

PLAT
Raven's Nest & Co. et al
to
Public

FILED: 19 April 2001 9:00 A.M.
Patricia Meisinger, Register of Deeds
\$ 30.00 Doc.#2146

(Filed in Plat Tube #8)

RAVENS NEST TWO

LOTS 1 THRU 19 INCLUSIVE

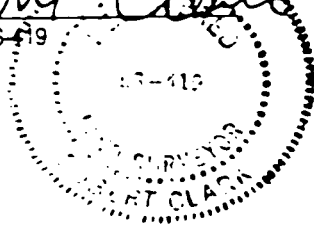
BEING A REPLATTING OF TAX LOTS 14 THRU 17 INCLUSIVE, TAX LOTS LOCATED IN THE WEST 1/2 OF SECTION 34 AND ALSO TOGETHER WITH TAX LOTS 29 THRU 31 INCLUSIVE, TAX LOTS LOCATED IN SAID SECTION 34; ALL LOCATED IN TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M. CASS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat and that a bond has been furnished to the County of Cass to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in RAVENS NEST TWO (the lots numbered as shown) being a replatting of Tax Lots 14 thru 17 inclusive, Tax Lots located in the West 1/2 of Section 34, and also together with Tax Lots 29 thru 31 inclusive, Tax Lots located in said Section 34; all located in Township 13 North, Range 12 East, of the 6th P.M., Cass County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Tax Lot 13, a Tax Lot located in said West 1/2 of Section 34, said point also being on the West line of said Section 34, said point also being the Southwest corner of said Tax Lot 14; thence N 00°16'13" E along the West line of said Section 34, said line also being the West line of said Tax Lot 14, and also the West line of said Tax Lot 15, a distance of 1700.02 feet to the Northwest corner of said Tax Lot 15, said point also being on the South right-of-way line of the Burlington Northern Railroad; thence N 89°53'28" E along said South right-of-way line of the Burlington Northern Railroad, said line also being the North line of said Tax Lots 15, 16, and 17, a distance of 1970.63 feet to the Northeast corner of said Tax Lot 17, said point also being the Northwest corner of Tax Lot 18, a Tax Lot located in said Section 34; thence S 00°16'13" W along the East line of said Tax Lot 17, said line also being the West line of said Tax Lot 18, a distance of 784.32 feet to the Southeast corner of said Tax Lot 17, said point also being the Southwest corner of said Tax Lot 18, said point also being on the North line of Tax Lot 28, a Tax Lot located in said Section 34; thence N 89°43'47" W along the South line of said Tax Lot 17, said line also being said North line of Tax Lot 28, a distance of 36.29 feet to the Northwest Corner of said Tax Lot 28; thence S 00°16'13" W along the West line of said Tax Lot 28, said line also being the East line of said Tax Lot 29, a distance of 653.36 feet to the Southwest corner of said Tax Lot 28, said point also being the Southeast corner of said Tax Lot 29; thence N 89°22'49" W along the South line of said Tax Lot 29 and also the South line of said Tax Lot 30, a distance of 749.36 feet to the Northeast corner of said Tax Lot 31; thence S 00°12'03" W along the East line of said Tax Lot 31, a distance of 587.53 feet to the Southeast corner of said Tax Lot 31, said point also being the Northeast corner of Outlot D, Ravens Nest Replat of Lots 1 thru 5 and Outlot D, a subdivision located in said South 1/2 of Section 34; thence N 89°43'47" W along the North line of said Outlot D, Ravens Nest, Replat of Lots 1 thru 5 and Outlot D, said line also being the South line of said Tax Lot 31, a distance of 514.39 feet to the Northwest corner of said Outlot D, Ravens Nest, Replat of Lots 1 thru 5 and Outlot D, said point also being the Southwest corner of said Tax Lot 31, said point also being on the East line of said Tax Lot 13; thence along said East line of Tax Lot 13, said line also being the West line of said Tax Lot 31 on the following described courses; thence N 26°50'14" E, a distance of 19.62 feet; thence Northwestery on a curve to the left with a radius of 200.00 feet, a distance of 264.73 feet, said curve having a long chord which bears N 11°04'59" W, a distance of 245.82 feet; thence N 49°00'11" W, a distance of 79.24 feet to the Northeast corner of said Tax Lot 13, said point also being the Southeast corner of said Tax Lot 14; thence N 89°59'59" W along the North line of said Tax Lot 13, said line also being the South line of said Tax Lot 14, a distance of 571.61 feet to the point of beginning.

Said tract of land contains an area of 3,278,442 square feet or 75.263 acres, more or less.

Robert Clark
Robert Clark, LS-419


MARCH 9, 2001
Date

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:
that we Raven's Nest & Co., being the sole owners of Tax Lots 14, 17, 29, and 30, described within the Surveyor's Certificate, so hereby approve of "RAVENS NEST TWO" 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.

Linda Wolkins
Linda Wolkins, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF CASS)

On this 3 day of April, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Linda Wolkins, President, Ravens's Nest & Co. who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said Company.

WITNESS my hand and Notarial Seal the day and year last above written.

Judith Thurston
Notary Public

My commission expires 

Blue Border
100% LINEN LEDGER

RAVENS NEST TWO (Continued)

KNOW ALL MEN BY THESE PRESENTS:

that we Scott J. and Stephanie D. Hjermstad, (husband and Wife), being the sole owners of Tax Lot 31 described within the Surveyor's Certificate, so hereby approve of "RAVENS NEST TWO", 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.

Scott J. Hjermstad
Scott J. Hjermstad

Stephanie D. Hjermstad
Stephanie D. Hjermstad

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF CASS)

On this 3 day of April, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Scott J. Hjermstad and Stephanie D. Hjermstad, husband and wife, who are personally known to be the identical persons whose names is affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Judith Ellerton
Notary Public



My commission expires _____

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that we Don and Linda Wolkins (husband and Wife), being the sole owners of Tax Lots 15 and 16 described within the Surveyor's Certificate, so hereby approve of "RAVENS NEST TWO", 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 Wolkins
Don Wolkins

Linda Wolkins
Linda Wolkins

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF CASS)

On this 3 day of April, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Donald Wolkins and Linda Wolkins, husband and wife, who are personally known to be the identical persons whose names is affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Judith Ellerton
Notary Public

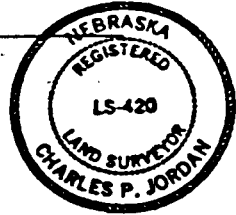


My commission expires _____

REVIEW OF CASS COUNTY SURVEYOR

This plat of the RAVENS NEST TWO (lots numbered as shown) was reviewed by the office of the Cass County Surveyor on this 3rd day of April, 2001.

Charles P. Jordan
CASS COUNTY SURVEYOR



CASS COUNTY PLANNING COMMISSION APPROVAL

This plat of RAVENS NEST TWO (lots numbered as shown) was approved by the County Planning Commission on this 3 day of April, 2001.

Don Hammett
RECORDING SECRETARY, CASS COUNTY PLANNING COMMISSION

CASS COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or 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.

Richard Wassinger 4-9-01
CASS COUNTY TREASURER DATE



CASS COUNTY BOARD OF COMMISSIONERS APPROVAL

This plat of RAVENS NEST TWO (lots numbered as shown) was approved by the Cass County Board of Commissioners on this 17th day of April, 2001.

Boyd Linder
Chairman, Cass County Board of Commissioners

ATTEST Barbara E. Spillner
COUNTY CLERK

Blue Border
100% linen ledger