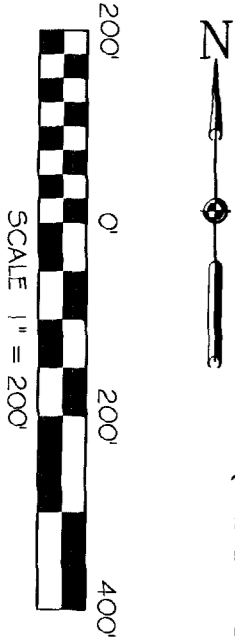


# RAVEN'S NEST, REPLAT 2

**BEING AN ADMINISTRATIVE REPLATTING OF LOTS 1 THROUGH 5, INCLUSIVE, AND LOTS 9 THROUGH 14, INCLUSIVE, AND OUTLOTS A, B, C AND D**

A PLANNED UNIT DEVELOPMENT (BEING ALL OF LOTS 1 THROUGH 5, INCLUSIVE, AND LOTS 9 THROUGH 14, INCLUSIVE, AND OUTLOTS A, B AND C), LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA



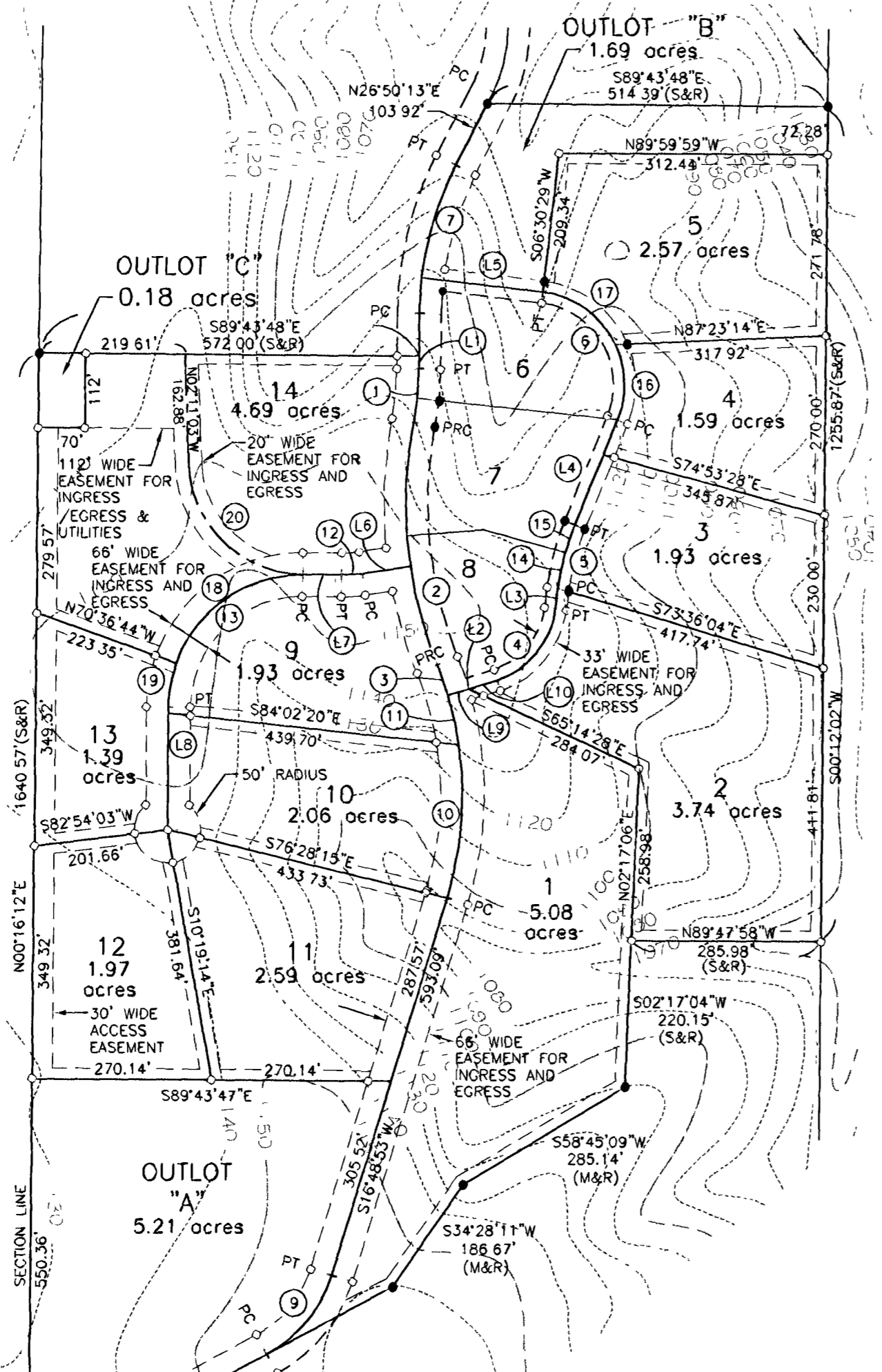
Donald W. Wolkins et al  
to  
Public \$ 30.00 Doc#4946  
M&S Plat # 06/22/04 at 2:06 P.M.  
BOOK 63 OF Misc PAGE 3  
REGISTER OF DEEDS, CASS CO., NE  
(Filed in Plat Book 16, Page 6)

CONTACT INFORMATION:  
Don & Linda Wolkins  
Owner/Developer  
15405 Raven Drive  
Patterson, NE 68037  
Phone: (402) 296-7430

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

DATE 3/30/04  
SCALE 1"=300'  
PROJECT # 02037-06  
BY TIEITZE  
DRAWING NO. 1 OF 2

**DIAMOND**  
ENGINEERING ARCHITECTURE  
2018 W 8th Ave. Suite 100  
Patterson, NE 68048  
Phone: 402-296-0906  
Fax: 402-296-0907



**LEGEND:**  
● PROPERTY CORNERS FOUND  
○ PROPERTY CORNERS SET  
(R) RECORDED DISTANCE  
(M) MEASURED DISTANCE  
(S) SURVEYED DISTANCE  
ALL CORNERS FOUND: 5/8" REBAR  
ALL CORNERS SET: 5/8" x 24" REBAR  
W/RED CAP MARKED "LOUIS 587"

**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' OR 60' INGRESS, EGRESS AND UTILITY EASEMENT SHALL BE GRANTED TO ALL FRONT LOT LINES AS SHOWN

LINE#	BEARING	DISTANCE
L1	S00°16'12"W	19.75'
L2	N73°00'32"E	78.07'
L3	N07°07'59"E	31.07'
L4	N21°55'33"E	170.89'
L5	N83°29'31"W	184.11'
L6	S81°20'13"W	73.74'
L7	N89°43'46"W	58.46'
L8	N00°16'13"E	175.16'
L9	N73°00'32"E	33.03'
L10	N73°00'32"E	45.04'

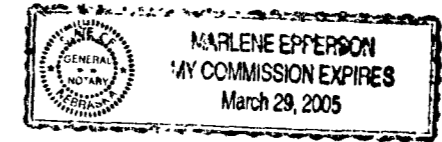
CURVE #	RADIUS	DELTA	LENGTH	CHORD	BEARING
1	450.00'	10°14'44"	80.47'	80.36'	S09°23'24"W
2	650.00'	32°44'42"	371.48'	368.44'	S05°51'24"E
3	525.00'	5°14'17"	48.00'	47.98'	S19°38'35"E
4	1300.00'	64°11'52"	145.66'	138.16'	N39°13'54"E
5	384.24'	1°47'35"	99.44'	98.16'	N14°31'46"E
6	140.00'	105°24'19"	257.55'	222.74'	N30°47'15"W
7	500.00'	20°19'55"	177.43'	176.50'	N16°40'17"E
8	220.00'	28°30'45"	109.48'	108.35'	S76°00'48"W
9	200.00'	44°56'34"	156.88'	152.89'	N39°17'09"E
10	525.00'	28°28'49"	233.47'	231.55'	N04°04'28"E
11	525.00'	8°19'33"	76.29'	76.22'	N12°49'40"W
12	200.00'	8°55'57"	31.18'	31.15'	S85°48'15"W
13	200.00'	90°00'00"	314.16'	282.84'	S45°16'13"W
14	384.24'	8°12'58"	55.09'	55.05'	N11°12'28"E
15	384.24'	8°36'39"	44.33'	44.31'	N16°37'13"E
16	140.00'	47°39'45"	116.46'	113.13'	N01°54'58"W
17	140.00'	57°44'35"	141.09'	135.20'	N54°37'11"W
18	200.00'	70°52'38"	247.41'	231.93'	S54°49'55"W
19	200.00'	19°07'23"	66.73'	66.44'	S09°49'54"W
20	175.00'	87°32'44"	267.39'	242.13'	N45°52'24"W

**PLAT APPROVAL**  
KNOW ALL MEN BY THESE PRESENTS that we, Donald W. & Linda A. Wolkins (husband and wife) and Raven's Nest & Co., Inc. being the owners of Lot 1, 2, 3, 4, 9, 10, 11, 12, 13, & 14, Outlots A, B, C & D and described with the Surveyor's Certificate, do hereby approve of "Raven's Nest, Replat 2", 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.

*Donald W. Wolkins*      *Linda A. Wolkins*  
Donald W. Wolkins      Linda A. Wolkins

**ACKNOWLEDGMENT OF NOTARY**  
STATE OF Nebraska )  
COUNTY OF Cass ) ss  
On this 17<sup>th</sup> day of June, 2004, before me, a notary public, duly commissioned and qualified in and for said County, did appear Donald and Linda Wolkins who is/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/his/their voluntary act and deed. Witness my hand and official seal the date last aforesaid.

*Marlene Efferson*  
NOTARY PUBLIC

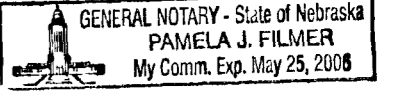


**PLAT APPROVAL**  
KNOW ALL MEN BY THESE PRESENTS that we, David D. & Kimberly A. Hughes (husband and wife) being the owners of Lot 5 and described with the Surveyor's Certificate, do hereby approve of "Raven's Nest, Replat 2", being platted as shown on this plat. We do grant permanent 15' wide easements 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.

*David D. Hughes*      *Kimberly A. Hughes*  
David D. Hughes      Kimberly A. Hughes

**ACKNOWLEDGMENT OF NOTARY**  
STATE OF Nebraska )  
COUNTY OF Sarpy ) ss  
On this 21<sup>st</sup> day of June, 2004, before me, a notary public, duly commissioned and qualified in and for said County, did appear David D. Hughes + Kimberly A. Hughes who is/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/his/their voluntary act and deed. Witness my hand and official seal the date last aforesaid.

*Pamela A. Filmer*  
NOTARY PUBLIC



**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 22 day of June, 2004.

*Richard Wassinger*  
RICHARD WASSINGER, CO. TREASURER

**COUNTY ZONING ADMINISTRATOR'S CERTIFICATE**  
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 22 day of June, 2004.

*Ken Riddle*  
Ken Riddle



**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. Wharton*  
Date: 6/14/04      Reg. No. LS-421

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

DATE 3/30/04  
SCALE NONE  
PROJECT # 02037-06  
BY TIEITZE  
DRAWING NO. 2 OF 2

**LEGAL DESCRIPTION:**

Ravens Nest, Replat 2, being a replatting of Replat of Lots 1 through 14 and Outlots "A" through "D", except for Lots 6, 7 and 8, inclusive, of said Replat of Lots 1 through 5 and Outlot D, Ravens Nest, located in the West Half of the Southwest Quarter of Section 34, Township 13 North, Range 12 East of the 6th P.M., Cass County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said Section 34;

thence along the West line of said Section 34, North 00 degrees 16 minutes 12 seconds East, a distance of 3000 feet to the TRUE POINT OF BEGINNING,

thence continuing along said West line, North 00 degrees 16 minutes 12 seconds East, a distance of 1640.57 feet;

thence South 89 degrees 43 minutes 40 seconds East, a distance of 572.00 feet;

thence South 00 degrees 16 minutes 13 seconds West, a distance of 19.75 feet;

thence following the arc of a 450.00-foot radius curve to the right, an arc length of 80.47 feet (having a chord bearing and distance of South 05 degrees 23 minutes 24 seconds West, 80.36 feet);

thence following the arc of a 650.00-foot radius curve to the left, an arc length of 371.48 feet (having a chord bearing and distance of South 05 degrees 51 minutes 24 seconds East, 366.44 feet);

thence following the arc of a 525.00-foot radius curve to the right, an arc length of 48.00 feet (having a chord bearing and distance of South 19 degrees 36 minutes 35 seconds East, 47.98 feet);

thence North 73 degrees 00 minutes 32 seconds East, a distance of 78.07 feet,

thence following the arc of a 130.00-foot radius curve to the left, an arc length of 145.66 feet (having a chord bearing and distance of North 39 degrees 13 minutes 54 seconds East, 138.16 feet);

thence North 07 degrees 07 minutes 59 seconds East, a distance of 31.07 feet;

thence following the arc of a 384.24-foot radius curve to the right, an arc length of 99.44 feet (having a chord bearing and distance of North 14 degrees 31 minutes 46 seconds East, 99.16 feet),

thence North 21 degrees 55 minutes 33 seconds East, a distance of 170.89 feet;

thence following the arc of a 140.00-foot radius curve to the left, an arc length of 257.55 feet (having a chord bearing and distance of North 30 degrees 47 minutes 15 seconds West, 222.74 feet);

thence North 83 degrees 29 minutes 31 seconds West, a distance of 184.11 feet;

thence following the arc of a 500.00-foot radius curve to the right, an arc length of 177.43 feet (having a chord bearing and distance of North 16 degrees 40 minutes 17 seconds East, 176.50 feet) to a point on the North line of said Replat of Lots 1 through 5 and Outlot D, Ravens Nest;

thence along said North line, South 89 degrees 43 minutes 48 seconds East, a distance of 514.39 feet to a point on the East line of said Replat of Lots 1 through 5 and Outlot D, Ravens Nest;

thence along said East line, South 00 degrees 12 minutes 02 seconds West, a distance of 1255.87 feet;

thence North 89 degrees 47 minutes 58 seconds West, a distance of 285.98 feet,

thence South 02 degrees 17 minutes 04 seconds West, a distance of 220.15 feet;

thence South 58 degrees 45 minutes 09 seconds West, a distance of 285.14 feet;

thence South 34 degrees 28 minutes 11 seconds West, a distance of 186.67 feet;

thence South 61 degrees 45 minutes 25 seconds West, a distance of 449.12 feet;

thence following an arc of a 220.00-foot radius curve to the right, an arc length of 109.48 feet (having a chord bearing and distance of South 76 degrees 00 minutes 48 seconds West, 108.35 feet);

thence North 89 degrees 43 minutes 48 seconds West, a distance of 45.81 feet to the POINT OF BEGINNING, containing 36.62 acres, more or less.

Note: the West line of said Section 34 assumes to bear North 00 degrees 16 minutes 12 seconds East for this description.