RAVEN OAKS REPLAT NO #2

Lots 1-9 Inc

Being a replat of Lots 1-8 Inc and Part of Lot 9 Block 11, Raven Oaks as surveyed, platted and recorded in Douglas County, Nebraska

PLAT IN BACK OF BOOK

Deed Index 84/119

Mtg Index 84/119

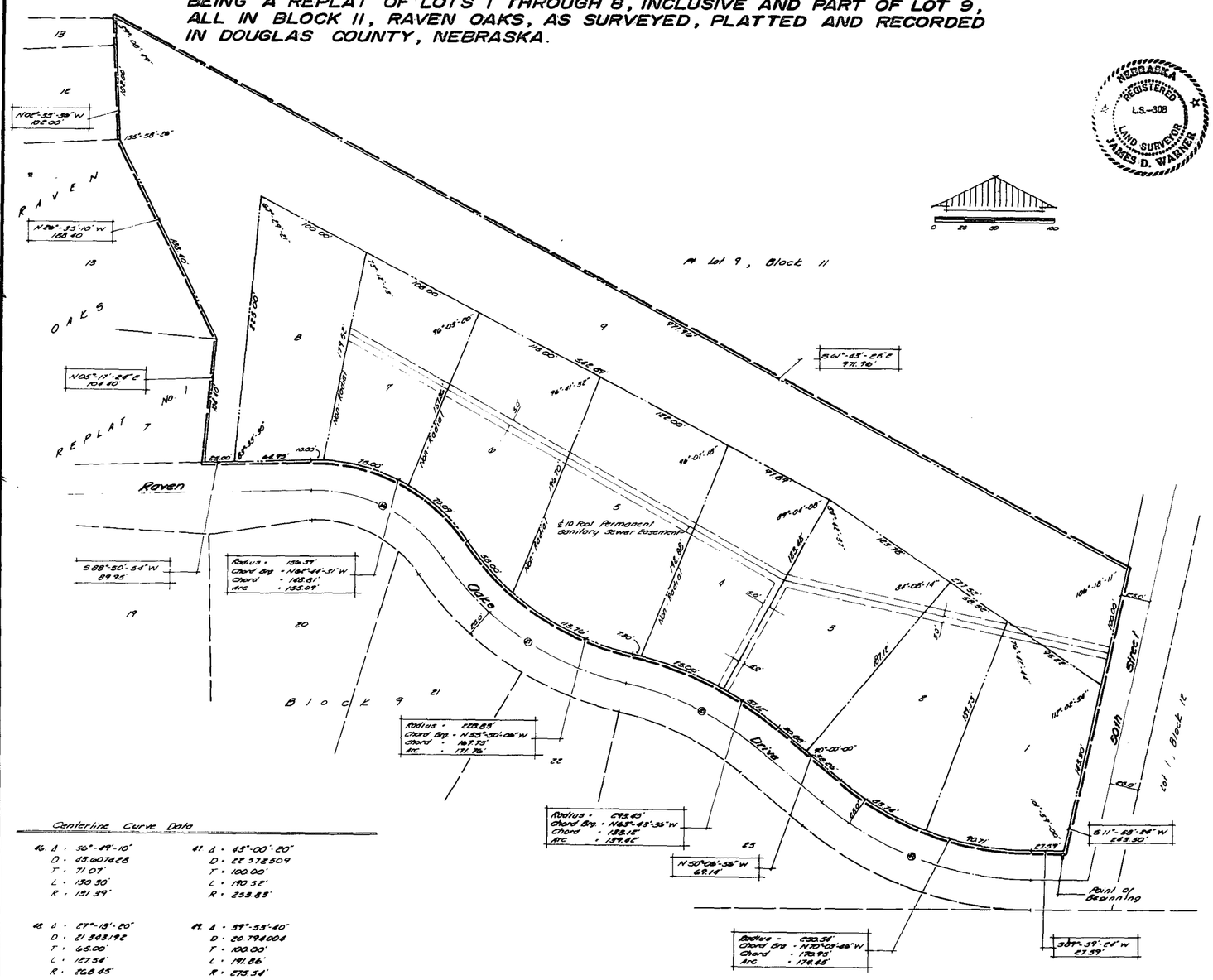
Plat 1554/125

#17 Sept 29, 1976 9:41 AM Fee 7.50

RAVEN OAKS REPLAT NO. 2

LOTS 1 THROUGH 9, INCLUSIVE

BEING A REPLAT OF LOTS 1 THROUGH 8, INCLUSIVE AND PART OF LOT 9, ALL IN BLOCK 11, RAVEN OAKS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED ON THE BOUNDARY AND THAT IRON PIPES WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN RAVEN OAKS REPLAT NO. 2, LOTS 1 THROUGH 9, INCLUSIVE, BEING A REPLAT OF LOTS 1 THROUGH 8, INCLUSIVE AND PART OF LOT 9. ALL IN BLOCK 11, RAVEN OAKS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNEROF SAID LOT 1, BLOCK 11, SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF RAVEN OAKS DRIVE; THENCE S 89° 59' 24" W (ASSUMED BEARING) ON SAID NORTHERLY R.O.W. LINE, 27.59 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON SAID NORTHERLY R.O.W. LINE ON A CURVE TO THE RIGHT (RADIUS BEING 250.54 FEET, CHORD BEARING N 70° 03' 46" W, CHORD DISTANCE 170.95 FEET) AN ARC DISTANCE OF 174.45 FEET TO A POINT OF TANGENCY; THENCE N 50° 06' 56" W ON SAID NORTHERLY R.O.W. LINE, 69.14 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON SAID NORTHERLY R.O.W. LINE ON A CURVE TO THE LEFT (RADIUS BEING 293.45 FEET, CHORD BEARING N 63° 43' 36" W, CHORD DISTANCE 138.12 FEET) AN ARC DISTANCE OF 139.42 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ON SAID NORTHERLY R.O.W. LINE ON A CURVE TO THE RIGHT (RADIUS BEING 228.83 FEET, CHORD BEARING N 55° 50' 06" W, CHORD DISTANCE 167.75 FEET) AN ARC DISTANCE OF 171.76 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ON SAID NORTHERLY R.O.W. LINE ON A CURVE TO THE LEFT (RADIUS BEING 156.39 FEET, CHORD BEARING N 62° 44' 31" W, CHORD DISTANCE 148.81 FEET) AN ARC DISTANCE OF 155.09 FEET TO A POINT OF TANGENCY; THENCE S 88° 50' 54" W ON SAID NORTHERLY R.O.W. LINE, 89.95 FEET TO THE SOUTHEAST CORNER OF LOT 7 RAVEN OAKS REPLAT NO. 1, AS SURVEYED, PLATTED AND RECORDED; THENCE N 05° 17' 24" E ON THE EAST LINE OF LOT 7 SAID RAVEN OAKS REPLAT NO. 1 104.40 FEET TO THE NORTHEAST CORNER OF LOT 7 SAID RAVEN OAKS REPLAT NO. 1; THENCE N 26° 35' 10" W ON THE EAST LINE OF LOT 13 SAID RAVEN OAKS REPLAT NO. 1, 188.40 FEET TO THE SOUTHEAST CORNER OF LOT 12 SAID RAVEN OAKS REPLAT NO. 1; THENCE N 02° 33' 36" W ON THE EAST LINE OF LOTS 12 AND 13 SAID RAVEN OAKS REPLAT NO. 1, 102.00 FEET; THENCE S 61° 43' 25" E, 971.96 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF 50TH STREET, SAID POINT BEING 100.00 FEET NORTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 11, RAVEN OAKS; THENCE S 11° 58' 24" W ON SAID WESTERLY R.O.W. LINE, 243.50 FEET TO THE POINT OF BEGINNING.

SEPTEMBER 3, 1976
DATE

James D. Warner
REGISTERED LAND SURVEYOR

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, OAKBROOK, INC., A NEBRASKA CORPORATION, OWNERS; AND COMMERCIAL FEDERAL SAVINGS & LOAN ASSOCIATION, A NEBRASKA CORPORATION, MORTGAGE HOLDER; OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS RAVEN OAKS REPLAT NO. 2, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

OAKBROOK, INC.
PRESIDENT
SECRETARY

COMMERCIAL FEDERAL SAVINGS & LOAN ASSOCIATION

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

ON THIS 9th DAY OF September, 1976, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED [illegible] AND [illegible] BEING THE PRESIDENT AND SECRETARY RESPECTIVELY OF OAKBROOK, INC., A NEBRASKA CORPORATION, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON August 20, 1980. NOTARY PUBLIC Lawrence M. Wilkinson

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

ON THIS 31st DAY OF Aug, 1976, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED George A. Grieb AND [illegible] OF COMMERCIAL FEDERAL SAVINGS & LOAN ASSOCIATION, A NEBRASKA CORPORATION, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON MARCH 25, 1979 NOTARY PUBLIC Ralph [illegible]
COUNTY [redacted]

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES [redacted] AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, THIS 10 DAY OF Dec, 19[illegible]

DEPUTY

DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I HEREBY APPROVE THE PLAT OF RAVEN OAKS REPLAT NO. 2 ON THIS 1ST DAY OF SEPT, 1976.

CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF RAVEN OAKS REPLAT NO. 2 WAS APPROVED BY THE CITY PLANNING BOARDS OF THE CITY OF OMAHA, THIS 1ST DAY OF SEPTEMBER, 1976.

CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF RAVEN OAKS REPLAT NO. 2 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 21ST DAY OF September, 1976.

MAYOR PRESIDENT CITY CLERK Deputy

APPROVAL OF DOUGLAS COUNTY SURVEYOR

THIS PLAT OF RAVEN OAKS REPLAT NO. 2 WAS APPROVED AND ACCEPTED BY THE DOUGLAS COUNTY SURVEYOR'S OFFICE ON THIS 7th DAY OF September, 1976.

DOUGLAS COUNTY SURVEYOR

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA 1750
29 DAY OF Sept 19 76 AT 9:41 A M. C. HAROLD OSTLER, REGISTER OF DEEDS

SCALE 1" = 30'
DATE 8-20-76
DRAWN BY I.P.
CHECKED BY
REVISION

RAVEN OAKS REPLAT NO 2

Final Plat

THOMPSON, DREESSEN & DORNER
Consulting Engineers & Land Surveyors

MP 76-22