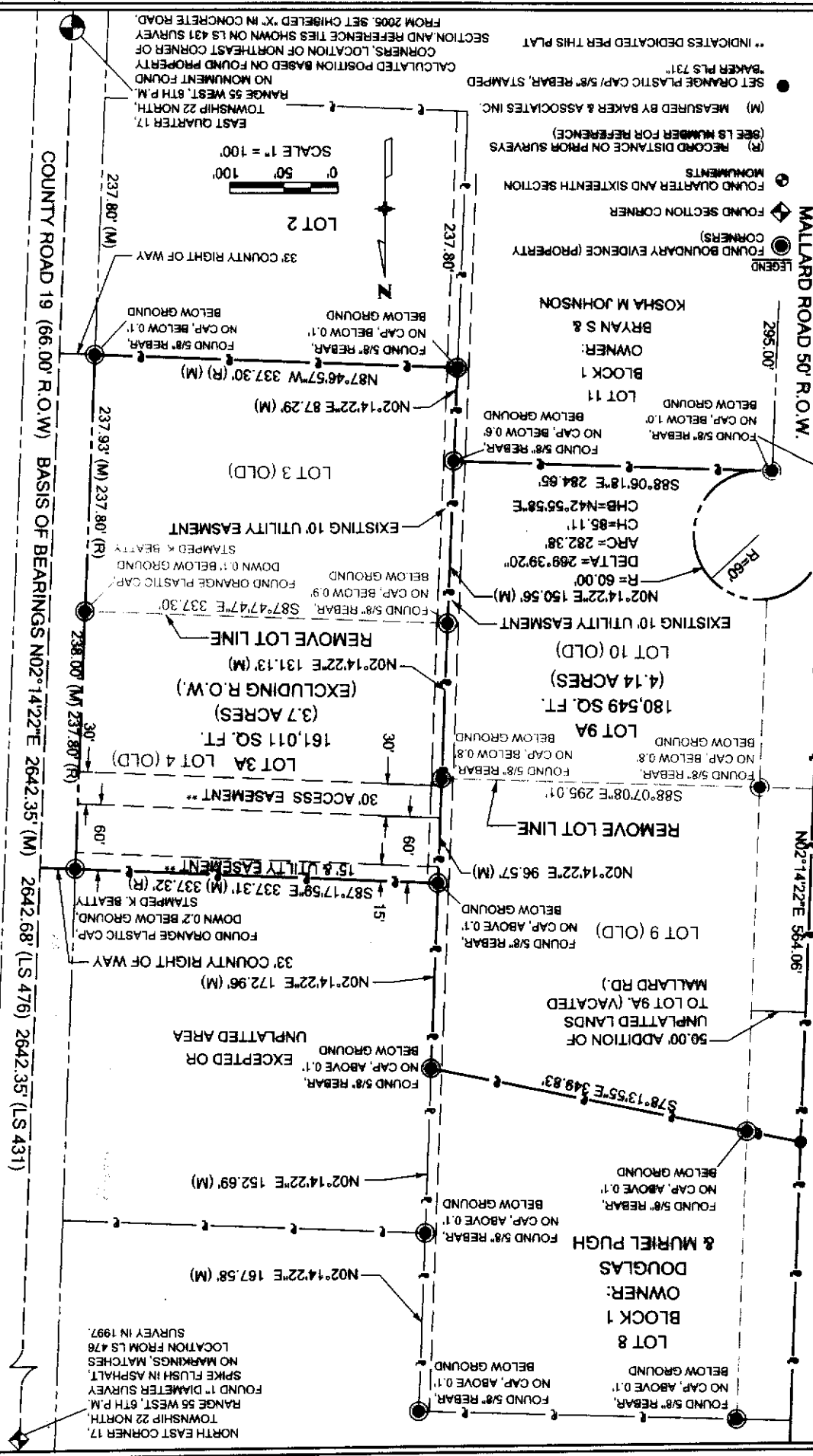


FINAL PLAT
 OF LOTS 3A AND 9A OF AMENDED RIVER RUN ESTATES, A REPLAT OF LOTS 3 AND 4, BLOCK 1, LOT 9, BLOCK 1 OF RIVER RUN ESTATES SUBDIVISION AND LOT 10, BLOCK 1, AMENDED RIVER RUN ESTATES SUBDIVISION AND THE UNPLATTED LANDS SHOWN HEREON, ALL SITUATED IN NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SCOTTS BLUFF COUNTY, NEBRASKA

Date	Description	Initials
01-12-15	STARTED FIELD SURVEY	AM
02-15-15	REVISED SURVEY	AM
03-15-15	REVISED SURVEY	AM

Land Survey	
Project Number:	0294-001-14
Project Location:	Scotts Bluff County, Nebraska
Client:	Zimmerman
Project Geologist/Map Date:	03-05-2015
Survey No.:	147

MALLARD ROAD 50' R.O.W.
 UNPLATTED LANDS OWNER CITY OF GERING
 BOOK 2007 PAGE 2555



COUNTY ROAD 19 (66.00' R.O.W) BASIS OF BEARINGS N02°14'22"E 2642.35' (M) 2642.68' (LS 476) 2642.35' (LS 431)

EAST QUARTER 17, TOWNSHIP 22 NORTH, RANGE 55 WEST, 6TH P.M. NO MONUMENT FOUND. CALCULATED POSITION BASED ON FOUND PROPERTY CORNERS, LOCATION OF NORTHEAST CORNER OF SECTION AND REFERENCE TIES SHOWN ON LS 431 SURVEY FROM 2005, SET CHISELED 'X' IN CONCRETE ROAD.

LEGEND:
 (M) MEASURED BY BAKER & ASSOCIATES INC.
 (R) RECORD DISTANCE ON PRIOR SURVEYS (SEE LS NUMBER FOR REFERENCE)
 FOUND QUARTER AND SIXTEENTH SECTION MONUMENTS
 FOUND BOUNDARY EVIDENCE (PROPERTY CORNERS)
 FOUND SECTION CORNER
 SET ORANGE PLASTIC CAP/5/8" REBAR, STAMPED "BAKER PLS 731"
 ** INDICATES DEDICATED PER THIS PLAT

OWNER: DOUGLAS & MURIEL PUGH
 BLOCK 1
 LOT 8
 FOUND 5/8" REBAR, NO CAP, ABOVE 0.1'
 BELOW GROUND

OWNER: KOSHA M JOHNSON, BRYAN S &
 BLOCK 1
 LOT 11
 FOUND 5/8" REBAR, NO CAP, BELOW 1.0'
 BELOW GROUND

LOT 9 (OLD)
 180,549 SQ. FT. (4.14 ACRES)
 LOT 10 (OLD)
 161,011 SQ. FT. (3.7 ACRES) (EXCLUDING R.O.W.)
 LOT 3A LOT 4 (OLD)
 161,011 SQ. FT. (3.7 ACRES) (EXCLUDING R.O.W.)

UNPLATTED ADDITION OF 50.00' TO LOT 9A (VACATED MALLARD RD.)
 FOUND 5/8" REBAR, NO CAP, ABOVE 0.1'
 BELOW GROUND

REMOVE LOT LINE
 30' ACCESS EASEMENT **
 15' & UTILITY EASEMENT **
 33' COUNTY RIGHT OF WAY

EXISTING 10' UTILITY EASEMENT
 EXISTING 10' UTILITY EASEMENT
 EXISTING 10' UTILITY EASEMENT

DELTA = 289°39'20"
 ARC = 282.38'
 CH = 85.11'
 CHB = N42°55'58"E
 R = 60.00'
 N02°14'22"E 150.56' (M)

FOUND 5/8" REBAR, NO CAP, BELOW 0.8'
 BELOW GROUND
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