

" RAVEN'S NEST "

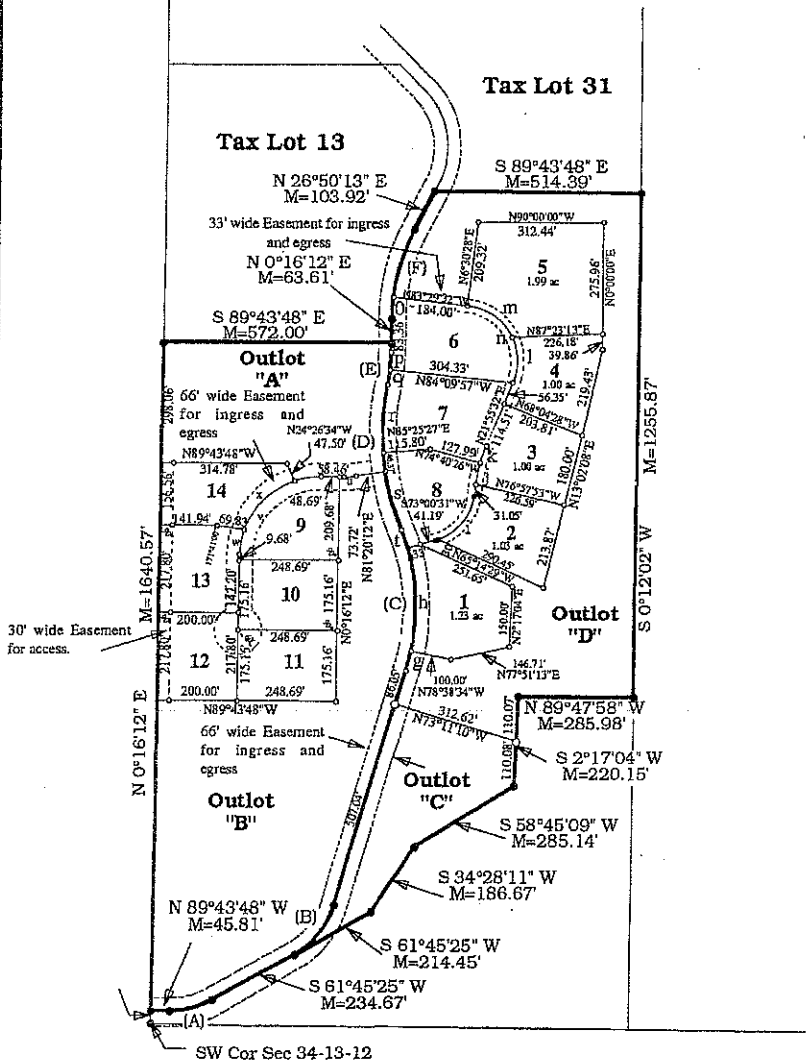
Replat of Lots 1 thru 5 and Outlot D

a MAJOR SUBDIVISION (being all of Lots 1 through 5 and Outlot D, Raven's Nest), located in the W1/2 of the SW1/4 of Section 34-T13N-R12E of the 6th P.M., Cass County, Nebraska

FILED
JUN 13 2000
CASS COUNTY
SURVEYOR'S OFFICE

LOT NO.	RADIUS	DELTA	LENGTH	CHORD	BEARING
1 h	525.00'	28°20'56"	259.76'	257.12'	N 2°49'01" W
2 i	130.00'	64°11'52"	145.66'	138.16'	N 39°13'56" E
3 j	385.15'	8°11'38"	55.08'	55.03'	N 11°13'45" E
3 k	385.15'	6°35'58"	44.36'	44.34'	N 18°37'33" E
4 l	140.00'	47°39'51"	116.47'	113.14'	N 1°54'24" W
5 m	140.00'	57°45'13"	141.12'	135.22'	N 54°36'56" W
6 n	140.00'	105°25'04"	257.58'	222.76'	N 30°47'00" W
6 o	500.00'	6°14'16"	54.44'	54.41'	N 3°23'20" E
6 p	450.00'	5°33'51"	43.70'	43.68'	N 3°03'08" E
7 q	450.00'	4°40'53"	36.77'	36.76'	N 8°10'29" E
7 r	650.00'	15°05'30"	171.21'	170.71'	N 2°58'12" E
8 s	130.00'	65°52'33"	149.47'	141.37'	N 40°04'12" E
8 t	650.00'	17°39'12"	200.27'	199.48'	N 13°24'10" W
8 u	525.00'	5°14'16"	47.99'	47.98'	N 19°36'38" W
9 v	200.00'	90°00'00"	314.16'	282.84'	N 45°16'13" E
13 w	200.00'	19°06'59"	66.72'	66.42'	N 9°50'01" E
14 x	200.00'	51°48'16"	180.83'	174.74'	N 45°17'29" E
Outlot A u	200.00'	8°56'01"	31.18'	31.15'	N 85°48'06" E
Outlot D g	525.00'	5°27'24"	50.00'	49.98'	N 14°05'09" E

A	220.00'	28°30'47"	109.48'	108.36'	N 76°00'48" E
B	200.00'	44°56'34"	156.88'	152.89'	N 39°17'07" E
C	525.00'	39°02'36"	357.75'	350.87'	N 2°42'28" W
D	650.00'	32°44'42"	371.48'	366.44'	N 9°51'24" W
E	450.00'	10°14'44"	80.47'	80.36'	N 5°23'34" E
F	500.00'	26°34'01"	231.84'	229.77'	N 13°33'12" E



North

- 0' 150' 300'
Scale 1" = 300'
P=Plat distance
M=Measured dist.
R=Record dist.
C=Computed dist.
●=Found rebar
○=Found pt pipe
○=Found open pipe

MARKING THE FUTURE



JORDAN SURVEYING COMPANY
LAND SURVEYORS
PLATISMOUTH, NEBRASKA 68048 (402) 296-3750
Drawn by: C Jordan
Project No. 060398
Field Book-page
Disc Raven's Nest 69 4/03/00

MCMXXVIII CP1/5
Wolkins 7 1/2

RECEIVED
JUN 1 2000
SURVEY RECORD REPOSITORY
Cass County
490-157a

" RAVEN'S NEST "

Replat of Lots 1 thru 5 and Outlot D

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the boundary of " RAVEN'S NEST / REPLAT OF LOTS 1 THRU 5 AND OUTLOT D ", located in the W1/2 of the SW1/4 of Section 34-T13N-R12E of the 6th P.M., Cass County, Nebraska, each Lot described as follows:

Lot 1, Raven's Nest Replat in the W1/2 of the SW1/4 of Section 34-T13N-R12E of the 6th P.M., Cass County, Nebraska

Lot 2, Raven's Nest Replat in the W1/2 of the SW1/4 of Section 34-T13N-R12E of the 6th P.M., Cass County, Nebraska

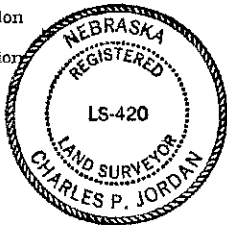
Lot 3, Raven's Nest Replat in the W1/2 of the SW1/4 of Section 34-T13N-R12E of the 6th P.M., Cass County, Nebraska

Lot 4, Raven's Nest Replat in the W1/2 of the SW1/4 of Section 34-T13N-R12E of the 6th P.M., Cass County, Nebraska

Lot 5, Raven's Nest Replat in the W1/2 of the SW1/4 of Section 34-T13N-R12E of the 6th P.M., Cass County, Nebraska

Signed this 5th day of MAY, 2000.

Charles P. Jordan
CHARLES P. JORDAN LS 420



a MAJOR SUBDIVISION (being all of Lots 1 through 5 and Outlot D, Raven's Nest), located in the W1/2 of the SW1/4 of Section 34-T13N-R12E of the 6th P.M., Cass County, Nebraska

APPROVAL OF CASS COUNTY BOARD OF COMMISSIONERS

This plat of " RAVEN'S NEST / REPLAT OF LOTS 1 THRU 5 AND OUTLOT D ", is hereby approved by the Board of Commissioners of Cass County, Nebraska, this 5th day of May, 2000.

ATTEST:

Barbara Wohlers
BARBARA WOHLERS, CLERK

Richard O. Stone
RICHARD STONE, Chairman

APPROVAL OF CASS COUNTY PLANNING BOARD

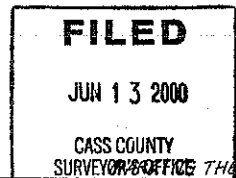
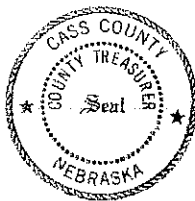
This plat of " RAVEN'S NEST / REPLAT OF LOTS 1 THRU 5 AND OUTLOT D ", is hereby approved by the Planning Board of the Cass County, Nebraska, this 5th day of May, 2000.

Don Samdell
Secretary

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 embraced within this plat, as shown by the records of this office, this 22 day of May, 2000

Richard Wassinger
RICHARD WASSINGER, CO. TREASURER

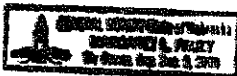


ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
) ss
COUNTY OF CASS)
On this 5th day of May, 2000, before me, a notary public, duly commissioned and qualified in and for said County, did appear Donna & Linda Wolkens (husband & wife), who are personally known by me to be the identical persons whose names appears on this plat, and they did acknowledge their execution of the foregoing plat approval to be their **voluntary** act and deed. Witness my hand and official seal the date last aforesaid.

Monica C. Poney
NOTARY PUBLIC

My commission expires Dec 31, 2002



- North
- 0 150 300
Scale 1" = 300'
- P=Plat distance
M=Measured dist.
R=Record dist.
C=Computed dist.
•= Found rebar
•-•= Found pt pipe
•-•= Found open pipe

JORDAN SURVEYING COMPANY
LAND SURVEYORS
PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750
Drawn by: C Jordan
Project No. 060398
Field Book-page
Disc Raven's Nest 69 4/03/00

Wolkens 2/2

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.



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

TAX LOT 18

DON & LINDA WOLKINS

N 89°43'47" W 36.29'

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 Northwesterly 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
LS-419
SURVEYOR

MARCH 9, 2001
Date

E&A CONSULTING GROUP
ENGINEERS • PLANNERS • SURVEYORS

LOT TWO

PERMANENT INGRESS, EGRESS, AND UTILITY
STATEMENT

TAX LOT 28

LEGEND

- PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - R RECORDED DISTANCE
 - S SURVEYED DISTANCE
- ALL LOT CORNERS SET: 5/8"x24" REBAR W/RED CAP MARKED "LOUIS LS587"
 ALL LOT CORNERS FOUND: 5/8" REBAR

FILE

JAN 05 2005

CASS COUNTY
SURVEYOR'S OFFICE

LOT LINE ADJUSTMENT

Being a Replatting of Lot 18R and Lot 19, Ravens Nest Two,
and Lot 1, Ravens Nest Three, Cass County, Nebraska.

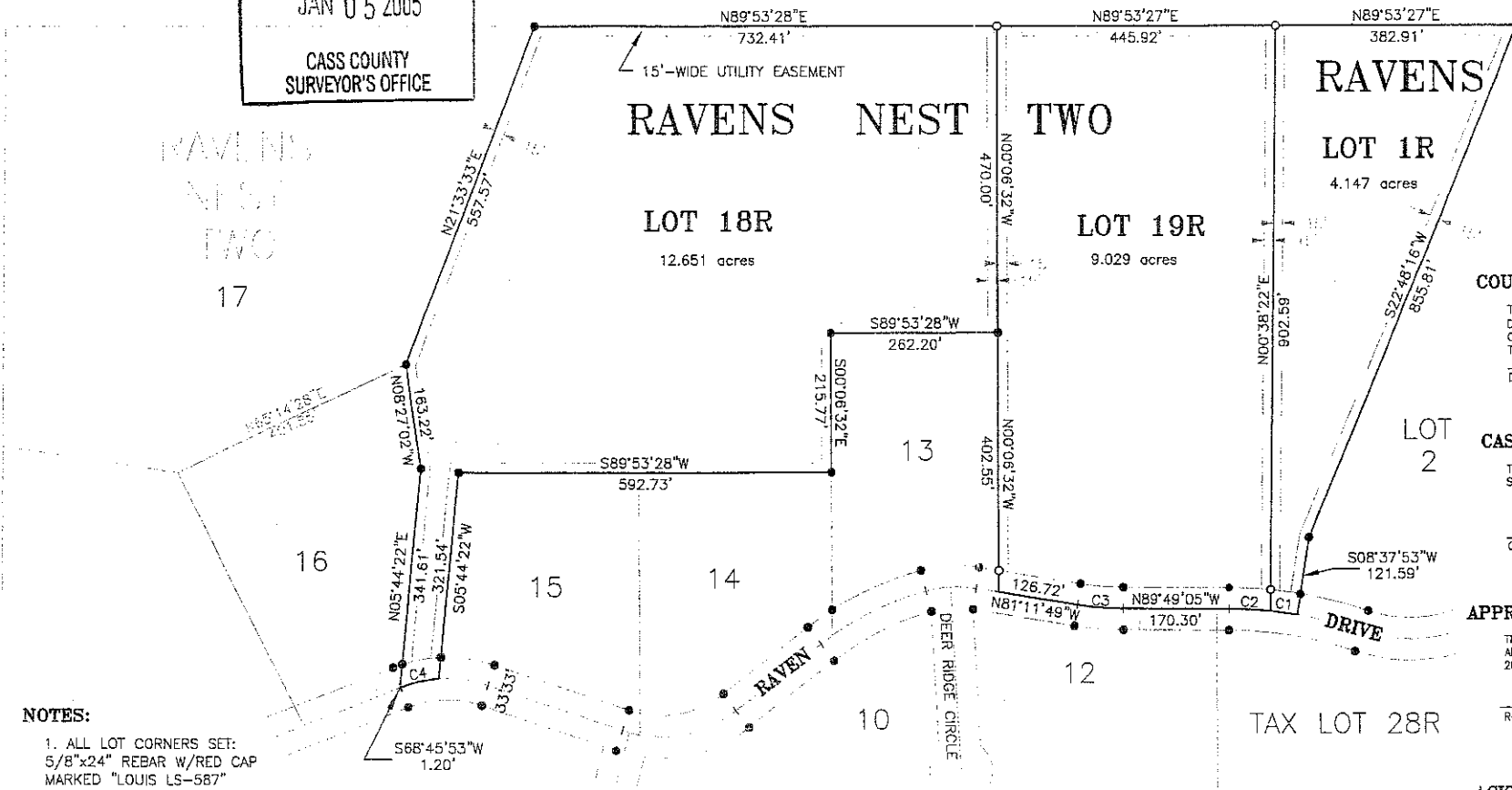
RECEIVED

DEC 19 2005

SURVEY RECORD REPOSITORY

CASS County

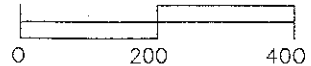
742-406
407



NOTES:

1. ALL LOT CORNERS SET: 5/8"x24" REBAR W/RED CAP MARKED "LOUIS LS-587"
2. ALL SIDE LOT LINES AND REAR LOT LINES ARE SUBJECT TO A PERMANENT 15'-WIDE UTILITY AND TRAIL EASEMENT.
3. A PERMANENT 33' INGRESS, EGRESS AND UTILITY EASEMENT SHALL BE GRANTED TO ALL FRONT LOT LINES AS SHOWN.

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	43.43'	663.68'	43.42'	N82°17'35"W
C2	65.45'	663.68'	65.42'	N86°59'35"W
C3	73.62'	489.26'	73.55'	N85°30'27"W
C4	62.28'	206.60'	62.05'	S77°24'03"W



SCALE: 1"=200'

ACKNOWLEDGEMENT OF OWNER(S)

KNOW ALL MEN BY THESE PRESENTS:
 THAT I/WE, _____

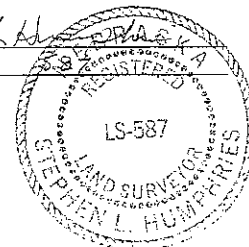
 BEING THE SOLE OWNER(S) OF THE TRACTS OF LAND DESCRIBED WITHIN THIS SURVEYOR'S CERTIFICATE, DO HEREBY APPROVE OF THE LOT LINE ADJUSTMENTS TO MY/OUR LAND. THE NEW LOT LINES ARE SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, IF ANY, AS OF THE LAST DATE SHOWN HEREON.

DATE _____
DATE _____

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 *Stephen L. Humphries*
 DATE 12/16/05 REG. NO. 587



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: _____ CASS COUNTY TREASURER

CASS COUNTY SURVEYOR'S APPROVAL

THE FOREGOING PLAT WAS REVIEWED AND APPROVED BY THE CASS COUNTY SURVEYOR ON THIS _____ DAY OF _____ 200__.

CASS COUNTY SURVEYOR

APPROVAL OF CASS COUNTY PLANNING COMMISSION

THIS ADMINISTRATIVE REPLAT IS HEREBY APPROVED BY THE DEPUTY ZONING ADMINISTRATOR OF CASS COUNTY, NEBRASKA, THIS _____ DAY OF _____ 200__.

RECORDING SECRETARY, CASS COUNTY PLANNING COMMISSION

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
 COUNTY OF CASS)

ON THIS _____ DAY OF _____, 200__, BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____

WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

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

"D. Jordan's"
Copy

RAVEN'S NEST - THREE SUBDIVISION

Preliminary & Final Plat - Lots 1 Thru 4

Being a Replating 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.

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

ACKNOWLEDGMENT OF NOTARY

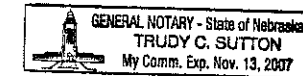
STATE OF NEBRASKA)
COUNTY OF CASS) ss

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 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/hor/their **voluntary act and deed**.
Witness my hand and official seal the date last aforesaid.

Trudy C. Sutton
NOTARY PUBLIC



Donald W. Wolkins et al

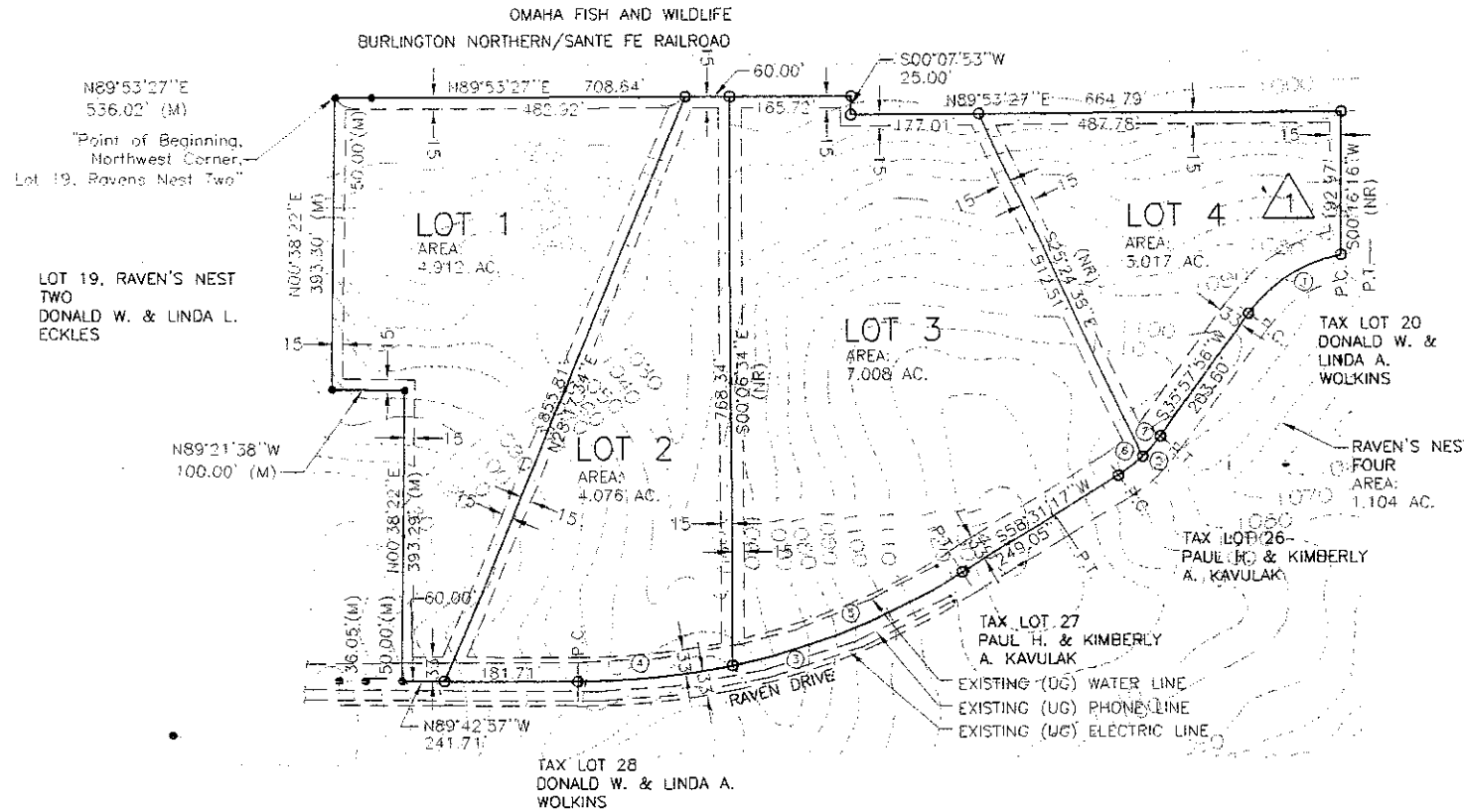
to

Public \$ 20.00 Doc#4112

FILED FOR RECORD 05/25/04 AT 9:02 A.M.

BOOK 53 OF Misc. PAGE 542

REGISTER OF DEEDS, CASS CO., NE
(Filed in Plat Book 16, Page 3)



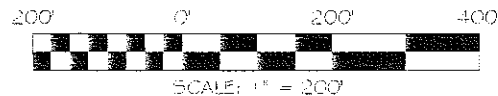
LEGEND:

- PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - R RECORDED DISTANCE
 - M MEASURED DISTANCE
 - S SURVEYED DISTANCE
 - ARC ARC LENGTH
 - RAD RADIUS
 - LC LONG CHORD DISTANCE
- EXISTING CONTOURS AS PROVIDED ON CURRENT USGS DATA.

CENTER-LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	DELTA	CHORD BEARING
1	200.00'	149.92'	146.44'	42°56'51"	S57°26'27"W
2	198.50'	78.15'	77.65'	22°33'21"	S47°13'33"W
3	1000.00'	554.36'	547.29'	31°45'46"	S74°24'10"W
4	1000.00'	212.97'	212.57'	12°12'08"	S84°10'00"W
5	1000.00'	341.39'	339.74'	19°33'38"	S68°18'06"W
6	198.50'	41.77'	41.69'	12°03'22"	S52°29'36"W
7	198.50'	76.38'	76.33'	10°29'59"	S41°12'56"W

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
19489 Raven Drive
Plattsmouth, NE 68037
Phone: (402) 298-7430

1	MET	REVISED LOT 4	2.9.04	APR 12/20/03
0	MET	ISSUED FOR APPROVAL	1.14.04	1"=200'
Louis Surveying, Inc.				PLAT # 02037-05
12100 West Center Road Suite 523A Omaha, NE 68144 (402-334-7882)				BE: THREE
				1 OF 2

DIAMOND
ENGINEERING ARCHITECTURE

2013 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;

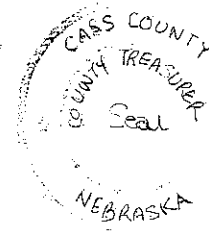
thence continuing along said easterly line of Lot 19, Ravens Nest Two, North 00 degrees 38 minutes 22 seconds East, 393.30 feet to the POINT OF BEGINNING.

Subject parcel contains 19.013 acres, more or less.

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
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 there to. Signed this 13th day of May, 2004.

Marlene Illies
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:

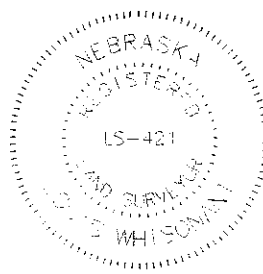
Barbara E. Woehler *Robert W. Clancy*
BARBARA E. WOHLERS, Clerk Chairman

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: 2/5/04 Reg.No. LS-421



1	MET	REVISED LOT 4	2-5-04	DATE:	12/20/03
0	MET	ISSUED FOR APPROVAL	1-14-04	SCALE:	1"=200'
Louis Surveying, Inc.				PROJECT:	02037-05
12100 West Center Road Suite 523A				BY:	TRETZE
Omaha, NE 68144 (402-334-7982)				DRAWN BY:	
					2 OF 2

DIAMOND
ENGINEERING ARCHITECTURE

2018 W. 8th Ave., Suite 100
Plattsmouth, NE 68048

Bus: 402.296.0606
Fax: 402.296.0607

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

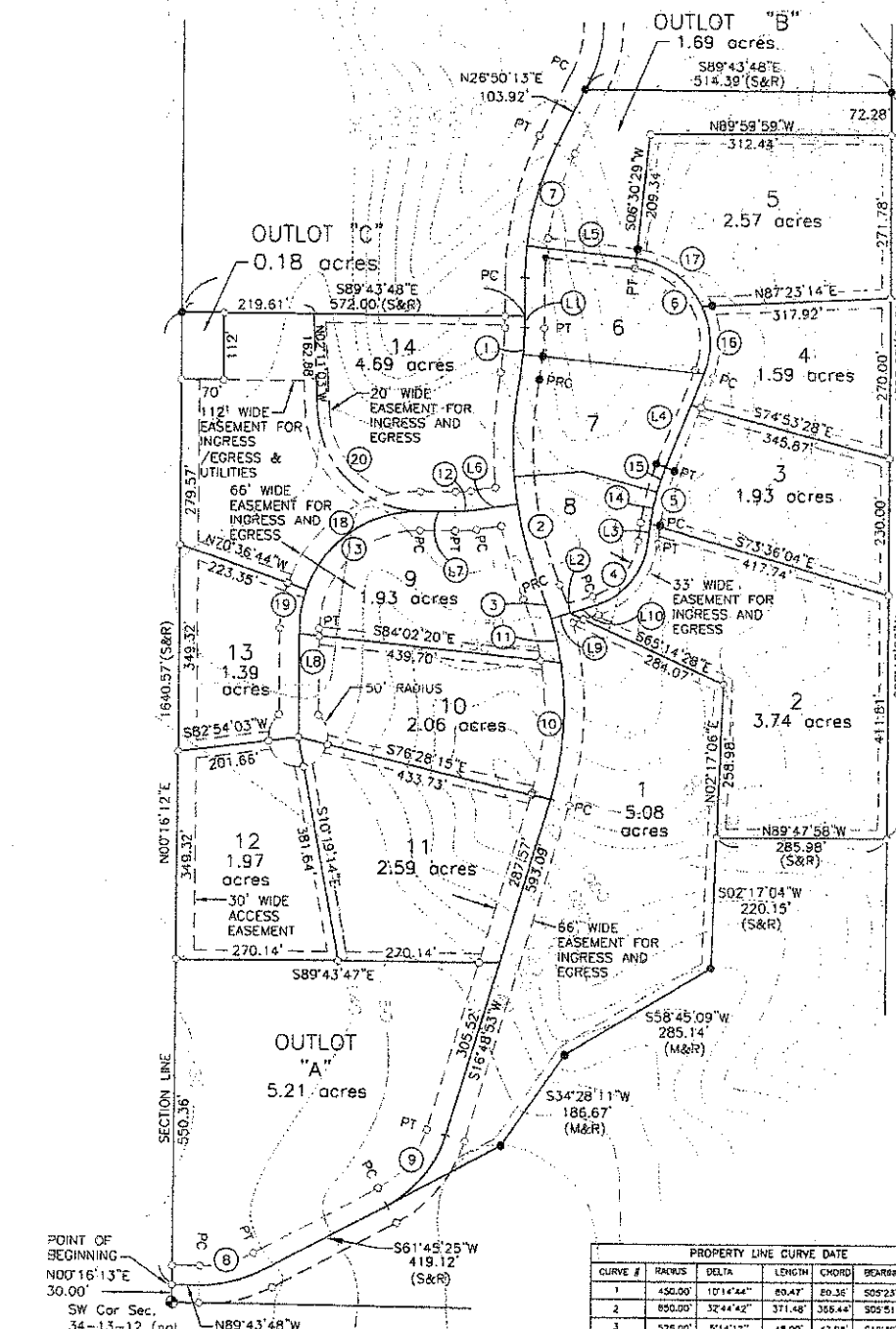


CONTACT INFORMATION:
 Don & Linda Walters
 Owner / Developer
 19409 Raven Drive
 Plattsmouth, NE 68037
 Phone: (402) 256-7430

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

DATE: 3/30/04
 SCALE: 1"=300'
 SHEET: 02037-08
 TITZE
 1 OF 2

DIAMOND
 ENGINEERING ARCHITECTURE
 2018 W. 6th Ave., Suite 100
 Plattsmouth, NE 68046
 BR: 402-256-0906
 FAX: 402-256-0907



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 AND DISTANCES UNLESS OTHERWISE NOTED.
 2. A PERMANENT 16' WIDE EASEMENT SHALL BE GRANTED TO ALL REAR AND SIDE LOT LINES AS SHOWN.
 3. A PERMANENT 66' WIDE EGRESS, SEWER AND UTILITY EASEMENT SHALL BE GRANTED TO ALL FRONT LOT LINES AS SHOWN.

LINE#	BEARING	DISTANCE
L1	S00°16'12"W	10.75'
L2	N73°00'32"E	78.07'
L3	N07°07'39"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	88.48'
L8	N00°16'13"E	175.16'
L9	N73°00'32"E	33.03'
L10	N72°00'32"E	45.04'

CURVE #	RADIUS	DELTA	LENGTH	CHORD	BEARING
1	430.00	107°44'44"	80.47'	80.35'	S05°23'24"W
2	800.00	32°44'42"	371.48'	368.44'	S05°51'24"E
3	525.00	57°14'17"	48.00'	47.98'	S12°35'35"E
4	130.00	64°11'52"	145.66'	138.10'	N37°13'54"E
5	384.24	14°47'35"	99.44'	99.16'	N14°31'46"E
6	140.00	103°24'19"	257.85'	222.74'	N30°47'15"W
7	500.00	20°15'55"	177.43'	176.50'	N16°40'11"E
8	220.00	28°30'45"	109.48'	108.38'	S76°00'48"W
9	200.00	44°56'34"	156.88'	152.89'	N39°17'09"E
10	525.00	25°28'45"	233.47'	231.05'	N04°04'29"E
11	525.00	8°19'35"	76.29'	76.22'	N12°48'40"W
12	200.00	8°55'37"	31.10'	31.15'	S89°48'15"W
13	200.00	90°00'00"	314.10'	282.64'	S49°16'13"W
14	384.24	8°12'56"	59.09'	58.05'	N11°12'26"E
15	384.24	6°36'39"	44.33'	44.31'	N18°37'12"E
16	140.00	47°39'48"	116.48'	113.13'	N01°54'58"W
17	140.00	67°44'35"	141.00'	138.20'	N34°21'11"W
18	200.00	70°52'38"	247.41'	231.93'	S84°49'55"W
19	200.00	19°07'23"	66.75'	66.44'	S09°49'24"W
20	175.00	87°52'44"	287.39'	242.13'	N45°57'24"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
Donald W. Wolkins

Linda A. Wolkins
Linda A. Wolkins

ACKNOWLEDGMENT OF NOTARY

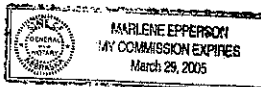
STATE OF Nebraska

COUNTY OF Cass

On this 21st day of June, 2004, before me, a notary public, duly commissioned and qualified in and for said County, did appear

Donald W. Wolkins & Linda A. 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/her/their voluntary act and deed. Witness my hand and official seal the date last aforesaid.

Marlene Epperson
NOTARY PUBLIC



PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that we, David D. & Kymberlye 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
David D. Hughes

Kymberlye A. Hughes
Kymberlye A. Hughes

ACKNOWLEDGMENT OF NOTARY

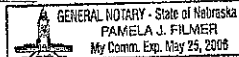
STATE OF Nebraska

COUNTY OF Cass

On this 21st day of June, 2004, before me, a notary public, duly commissioned and qualified in and for said County, did appear

David D. Hughes & Kymberlye 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/her/their voluntary act and deed. Witness my hand and official seal the date last aforesaid.

Pamela J. Filmer
NOTARY PUBLIC



COUNTY TREASURER'S CERTIFICATE

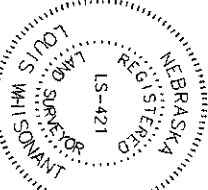
This is to certify that I find no regular or special taxes due against the property described within the Surveyor's certificate and embrace within this plat, as shown by the records of this office, this 22nd day of June, 2004.

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 22nd day of June, 2004.

Ken Riddle
Ken Riddle



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

DATE	3/30/04
SCALE	NONE
TEXT	02037-06
TEXT	TITLE
TEXT	2 OF 2

DIAMOND
ENGINEERING ARCHITECTURE
2018 W. 8th Ave., Suite 100
Palm Beach, FL 33480
Tel: 407-259-0806
Fax: 407-259-0807

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.

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 30.00 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.

H.D. Jordan's
Copy

Raven's Nest & Co.
to
Public \$ 25,00 Doc#2399
FILED FOR RECORD 04/19/06 AT 12:39 P.M.
IN BOOK 63 OF Misc. PAGE 171 & 172
PLAT OF RAVEN'S NEST, CASS COUNTY, NEBRASKA
(Filed in Plat Book 16, Page 44A & 45)

RAVEN'S NEST-FOUR

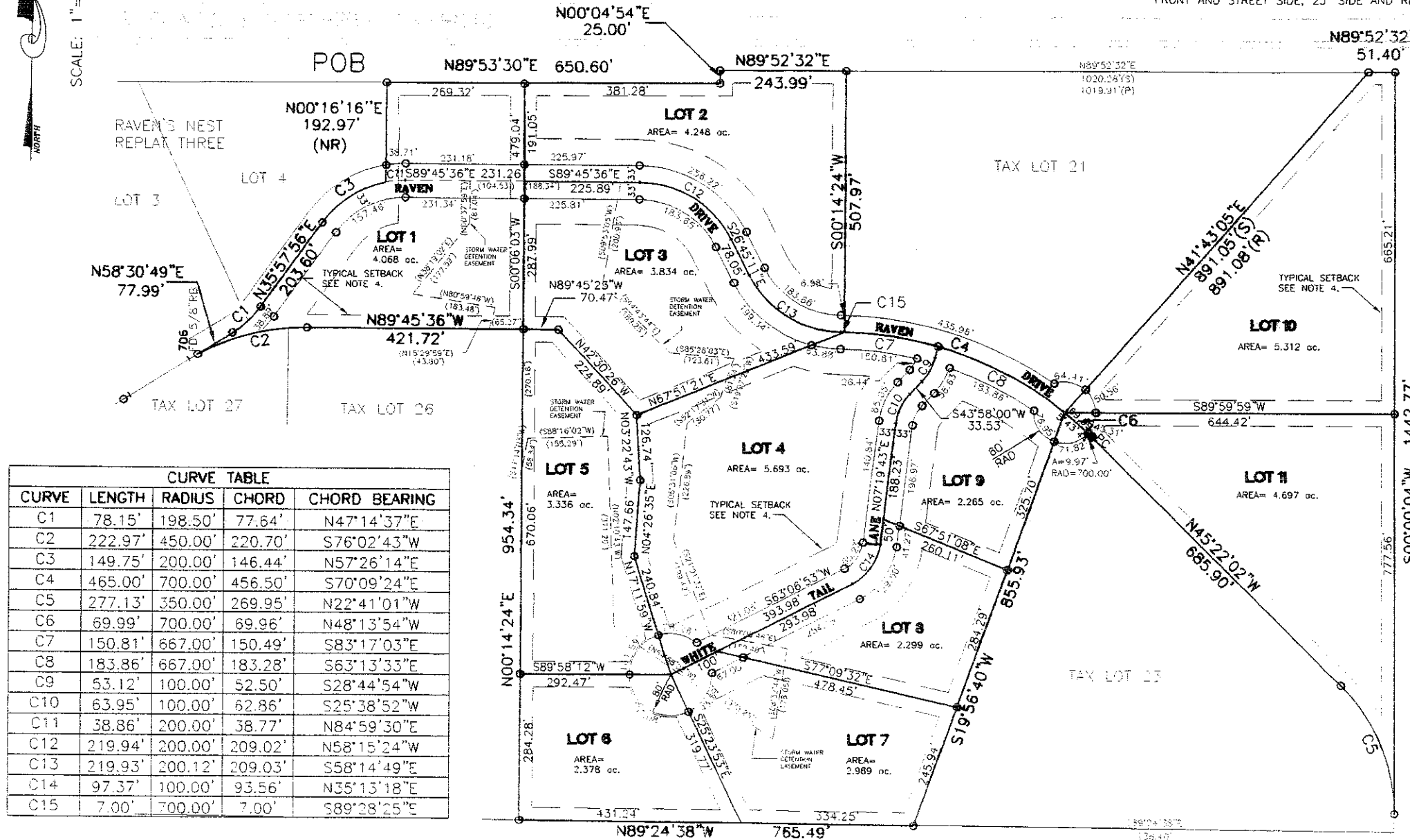
LOTS 1 THROUGH 11, INCLUSIVE

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 TO 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.

SCALE: 1"=200'



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	78.15'	198.50'	77.64'	N47°14'37"E
C2	222.97'	450.00'	220.70'	S76°02'43"W
C3	149.75'	200.00'	146.44'	N57°26'14"E
C4	465.00'	700.00'	456.50'	S70°09'24"E
C5	277.13'	350.00'	269.95'	N22°41'01"W
C6	69.99'	700.00'	69.96'	N48°13'54"W
C7	150.81'	667.00'	150.49'	S83°17'03"E
C8	183.86'	667.00'	183.28'	S63°13'33"E
C9	53.12'	100.00'	52.50'	S28°44'54"W
C10	63.95'	100.00'	62.86'	S25°38'52"W
C11	38.86'	200.00'	38.77'	N84°59'30"E
C12	219.94'	200.00'	209.02'	N58°15'24"W
C13	219.93'	200.12'	209.03'	S58°14'49"E
C14	97.37'	100.00'	93.56'	N35°13'18"E
C15	7.00'	700.00'	7.00'	S89°28'25"E

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

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.

RAVEN'S NEST--FOUR
LOTS 1 THROUGH 11, INCLUSIVE

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



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



RAVEN'S NEST-FOUR

LOTS 1 THROUGH 11, INCLUSIVE

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.

Don Wolkins 4/13/06
 DON WOLKINS RAVEN'S NEST & CO. DATE

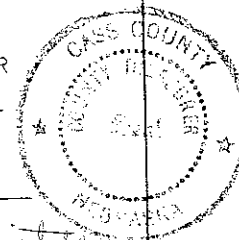
Linda Wolkins 4/13/06
 LINDA WOLKINS RAVEN'S NEST & CO. DATE

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.

4-17-06
DATE:

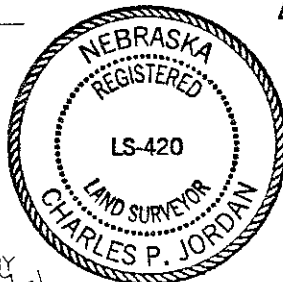
Richard Uttersinger by
 CASS COUNTY TREASURER
Synthia A. Fortson Deputy



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



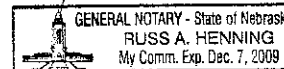
ACKNOWLEDGEMENT OF NOTARY

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



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 [Signature]
 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.

[Signature]
 CHAIRMAN, CASS COUNTY BOARD OF COMMISSIONERS

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



NO.	BY	REVISION DESCRIPTION	DATE
0	MET	FINAL PLAT	2/15/06

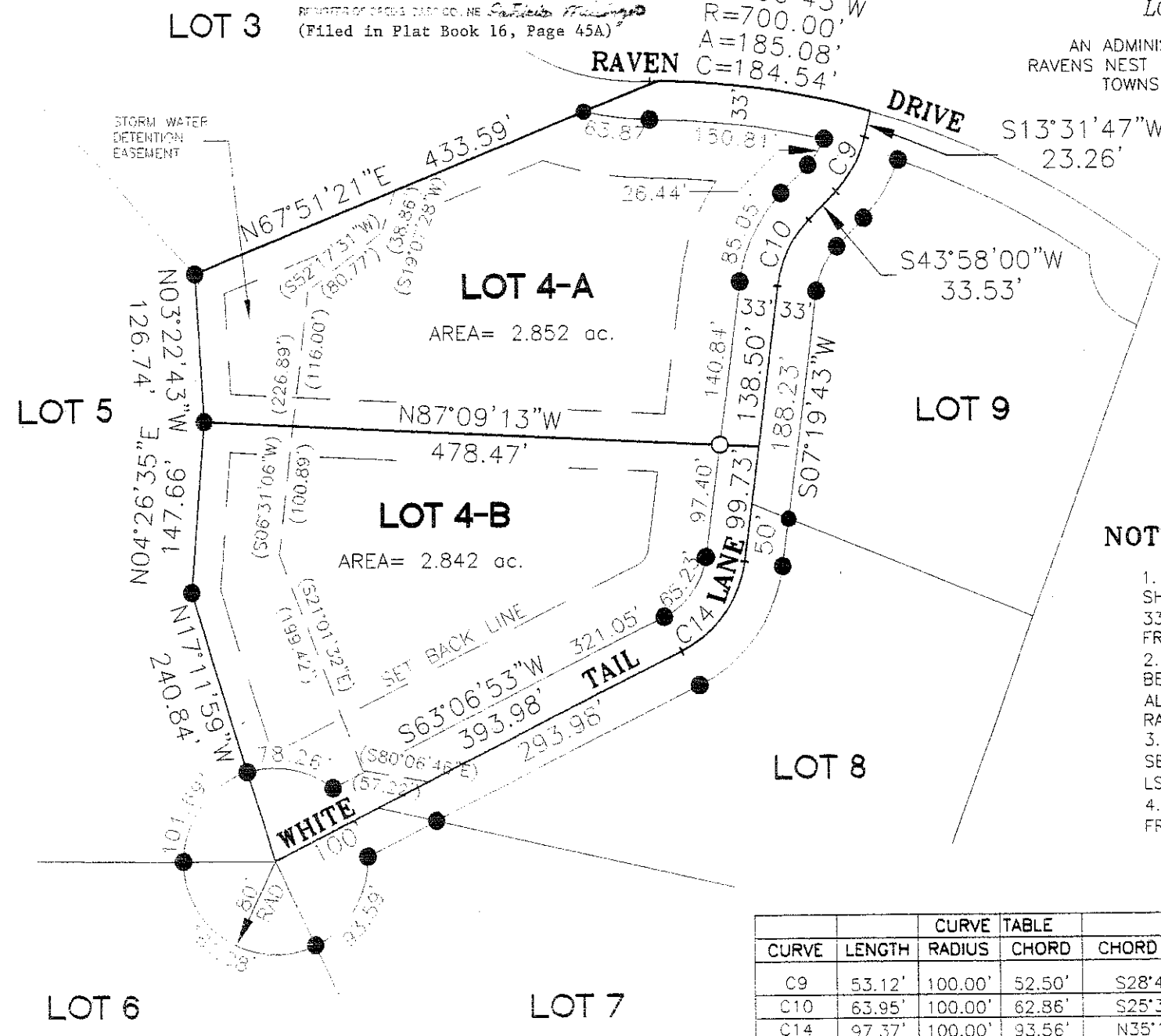
"D. Jordan's"
Copy

Raven's Nest & Co.
to
Public \$ 20.00 Doc#2400
FILED FOR RECORD 04/19/06 AT 12:40 P.M.
BOOK 63 OF Misc. PAGE 173
REPLAT OF LOT 4, RAVEN'S NEST, INC. (Filed in Plat Book 16, Page 45A)

REPLAT OF LOT 4, RAVEN'S NEST-FOUR

LOTS 4A THROUGH 4B, INCLUSIVE

AN ADMINISTRATIVE SUBDIVISION, BEING A REPLATTING OF LOT 4, RAVEN'S NEST FOUR, LOCATED IN THE NORTH ONE-HALF OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA



LEGAL DESCRIPTION

LOT 4A AND LOT 4B OF A REPLAT OF LOT 4, RAVEN'S NEST FOUR, AS SURVEYED, PLATTED AND RECORDED, CASS COUNTY, NEBRASKA

SCALE: 1"=100'



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.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C9	53.12'	100.00'	52.50'	S28°44'54"W
C10	63.95'	100.00'	62.86'	S25°38'52"W
C14	97.37'	100.00'	93.56'	N35°13'18"E

Louis Surveying

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



ACKNOWLEDGEMENT OF OWNER(S)

KNOW ALL MEN BY THESE PRESENTS:

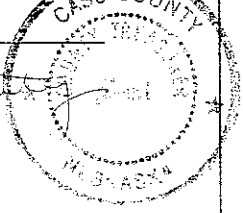
THAT WE, DON AND LINDA WOLKINS (HUSBAND AND WIFE) AND RAVEN'S NEST & CO., INC., BEING THE SOLE OWNERS OF THE TRACTS OF LAND DESCRIBED WITHIN THIS SURVEYOR'S CERTIFICATE, DO HEREBY APPROVE OUR LAND SUBDIVIDED AND PLATTED INTO LOTS 4A THROUGH 4B, INCLUSIVE, AND TO BE NOW KNOWN AS "REPLAT OF LOT 4, RAVEN'S 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.

Don Wolkins 4/13/06
DON WOLKINS RAVEN'S NEST & CO. DATE

Linda Wolkins 4/13/06
LINDA WOLKINS RAVEN'S NEST & CO. DATE

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.

4-18-06 Richard W. Wagoner
DATE: CASS COUNTY TREASURER
Cynthia A. Horton Deputy


ACKNOWLEDGEMENT OF NOTARY

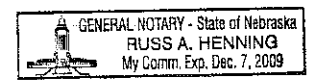
STATE OF NEBRASKA)
)SS
COUNTY OF CASS)

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 and 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



COUNTY ZONING ADMINISTRATOR'S CERTIFICATE

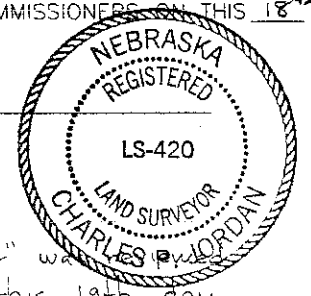
THIS PLAT OF REPLAT OF LOT 4, RAVEN'S NEST-FOUR (LOTS 4A AND 4B, INCLUSIVE) IS HEREBY APPROVED BY THE CASS COUNTY BOARD OF COMMISSIONERS ON THIS 18th DAY OF April, 2006.

Ken Riddle
CASS COUNTY ZONING ADMINISTRATOR MS

Cass County Surveyor's Approval

This plat of "Replat of Lot 4, Raven's Nest-Four" was and approved by the Cass County Surveyor on this 19th day of April, A.D., 2006.

Charles P. Jordan
Charles P. Jordan, Cass Co. Surveyor



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 3/23/06 REG. NO. LS-421



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



NO.	BY	REVISION DESCRIPTION	DATE

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 AT 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 NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5 DEGREES 43 MINUTES 44 SECONDS, AN ARC DISTANCE OF 69.89 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.

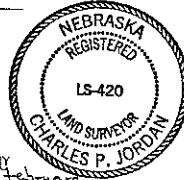
<u>Don Wolkins</u>	<u>4/13/06</u>
DON WOLKINS	DATE
<u>Linda Wolkins</u>	<u>4/13/06</u>
LINDA WOLKINS	DATE

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 22nd DAY OF February, 2006.

Mark ...
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 14th 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.

4-17-06
DATE: Richard ...
CASS COUNTY TREASURER
Cynthia ...
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



A SUBDIVISION, BEING A

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, TAX LOTS 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

BEING 22 DEGREES 53 MINUTES 30 SECONDS EAST, A DISTANCE OF 650.60 FEET;