



RAVEN'S NEST - THREE SUBDIVISION

Preliminary & Final Plat - Lots 1 Thru 4
Being a Replatting of Tax Lots 18 & 19 located in Section 34, Township 13 North, Range 12 East of the 6th P.M., Cass County, Nebraska

PLAT APPROVAL
KNOW ALL MEN BY THESE PRESENTS that we, Don & Linda Wolkins (husband and wife) and Raven's Nest & Co., Inc being the owners of Tax Lot 18 and Tax Lot 19 and described with the Surveyor's Certificate, do hereby approve of "Raven's Nest Three", being platted as shown on this plat. We do grant permanent 15' wide easements along both sides of all lot lines for the 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.

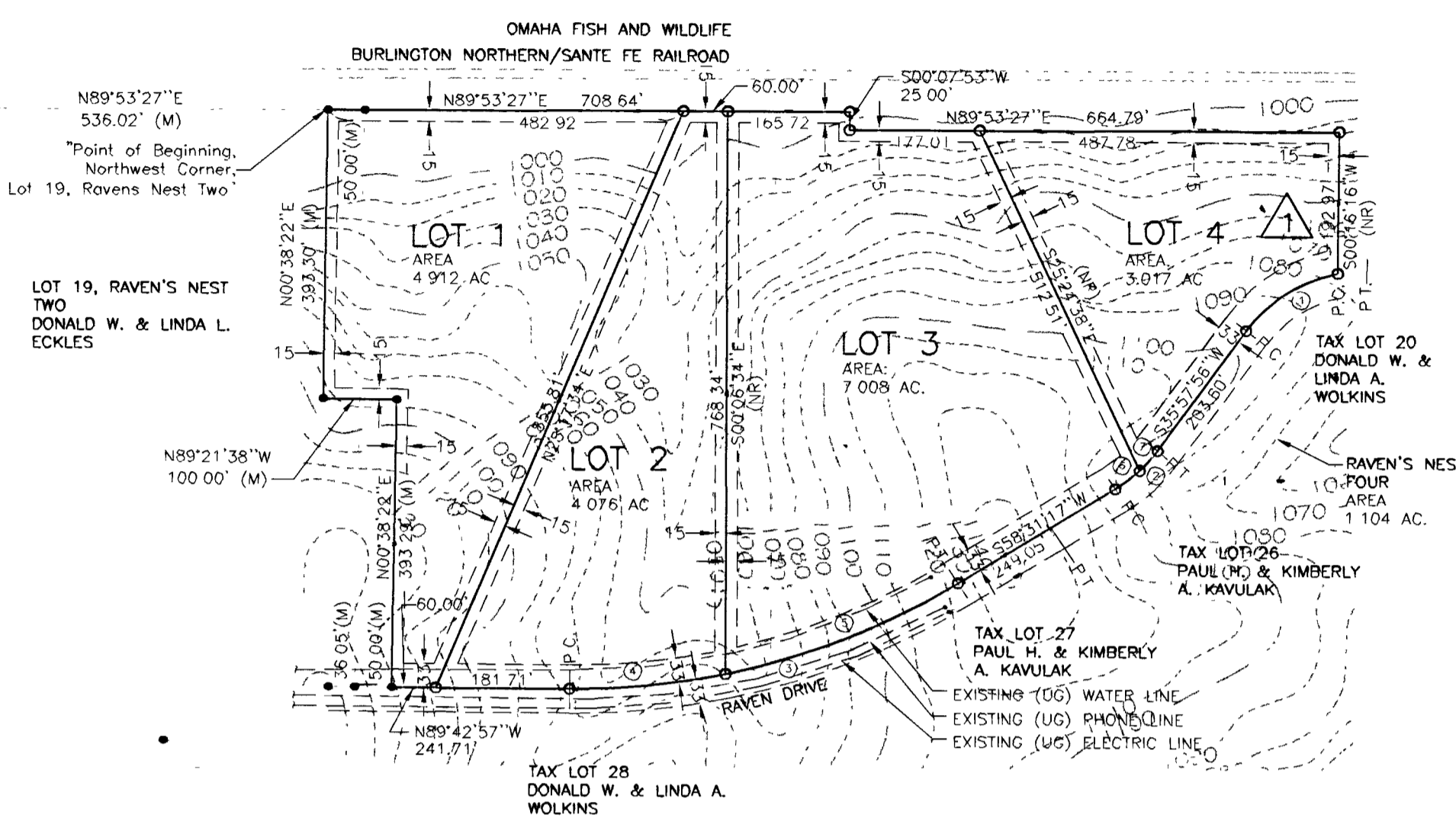
Don & Linda Wolkins
Donald W. Wolkins Linda A. Wolkins

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF CASS

On this 20th day of MAY, 2004, before me, a notary public, duly commissioned and qualified in and for said County, did appear Donald W. & Linda A. Wolkins who are personally known by me to be the identical person(s) whose name(s) appears on this plat, and he/she/they did acknowledge his/her/their execution of the foregoing plat approval to be he/her/their voluntary act and deed. Witness my hand and official seal the date last aforesaid.

NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
TRUDY C. SUTTON
My Comm. Exp. Nov. 13, 2007

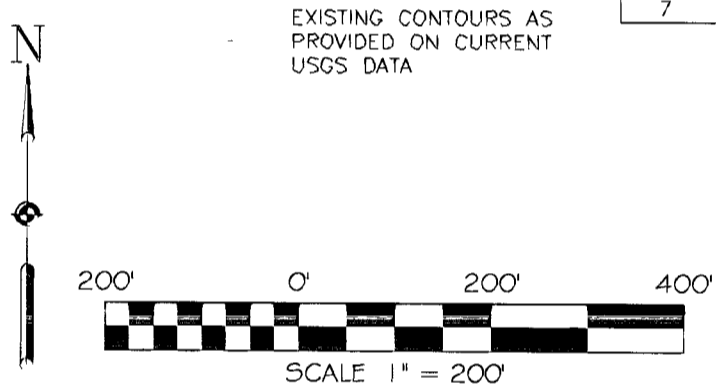
Donald W. Wolkins et al
to
Public \$ 20.00 Doc#4112
FILED FOR RECORD 05/25/04 AT 9:02 A.M.
IN BOOK 53 OF Misc. PAGE 542
REGISTER OF DEEDS, CASS CO., NE
(Filed in Plat Book 16, Page 3)



- LEGEND
PROPERTY CORNER FOUND
PROPERTY CORNER SET
RECORDED DISTANCE
MEASURED DISTANCE
SURVEYED DISTANCE
ARC LENGTH
RADIUS
LONG CHORD DISTANCE
EXISTING CONTOURS AS PROVIDED ON CURRENT USGS DATA

CENTER-LINE CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CHORD, DELTA, CHORD BEARING

- NOTES
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. A PERMANENT 15' UTILITY AND TRAIL EASEMENT SHALL BE GRANTED TO ALL REAR AND SIDE LOT LINES AS SHOWN.
3. A PERMANENT 33' INGRESS, EGRESS AND UTILITY EASEMENT SHALL BE GRANTED TO ALL FRONT LOT LINES AS SHOWN.



CONTACT INFORMATION:
Don & Linda Wolkins
Owner / Developer
19409 Raven Drive
Plattsmouth, NE 68037
Phone: (402) 298-7430

Louis Surveying, Inc.
12100 West Center Road Suite 523A
Omaha, NE 68144 (402-334-7982)

Table with columns: I MET, REVISED LOT 4, DATE, 12/20/03

DIAMOND ENGINEERING ARCHITECTURE
2018 W 8th Ave., Suite 100
Plattsmouth, NE 68048
Bus 402 296 0606
Fax 402 296 0607

LEGAL DESCRIPTION

Being a replatting of Tax Lots 18 and 19, Section 34, Township 13 North, Range 12 East of the 6th P.M., Cass County, Nebraska, more particularly described as follows
BEGINNING at the northeasterly corner of Lot 19, Ravens Nest Two, said corner also being the northwesterly corner of said Tax Lot 18,
thence along the northerly line of said Tax Lots 18 and 19, the following three (3) courses
North 89 degrees 53 minutes 27 seconds East, 708.64 feet,
thence South 00 degrees 07 minutes 53 seconds West, 25.00 feet,
thence North 89 degrees 53 minutes 27 seconds East, 664.79 feet,
thence leaving said northerly line, South 00 degrees 16 minutes 16 seconds West, 192.97 feet to a point on a non-tangent curve, concave southeasterly, having a radius of 200.00, to said point a radial line bears North 11 degrees 05 minutes 08 seconds West, 200.00 feet,
thence southwesterly along said curve through a central angle of 42 degrees 56 minutes 56 seconds, an arc length of 149.92 feet, having a chord bearing and distance of South 57 degrees 26 minutes 27 seconds West, 146.44 feet to the end of said curve,
thence South 35 degrees 57 minutes 56 seconds West, 203.60 feet to the beginning of a curve, concave northwesterly, having a radius of 198.50 feet,
thence southwesterly along said curve through a central angle of 22 degrees 33 minutes 21 seconds, an arc length 78.15 feet, having a chord bearing and distance of South 47 degrees 13 minutes 33 seconds West, 77.65 feet to the end of said curve,
thence South 58 degrees 31 minutes 17 seconds West, 249.05 feet to the beginning of a curve, concave northwesterly, having a radius of 1000.00 feet,
thence westerly along said curve through a central angle of 31 degrees 45 minutes 46 seconds, an arc length of 554.36 feet, having a chord bearing and distance of South 74 degrees 24 minutes 10 seconds West, 547.29 feet to the end of said curve,
thence North 89 degrees 42 minutes 57 seconds West, 241.71 feet to the southeast corner of said Lot 19, Ravens Nest Two,
thence along the easterly line of said Lot 19, Ravens Nest Two, North 00 degrees 38 minutes 22 seconds East, 393.29 feet,
thence continuing along said easterly line of Lot 19, Ravens Nest Two, North 89 degrees 21 minutes 38 seconds West, 100.00 feet,
thence continuing along said easterly line of Lot 19, Ravens Nest Two, North 00 degrees 38 minutes 22 seconds East, 393.30 feet to the POINT OF BEGINNING

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due against the property described within the Surveyor's certificate and embrace within this plat, as shown by the records of this office, this 20th day of May, 2004

RICHARD WASSINGER, CO. TREASURER

COUNTY PLANNING COMMISSION

I hereby certify that this subdivision of land meets the criteria of an "ADMINISTRATIVE SUBDIVISION" as specified in the Cass County Zoning Ordinance, updated in 1983, including all amendments thereto

Signed this 13th day of May, 2004
Marlene Jiles
Secretary - Recording

APPROVAL OF THE CASS COUNTY BOARD OF COMMISSIONERS

This plat of "RAVEN'S NEST THREE", is hereby approved by the Board of Commissioners of Cass County, Nebraska, this 20th day of May, 2004

ATTEST
BARBARA E. WOHLERS, Clerk
Robert W. Chasney, Chairman

LAND SURVEYOR'S CERTIFICATE:

I hereby certify that this plot, 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: 2/5/04 Reg.No. LS-421



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12100 West Center Road Suite 523A
Omaha, NE 68144 (402-334-7982)

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