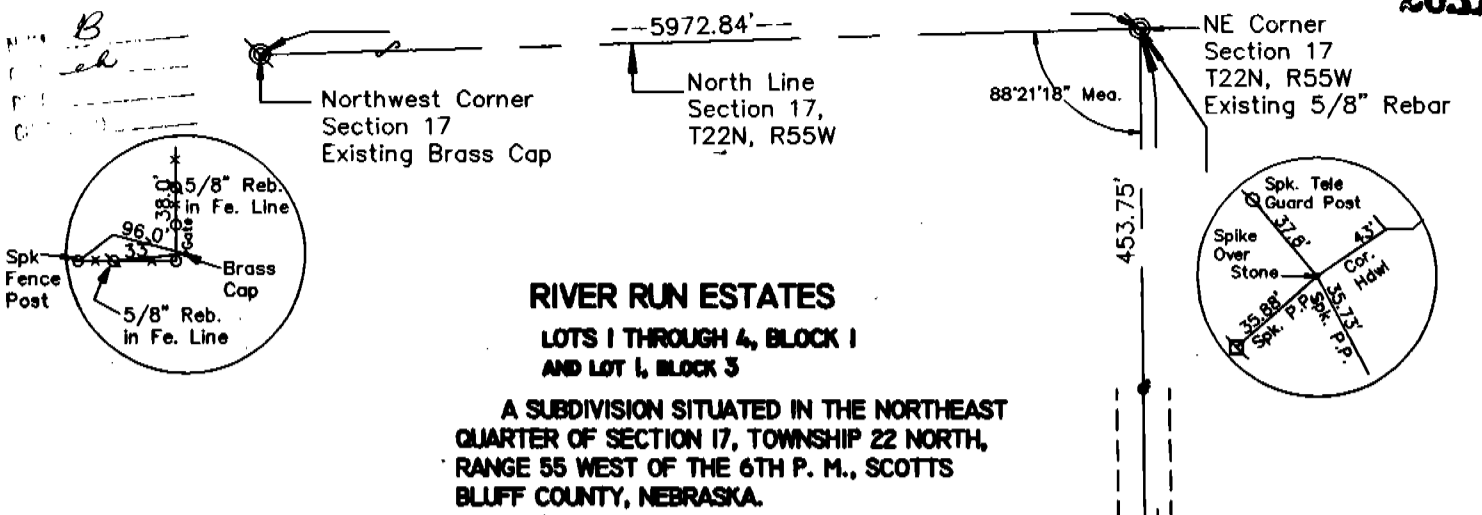


2051



RIVER RUN ESTATES
LOTS 1 THROUGH 4, BLOCK 1
AND LOT 1, BLOCK 3

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

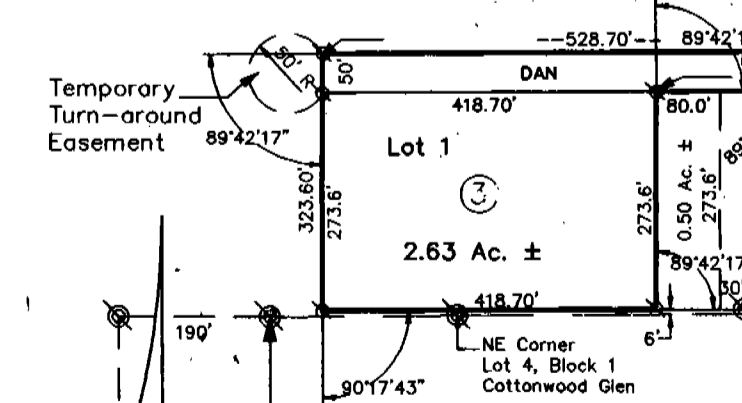
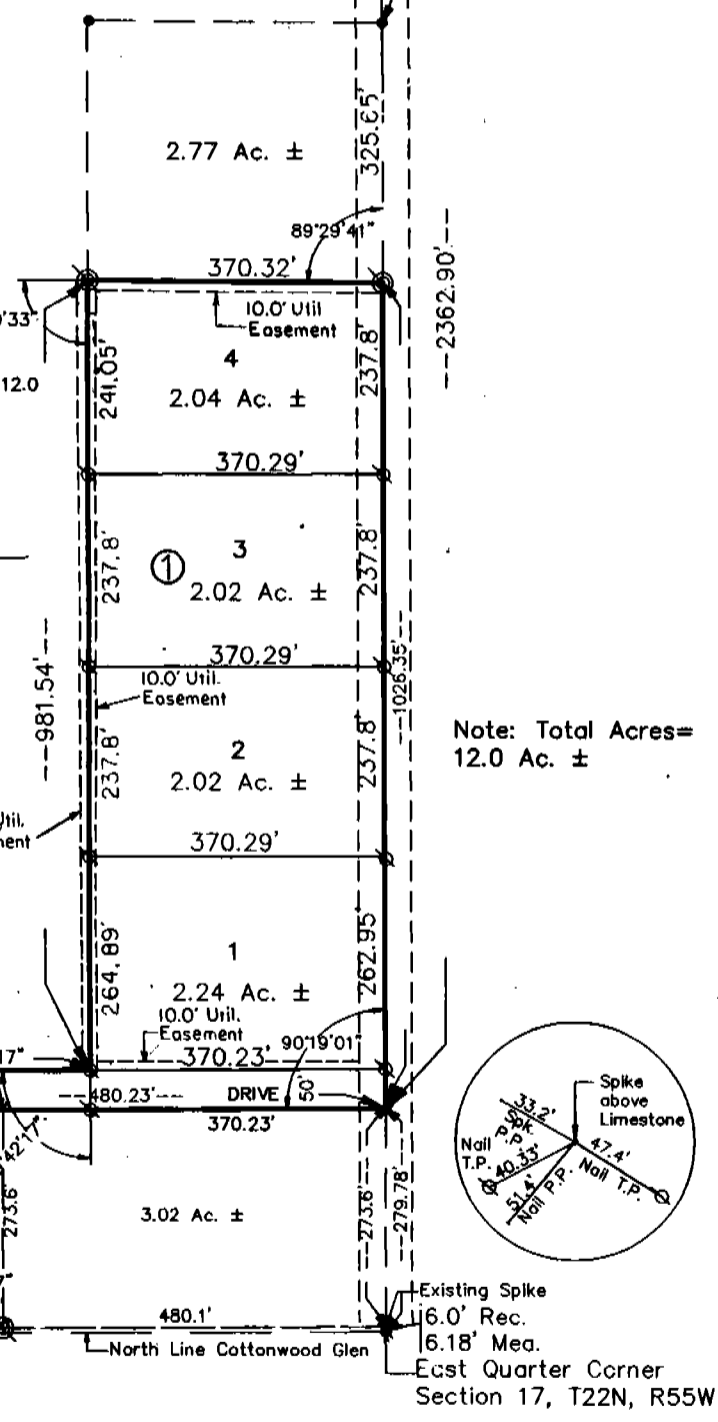
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of Lots 1 through 4, Block 1, River Run Estates, a subdivision situated in the Northeast Quarter of Section 17, Township 22 North, Range 55 West of the 6th P. M., Scotts Bluff County Nebraska, more particularly described as follows:

With reference to the East Quarter Corner of said Section 17, thence Northerly on the East line of Section 17, a distance of 279.78 feet to the Point of Beginning; thence continuing on said East line of Section 17, a distance of 1026.35 feet; thence a deflection angle left of 89 degrees 29 minutes 41 seconds, a distance of 370.32 feet; thence a deflection angle left of 90 degrees 30 minutes 33 seconds, a distance of 981.54 feet; thence a deflection angle right of 89 degrees 42 minutes 17 seconds, a distance of 528.70 feet; thence a deflection angle left of 89 degrees 42 minutes 17 seconds, a distance of 323.6 feet to a point on a line which is 6.0 feet North of the East-West Centerline of Section 17; thence a deflection angle left of 90 degrees 17 minutes 43 seconds on a line being 6.0 feet North of and parallel with the North-South Centerline of Section 17, said North-South Centerline also being the North line of Cottonwood Glen Subdivision as previously recorded, a distance of 418.70 feet; thence a deflection angle left of 89 degrees 42 minutes 17 seconds, a distance of 273.6 feet; thence a deflection angle right of 89 degrees 42 minutes 17 seconds, a distance of 480.23 to the Point of Beginning, containing an area of 12.0 acres, more or less.

That the accompanying plat is a true delineation of said plat drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals and that each lot and block bears its own number. That the boundary of the plat is shown with a heavy solid line with dashed lines being shown for orientation purposes only.

WITNESS MY HAND AND SEAL this 1st day of November 19 95 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

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



Note: See Amended Plat Lot 1 through 4, Block 1 & Lot 1, Block 3, River Run Estates, Deed 214-27

2051

LOTS 1 THROUGH 4, BLOCK 1,
AND LOT 1, BLOCK 3,
RIVER RUN ESTATES
SCOTTS BLUFF COUNTY,
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 surveyed and platted as Lots 1 through 4, Block 1, and Lot 1, Block 3, River Run Estates, a subdivision in 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 road and utility easements shown on the plat to use and benefit of the public.

Dated this 8th day of November, 19 95.

GRANDVIEW FARMS; a partnership

Dan Gueck
Dan Gueck, Partner

Marjorie Gueck
Marjorie Gueck, Partner

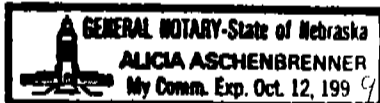
Pat Hutchinson
Pat Hutchinson, Partner

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Dan Gueck, partner in Grandview Farms, a partnership, 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 NOTARIAL SEAL this 8th day of November, 19 95.



Alicia Aschenbrenner
Notary Public

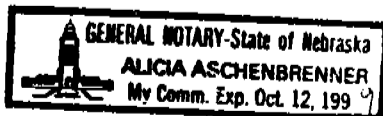
My Commission Expires: Oct 12, 1999

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came Marjorie Gueck, partner in Grandview Farms, a partnership, 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 8th day of November, 19 95.



Alicia Aschenbrenner
Notary Public

My Commission Expires: Oct 12, 1999

2051

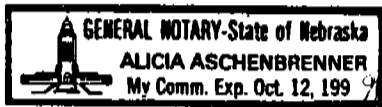
LOTS 1 THROUGH 4, BLOCK 1,
AND LOT 1, BLOCK 3
RIVER RUN ESTATES
SCOTTS BLUFF COUNTY,
Sheet 3 of 3

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County,
personally came Pat Hutchinson, partner in Grandview Farms, a partnership,
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 8th day of November, 19 95.



Alicia Aschenbrenner
Notary Public

My Commission Expires: Oct 12, 1999

APPROVAL AND ACCEPTANCE

The foregoing plat of Lots 1 through 4, Block 1, and Lot 1, Block 3,
River Run Estates, a subdivision in Scotts Bluff County, Nebraska, hereby
approved by the Scotts Bluff County Board of Commissioners, duly passed
this 13th day of November, 19 95, conditioned upon the
fact that 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

