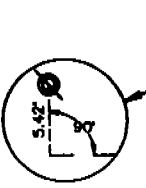
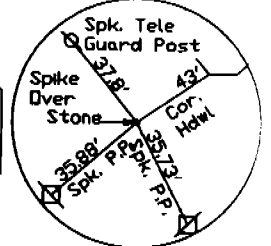
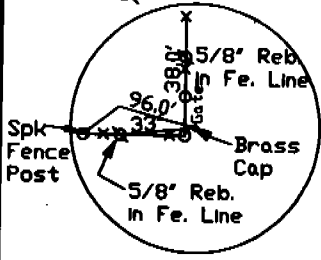


Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Scotts Bluff, State of Nebraska, this 29 day of July A. D., 1997, at 10:35 o'clock A. M., Recorded in Book 213 of Deeds Page 495 thereof. Fee \$ 24.00 Mary J. Jolles Register of Deeds

Northwest Corner Sect. 17, T22-R55 Exist. Brass Cap

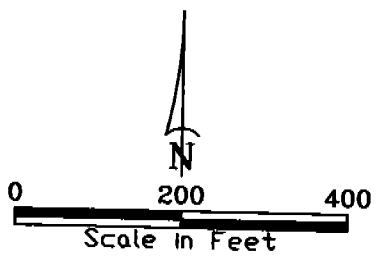
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Northeast Corner Sect. 17, T22-R55 Exist. 5/8" Rebar



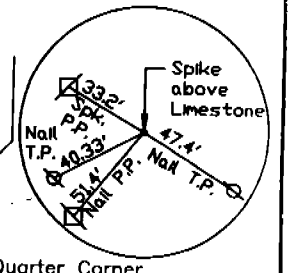
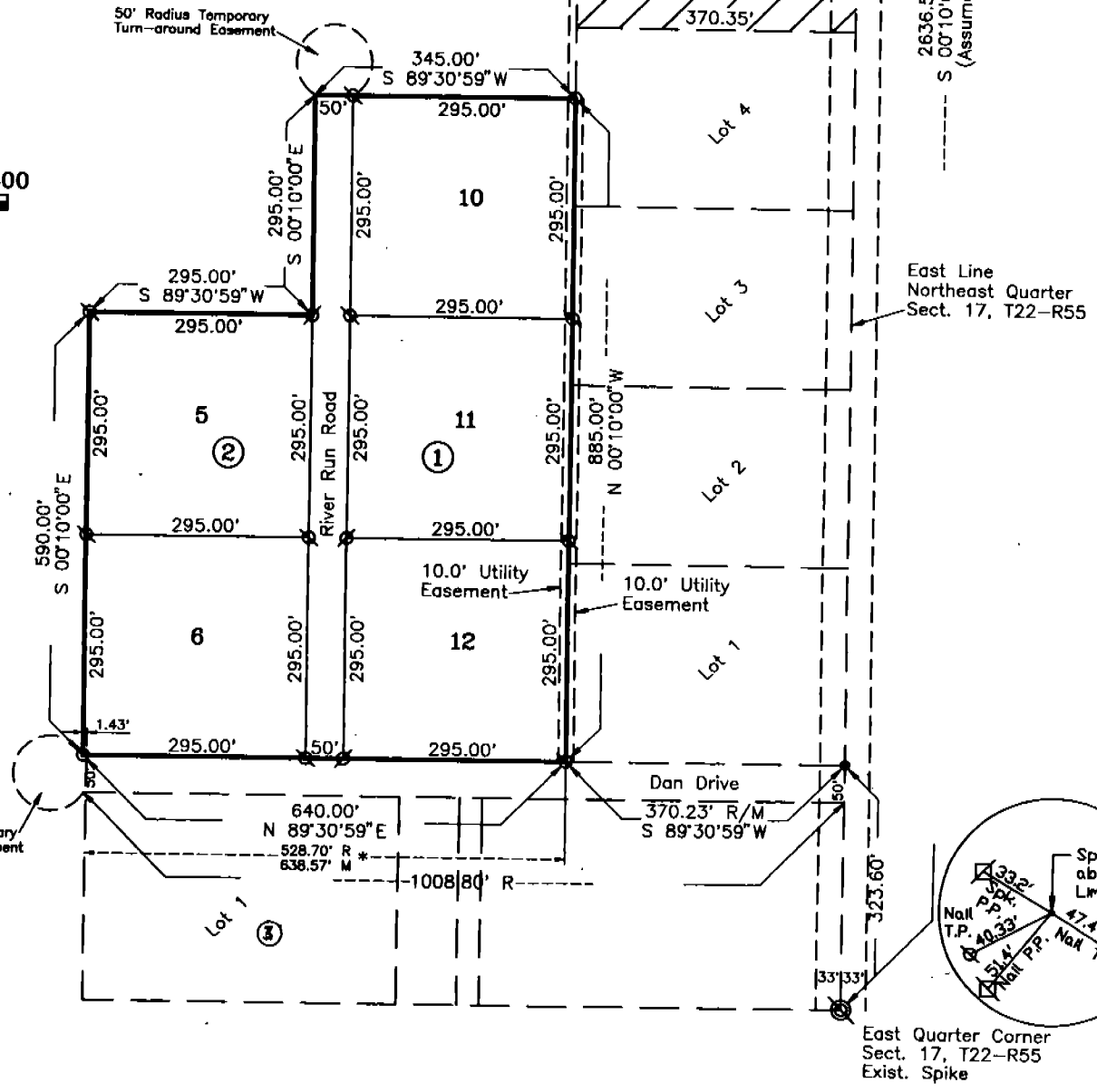
LOTS 5, 6, 10, 11, and 12, BLOCK 1, AND LOTS 5 and 6, BLOCK 2, RIVER RUN ESTATES

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.



- ⊙ Existing Corner
- ⊗ Set 5/8" x 30" Rebar
- Existing Spike
- R Record Distance
- M Measured Distance

(*) NOTE: This Dimension shown on Plat dated Nov. 1, 1995, is incorrect (528.7') The correct dimension is 638.57 feet.



NOTE: See Amended Plat Lots 5,6,10,11 & 12, B1 1 & Lots 5 & 6, B1 2, River Run Estates, 214-30

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LOT 5, 6, 10, 11 and 12, BLOCK 1,
and LOTS 5 and 6, BLOCK 2,
RIVER RUN ESTATES
SECTION 17, T22N-R55W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 2 OF 4

SURVEYOR'S CERTIFICATE

I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed and prepared a plat of LOTS 5, 6, 10, 11 and 12, BLOCK 1, AND LOTS 5 and 6, BLOCK 2, 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:

LOTS 5 and 6, BLOCK 1:

Commencing at the Northeast Corner of Section 17, thence southerly on the East line of Section 17, on an assumed bearing S 00°10'00"E, a distance of 453.94 feet, to the POINT OF BEGINNING, thence continuing southerly on the East line of Section 17, bearing S 00°10'00"E, a distance of 556.96 feet, to the Northeast Corner of a tract of land previously deeded, said corner being 1010.9 feet south of the Northeast Corner of Section 17, thence bearing N 89°40'07"W, on the North line of said previously deeded tract of land, a distance of 370.35 feet, to the Northwest Corner of said deeded land, thence bearing N 00°10'00"W, a distance of 543.11 feet, to a point being 453.75 feet South of the North line of Section 17, as measured perpendicular to said North line, thence bearing N 88°11'18"E, on a line being 453.75 feet South of and parallel with the North line of Section 17, a distance of 370.38 feet, to the POINT OF BEGINNING, containing an area of 4.67 acres, more or less.

LOTS 10, 11, and 12, BLOCK 1, AND LOTS 5 and 6, BLOCK 2,
AND RIVER RUN ROAD:

Beginning at the Southwest Corner of Lot 1, Block 1, River Run Estates, as platted, thence northerly on the West line of Lots 1 through 4, Block 1, River Run Estates, on an assumed bearing of N 00°10'00"W, a distance of 885.00 feet, thence bearing S 89°30'59"W, a distance of 345.00 feet, thence bearing S 00°10'00"E, a distance of 295.00 feet, thence bearing S 89°30'59"W, a distance of 295.00 feet, thence bearing S 00°10'00"E, a distance of 590.00 feet, to the point of intersection with the westerly extension of the North Right of Way line of Dan Drive, as platted, thence bearing N 89°30'59"E, on the North Right of Way line of Dan Drive, a distance of 640.00 feet, to the Point of Beginning, containing an area of 11.00 acres, more or less.

That the accompanying plat is a true delineation of such survey drawn to a scale of 200 feet to the inch. That all dimensions are in feet and decimals and 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 15th day of July, 1927.
FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty

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



5086

LOT 5, 6, 10, 11 and 12, BLOCK 1,
and LOTS 5 and 6, BLOCK 2,
RIVER RUN ESTATES
SECTION 17, T22N-R55W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 3 OF 4

OWNER'S STATEMENT

We, the undersigned, being the owner 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 5, 6, 10 11, and 12, BLOCK 1, and LOTS 5 and 6, BLOCK 2, 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. We hereby dedicate the road and utility easements shown on the plat to the use and benefit of the public.

Dated this 16th day of July, 1997

GRANDVIEW FARMS, a Partnership

Dan Gueck
Dan Gueck, Partner in Grandview Farms

Dan Gueck
Dan Gueck, President of
Dan Gueck Construction, Inc., Partner in Grandview Farms

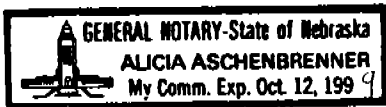
Patricia Hutchinson
Pat Hutchinson, Partner in Grandview Farms

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 and the voluntary act and deed of Grandview Farms, a Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 16th day of July 1997



Alicia Aschenbrenner
Notary Public

My Commision Expires: Oct 12, 1999

5086

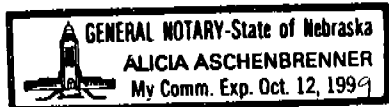
LOT 5, 6, 10, 11 and 12, BLOCK 1,
and LOTS 5 and 6, BLOCK 2,
RIVER RUN ESTATES
SECTION 17, T22N-R55W
SCOTTS BLUFF COUNTY, NEBRASKA
SHEET 4 OF 4

ACKNOWLEDGEMENT

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., 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 and the voluntary act and deed of Grandview Farms, a Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 16th day of July 1997.



Alicia Aschenbrenner
Notary Public

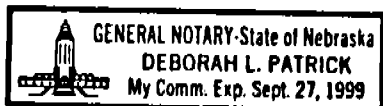
My Commision Expires: Oct 12, 1999

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

Before me, a Notary Public, qualified and acting in said County, personally came 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 his voluntary act and deed and the voluntary act and deed of Grandview Farms, a Partnership.

WITNESS MY HAND AND NOTARIAL SEAL this 17th day of July 1997.



Deborah L. Patrick
Notary Public

My Commision Expires: 9-27-99

APPROVAL

The foregoing plat of LOTS 5, 6, 10, 11 and 12, BLOCK 1, and LOTS 5 and 6, BLOCK 2, 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 by the Scotts Bluff County Board of Commissioners, by resolution duly passed this 28th day of July 1997. 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 15, 1974, a copy of which is attached and made a part of this Approval.

Carol L. Johnson
Chairman of the Board

ATTEST:

Chris Maloney
County Clerk

