

PLAT
Raven's Nest & Co.
to
Public

FILED: 19 April 2006 12:39 P.M.
Patricia Meisinger, Register of Deeds
\$ 25.00 Doc.#2399

(Filed in Plat Book 16, Page 44A & 45)

RAVEN'S NEST - FOUR

LOTS 1 THROUGH 11, INCLUSIVE

**A SUBDIVISION , BEING A REPLATTING OF TAX LOT 20, TAX LOT 22, AND
TAX LOTS 24 AND 25, AND PART OF TAX LOT 19, ALL LOCATED IN THE
NORTH ONE-HALF OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 12
EAST OF THE 6TH P.M.,
CASS COUNTY, NEBRASKA**

NOTES:

1. A PERMANENT 15' WIDE UTILITY AND TRAIL EASEMENT SHALL BE GRANTED TO ALL REAR AND SIDE LOT LINES. A 33' WIDE UTILITY EASEMENT SHALL BE GRANTED ALONG ALL FRONT LOT LINES.
2. A PERMANENT 33' INGRESS AND EGRESS EASEMENT SHALL BE GRANTED ON ALL FRONT LOT LINES AS SHOWN AND ALONG WITH THE 60' RADIUS CUL-DE-SAC AND THE 80' RADIUS CUL-DE-SAC.
3. ALL LOT CORNERS AND ANGLE POINT CORNERS WILL BE SET WITH 5/8"x24" REBAR WITH YELLOW CAP MARKED "LOUIS LS 421"
4. BUILDING SETBACKS FROM LOT LINES SHALL BE 83' FRONT AND STREET SIDE, 25' SIDE AND REAR AS SHOWN.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, BEING A REPLATTING OF TAX LOTS 20, 22, 24 AND 25, AND PART OF TAX LOT 19, ALL LOCATED IN THE NORTH ONE-HALF OF SAID SECTION 34, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, RAVENS NEST, THREE:

THENCE NORTH 89 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 650.60 FEET;

THENCE NORTH 00 DEGREES 04 MINUTES 54 SECONDS EAST, A DISTANCE OF 25.00 FEET;

THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS EAST, A DISTANCE OF 243.99 FEET;

THENCE SOUTH 00 DEGREES 14 MINUTES 24 SECONDS WEST, A DISTANCE OF 507.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 700.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 00 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 700.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AND THROUGH A CENTRAL ANGLE OF 38 DEGREES 03 MINUTES 39 SECONDS, AN ARC DISTANCE OF 465.00 FEET, (HAVING A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 09 MINUTES 24 SECONDS EAST, 456.50 FEET) TO THE END OF SAID CURVE;

THENCE NORTH 41 DEGREES 43 MINUTES 05 SECONDS EAST, A DISTANCE OF 891.05;

THENCE NORTH 89 DEGREES 52 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.40 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 34;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00 DEGREES 00 MINUTES 04 SECONDS WEST, A DISTANCE OF 1442.77 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, TO WHICH POINT A RADIAL LINE BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 350.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45 DEGREES 22 MINUTES 02 SECONDS, AN ARC LENGTH OF 277.13 FEET, (HAVING A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 41 MINUTES 01 SECONDS WEST, 269.95 FEET) TO THE END OF SAID CURVE;

THENCE NORTH 45 DEGREES 22 MINUTES 02 SECONDS WEST, A DISTANCE OF 685.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 700.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5 DEGREES 43 MINUTES 44 SECONDS, AN ARC DISTANCE OF 69.99 FEET (HAVING A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 13 MINUTES 54 SECONDS WEST, 69.96 FEET) TO THE END OF SAID CURVE;

THENCE SOUTH 19 DEGREES 56 MINUTES 40 SECONDS WEST, A DISTANCE OF 855.93 FEET;

THENCE NORTH 89 DEGREES 24 MINUTES 38 SECONDS WEST, A DISTANCE OF 765.49 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 24 SECONDS EAST, A DISTANCE OF 954.34 FEET;

THENCE NORTH 89 DEGREES 45 MINUTES 36 SECONDS WEST, A DISTANCE OF 421.72 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 23 MINUTES 23 SECONDS, AN ARC DISTANCE OF 222.97, (HAVING A CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 02 MINUTES 43 SECONDS WEST, 220.70 FEET) TO THE END OF SAID CURVE;

THENCE NORTH 58 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 77.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 198.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 33 MINUTES 21 SECONDS, AN ARC DISTANCE OF 78.15 FEET, (HAVING A CHORD BEARING AND DISTANCE OF NORTH 47 DEGREES 14 MINUTES 37 SECONDS EAST, 77.64 FEET) TO THE END OF SAID CURVE;

THENCE NORTH 35 DEGREES 57 MINUTES 56 SECONDS EAST, A DISTANCE OF 203.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42 DEGREES 53 MINUTES 59 SECONDS, AN ARC DISTANCE OF 149.75 FEET, (HAVING A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 26 MINUTES 14 SECONDS EAST, 146.44 FEET) TO THE END OF SAID CURVE;

THENCE NORTH 00 DEGREES 16 MINUTES 16 SECONDS EAST, A DISTANCE OF 192.97 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 41.123 ACRES, MORE OR LESS. THE EAST LINE OF SAID PARCEL (ALSO BEING THE EAST LINE OF SAID SECTION 34) IS ASSUMED TO BEAR SOUTH 00 DEGREES 00 MINUTES 04 SECONDS WEST FOR THIS DESCRIPTION.

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

SIGNATURE Louis R Whisonant
DATE 2/15/06 REG. NO. LS-421



ACKNOWLEDGEMENT OF OWNER(S)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DON AND LINDA WOLKINS (HUSBAND AND WIFE) AND RAVEN'S NEST & CO., INC., BEING THE SOLE OWNERS OF THE TRACTS OF LAND DESCRIBED WITHIN THIS SURVEYOR'S CERTIFICATE, DO HEREBY APPROVE OUR LAND SUBDIVIDED AND PLATTED INTO LOTS 1 THROUGH 11, INCLUSIVE, AND TO BE NOW KNOWN AS "RAVEN'S NEST-FOUR". WE DO HEREBY GRANT PERMANENT 15' WIDE EASEMENTS ALONG BOTH SIDES OF ALL LOT LINES AND ALONG ALL REAR LOT LINES OF ALL LOTS FOR PLACEMENT, MAINTENANCE, AND REPAIR OF ANY AND ALL PUBLIC UTILITIES. THIS SUBDIVISION IS ALSO SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AS OF THE LAST DATE SHOWN HEREON.

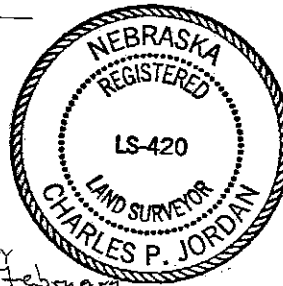
<u>Don Wolkins</u>	<u>4/13/06</u>
DON WOLKINS	DATE
<u>Linda Wolkins</u>	<u>4/13/06</u>
LINDA WOLKINS	DATE

RAVEN'S NEST & CO.
RAVEN'S NEST & CO.

CASS COUNTY SURVEYOR'S APPROVAL

THIS PLAT OF RAVEN'S NEST-FOUR (LOTS 1-11, INCLUSIVE) WAS REVIEWED AND APPROVED BY THE CASS COUNTY SURVEYOR ON THIS 11th DAY OF April, 2006.

Charles P. Jordan
CASS COUNTY SURVEYOR



APPROVAL OF CASS COUNTY PLANNING COMMISSION

THIS PLAT OF RAVEN'S NEST PHASE-FOUR (LOTS 1-11, INCLUSIVE) IS HEREBY APPROVED BY THE CASS COUNTY PLANNING COMMISSION ON THIS 20th DAY OF February, 2006.

Marlene Ellis
RECORDING SECRETARY, CASS COUNTY PLANNING COMMISSION

APPROVAL OF CASS COUNTY BOARD OF COMMISSIONERS

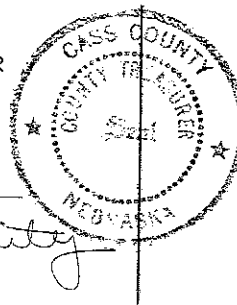
THIS PLAT OF RAVEN'S NEST-FOUR (LOTS 1-11, INCLUSIVE) IS HEREBY APPROVED BY THE CASS COUNTY BOARD OF COMMISSIONERS ON THIS 16th DAY OF April, 2006.

John A. Davis
CHAIRMAN, CASS COUNTY BOARD OF COMMISSIONERS

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 4-17-06
Richard Uttersinger by
CASS COUNTY TREASURER
Cynthia A. Fortson Deputy



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF CASS)

ON THIS 13th DAY OF April, 2006, BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

Don Wolkins & Linda Wolkins of Raven's Nest & Co.
WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING INSTRUMENT AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING CERTIFICATION TO BE THEIR VOLUNTARY ACT AND DEED.

Russ A. Henning
NOTARY PUBLIC

