

PROTECTIVE COVENANTS AND RESTRICTIONS

The undersigned, Meinershagen Bros., Inc., a Missouri Corporation, sometimes hereinafter referred to as the "Corporation," owner of Lots 5 through 21, inclusive, Raven Heights, a Subdivision, in Douglas County, Nebraska, does hereby state, publish and declare that all said lots are and shall be owned and held under and subject to the covenants, conditions and restrictions set forth below:

1) The covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1991, at which time said covenants shall be automatically extended for successive periods of ten years. Said covenants may be changed in whole or in part by vote of a majority of the owners of said lot at the time of such change.

2) If the owner of any lot or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any owner of any lot involved herein to bring any legal proceeding against such person violating or attempting to violate such covenants either to prevent him or them from so doing or to recover damages or other compensation due for such violation; but this instrument shall not be construed as placing any liability or obligation for its enforcement upon the undersigned. Invalidation of any one of the covenants by judgment or Court order shall in no way effect any of the other provisions, which shall remain in full force and effect.

3) The lots shall be known and described as residential lots and all dwelling constructed on them shall be single family dwellings and said structures are not to exceed two stories in height and shall have a minimum of double side by side attached or double side by side under house or double side by side detached garages.

4) No building, fence, wall, signboard or other structure shall be erected, altered or placed on any building plot on the aforesaid lots until complete plans, specifications and plot plan showing the location of such building or improvements have been approved in writing by the Architectural Committee appointed by Meinershagen Bros., Inc., as to use, conformity and harmony of external design with existing structures, topography and finished ground elevation.

5) That no noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may or become an annoyance or nuisance to the neighborhood. Outside trash containers are prohibited and outside burning of trash of any kind is prohibited.

6) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7) Dwellings shall be restricted to the following minimum square foot ground floor areas (exclusive of garages, breezeways, porches and basements).

- (a) 1,350 square feet ground floor area for all lots; and
- (b) For all two-story cape cod type buildings and all other two story type dwellings on all lots in subdivision a minimum of 2,000 square feet, exclusive of basement, with a ground level minimum of 1,000 square feet.

9072 *Handwritten*

RECEIVED  
1987 MAY 19 AM 10:30  
DEPT. OF REVENUE  
RECORDS & DEEDS  
COURT HOUSE, LINCOLN, NEBR.

AM 8/5 N 9/521-525 *Handwritten* FEE 23.50  
PG 148-150 DEL MC *Handwritten*  
MEINERSHAGEN COMP FIB

8) Foundation walls shall be constructed of brick, concrete block or poured concrete. If constructed of concrete block or poured concrete, such walls shall be faced or veneered on all front and side elevations, with brick or stone or any other product approved by the Architectural Committee.

9) After commencement of construction, the dwelling shall be completed as soon as practicable and the lot upon which said dwelling is built shall be graded and seeded or sodded.

10) Erection and maintenance of any stable or other shelter for livestock or fowl and the keeping of dog kennels, livestock and fowl within the subdivision are prohibited.

11) No filling material shall be brought in and used on any lot except unmixed earth, stone, gravel or sand. Earth removed from building lots must be utilized within the subdivision at the discretion of the Architectural Committee.

12) All lawns, trees, shrubs, hedges, walls, fences and any other appurtenant growth or structure shall be kept and maintained in a safe, neat and orderly manner. The Corporation reserves the right to enter upon any lot for the purpose of mowing and removing any unsightly weeds or other vegetation, trimming hedges, trees and shrubs, removing dead or unsightly portions thereof and repairing walls or other appurtenant structures, whenever the owner or occupant of any property shall fail or refuse to do so within a reasonable time after notice in writing from the Corporation of the existance of the objectionable condition. Any expenses for such work are chargeable to the lot owner.

13) Sidewalks will be constructed at the same time of the building of the improvement and shall be four feet wide and shall be set in four feet back of the curb.

14) No garden or field crops shall be grown upon that portion of any lot nearer to the street than provided in the building setback lines for front and side streets.

15) No sign, billboard or other structure for advertising or the display of advertising material or any kind shall be placed or maintained within the subdivision, nor shall any notice or advertisement be displayed by any person, corporation or association carrying on a permitted business or trade or profession therein, without the permission in writing of the Corporation.

16) Any grade change exceeding 18 inches must have the approval of the Architectural Committee.

17) With the prior approval of the Architectural Committee of the Corporation, any owner of a lot may initiate requests to the appropriate governmental agency in order to secure release from the established zoning requirements.

However, the Architectural Committee shall not have the right to approve a request for rezoning of any lot in this area.

18) A perpetual license and easement is hereby reserved in favor of and granted to the Omaha Public Power District and the Northwestern Bell Telephone Co., their successors and assigns, to erect and operate, maintain, repair and renew cables, conduits and poles with the necessary supports, sustaining wires, cross-arms, guys and anchors and other instrumentalities and to extend thereon wires for the carrying and transmission of electric current for light, heat and power and for all telephone and telegraph and message service over, upon and under a five foot strip of land adjoining the rear and side boundary lines of

Cor-  
on,"  
ri-  
and  
ler  
  
aid  
r-  
  
or  
nts  
  
t-  
him  
ion  
  
ent  
s  
  
l  
ly  
d  
  
ure  
e  
lan  
n  
Y  
hed  
  
l  
  
n-  
  
ed  
c-  
  
mum  
ys,  
  
liv-  
are

23.50  
*[Handwritten signature]*  
~~11~~

said lots (these easements apply only to land within said subdivision). Said license being granted for the use and benefit of all present and future owners of lots in said subdivision provided, however, that said lot line easement is granted upon the specific condition that if both of said utility companies fail to construct poles and wires along any of said lot lines within 36 months of the date hereof or if any poles or wires are constructed but hereinafter removed without replacement within 60 days after their removal then this said lot line easement shall automatically terminate and become void as to such unused or abandoned easementways.

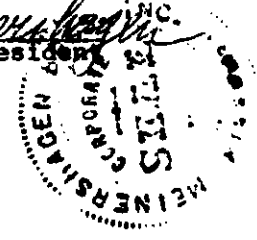
MEINERSHAGEN BROS, INC.

ATTEST:

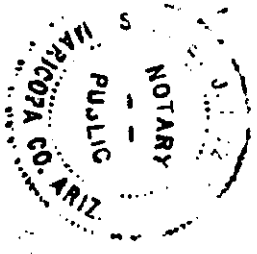
Homer Meinershagen  
Secretary

By: Wilbur C. Meinershagen  
President

STATE OF Arizona  
(MISSOURI)  
: ss.  
COUNTY OF Maricopa



BE IT KNOWN that on this 4 day of March, 1987,  
before me, a Notary Public duly qualified and acting in and for  
said County and State, personally appeared the above named  
Homer Meinershagen Wilbur Meinershagen to me known to be the President of  
Meinershagen Bros., Inc., a Missouri Corporation, and the  
identical person whose signature is affixed to the foregoing  
instrument, and he acknowledged the execution thereof to be his  
voluntary act and deed.



Shirley J. Fitzgerald  
Notary Public

My Commission Expires Aug. 31, 1983

# RAVEN HEIGH

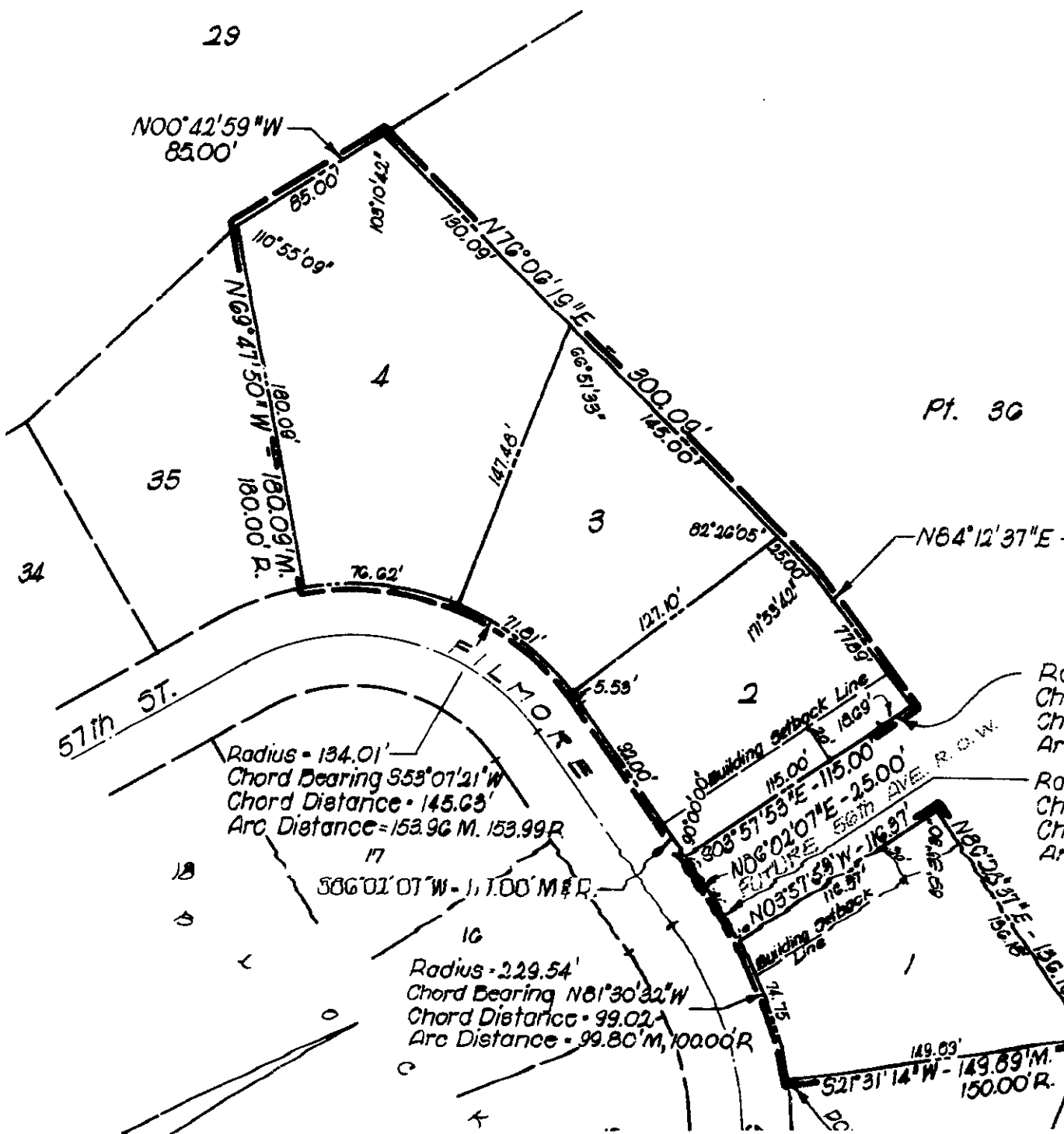
LOTS 1 THRU 4, INCLUSIVE

BEING A REPLATTING OF PART LOT 36, BLOCK 2  
 RAVEN OAKS, A SUBDIVISION AS SURVEYED, PLATTED  
 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

2827  
 Road B

RECEIVED  
 1936 OCT 17 AM 8 56

BK 1789 N 76-493 CP  
 PG 222 N 91 & 76/471 DEL F MC  
 OF Road Comp CF F1B



Radius - 134.01'  
 Chord Bearing S53°07'21\"W  
 Chord Distance - 145.63'  
 Arc Distance - 153.96 M, 153.99 R

Radius - 229.54'  
 Chord Bearing N81°30'32\"W  
 Chord Distance - 99.02'  
 Arc Distance - 99.80 M, 100.00 R

Building setback Line  
 115.00'  
 115.00'  
 115.00'  
 25.00'  
 25.00'  
 25.00'

Pt. 36

Rd  
 Ch  
 Ch  
 Ar  
 Rd  
 Ch  
 Ch  
 Ar

# ITS

2,  
FD



### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes or permanent marks will be set at all lot corners angle points and at the ends of all curves of said subdivision to be known as Lots 1 thru 4 inclusive, being a replatting of that part of Lot 36, Block 2, Raven Oaks, a subdivision as surveyed and recorded in Douglas County, Nebraska, described as follows: beginning at the SE corner of said Lot 36; thence Southwesterly along the Southerly line of said Lot 36 on a 229.54 foot radius curve to the left, chord bearing N81°30'32"W, chord distance of 99.80 feet to a point of tangency; thence S86°02'07"W on the Southerly line of said Lot 36, 117.00 feet to a point of curve; thence continuing on the Southerly line of said Lot 36 on a 134.01 foot radius curve to the left, chord bearing S53°07'21"W, chord distance 145.63 feet, an arc distance of 153.96 feet to the Southern most corner of said Lot 36; thence N69°47'50"W on the Southerly line of said Lot 36 a distance of 85.00 feet; thence N76°06'19"E, 360.09 feet; thence N00°42'59"W on the West line of said Lot 36 a distance of 180.09 feet to the Southwest corner of said Lot 36; thence S04°52'38"E, 115.00 feet to the Southerly line of said Lot 36; thence N86°02'07"E, on the Southerly line of said Lot 36 a distance of 25.00 feet to a point of curve; thence N03°57'53"W, 116.37 feet; thence N86°28'57"E, 136.18 feet to the Northwest corner of said Lot 36, Block 2, said Raven Oaks; thence S21°51'14"W on the East line of said Lot 36, a distance of 149.89 feet to beginning.

DATE May 4, 1986

James D. Warner  
REGISTERED LAND SURVEYOR

### DEDICATION

Know all men by these presents; that we, Meinershagen Brothers, Inc., a Missouri Corporation being the Owner of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided and numbered as shown, said subdivision to be hereafter known as Raven Heights, and we do hereby ratify and confirm the disposition of our property as shown on this plat and we do further grant a perpetual easement to the Omaha District, and Northwestern Bell Telephone Company, and any company which has been granted a franchise to install, maintain, operate, and use a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair, and use poles, wires, crossarms, down guys and anchors, cables, conduits and other related facilities, and to extend the same for the carrying and transmission of electric current for light, heat, and power for the transmission of television signals, and to receive, transmit, and use the same, including signals provided by a cable television system and their successors and assigns, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines and all rear boundary lines of all interior lots, and a sixteen (16') foot wide strip of land abutting all perimeter of the above described addition. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied for the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the aforesaid uses or rights herein granted.

Ralph Meinershagen  
MEINERSHAGEN BROTHERS, INC.

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF Douglas  
On this 21st day of May, 1986, before me, a Notary Public, duly commissioned and qualified in said county, appeared Ralph Meinershagen who is personally known by me to be the Vice President of Meinershagen Brothers, Inc. and he did acknowledge his execution of the foregoing dedication to be his voluntary act and deed, and the voluntary act and deed of said corporation.

MY COMMISSION EXPIRES: June 27, 1987

Lego Platzer  
NOTARY PUBLIC

### COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes, due or delinquent, against the property described in this Certificate and embraced in this plat, as shown by the records of this office this 20 day of MAY, 1986.

Alan J. Howse  
DOUGLAS COUNTY TREASURER

### APPROVAL OF CITY ENGINEER

I hereby approve the plat of Raven Heights on this 2nd day of June, 1986.

Roy P. Heumann  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

DATE October 15, 1986

Roy P. Heumann  
CITY ENGINEER

### APPROVAL OF CITY PLANNING BOARD

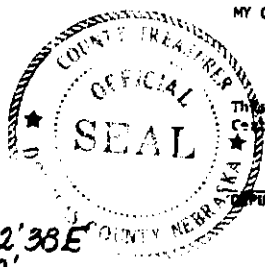
This plat of Raven Heights was approved by the City Planning Board of the City of Omaha this 11th day of June, 1986.

Michael D. Jaly  
CHAIRMAN

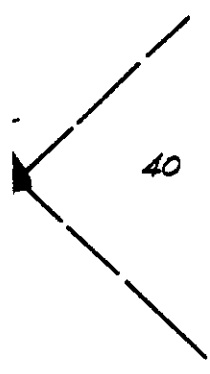
### APPROVAL OF OMAHA CITY COUNCIL

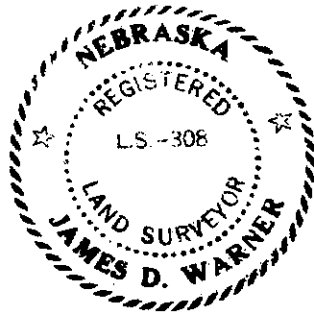
This plat of Raven Heights was approved and accepted by the City Council of Omaha this 11th day of June, 1986.

Michael Boyle Mayor  
Steve H. Jomard President  
Walter G. ... City Clerk



77.89'  
Arcus = 586.90'  
Chord Bearing S04°52'38"E  
Chord Distance - 18.69'  
Distance - 18.69'  
Arcus = 229.54'  
Chord Bearing N89°09'42"E  
Chord Distance - 25.04'  
Distance = 25.05'





SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes or permanent marks have been set at all corners of said boundary and that a bond will be posted with the City of Omaha to insure that iron pipes or permanent marks will be set at all lot corners angle points and at the ends of all curves of said subdivision to be known as Raven Heights, Lots 1 thru 4 inclusive, being a replatting of that part of Lot 36, Block 2, Raven Oaks, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: beginning at the SE corner of said Lot 36; thence Northwesterly on the Southerly line of said Lot 36 on a 229.54 foot radius curve to the left, chord bearing N81°30'32"W, chord distance 99.02 feet; an arc distance of 99.80 feet to a point of tangency; thence S86°02'07"W on the Southerly line of said Lot 36 a distance of 117.00 feet to a point of curve; thence continuing on the Southerly line of said Lot 36 on a 134.01 foot radius curve to the left, chord bearing S53°07'21"W, chord distance 145.63 feet, an arc distance of 153.96 feet to the Southern most corner of said Lot 36; thence N69°47'50"W on the Southerly line of said Lot 36 a distance of 130.09 feet to the Southwest corner of said Lot 36; thence N00°42'59"W on the West line of said Lot 36 a distance of 85.00 feet; thence N76°06'19"E, 300.09 feet; thence N84°12'37"E, 77.89 feet; thence Southeasterly on a 586.90 foot radius curve to the right, chord bearing S04°52'38"E, chord distance 18.69 feet, an arc distance of 18.69 feet to a point of tangency, thence S03°57'53"E, 115.00 feet to the Southerly line of said Lot 36; thence N86°02'07"E, on the Southerly line of said Lot 36 a distance of 25.00 feet to a point of curve; thence Northeasterly on the Southerly line of said Lot 36 on a 229.54 foot radius curve to the right; chord bearing N89°09'42"E, chord distance 25.04, an arc distance of 25.05 feet, thence N03°57'53"W, 116.37 feet; thence N86°28'57"E, 136.13 feet to the Northwest corner of lot 37, Block 2, said Raven Oaks; thence S21°31'14"W on the East line of said Lot 36, a distance of 149.89 feet to the point of beginning.

SCALE: 1"=60'  
DATE: MAY 1986  
DRAWN BY: J.P.  
CHECKED BY:  
REVISION:

RAVEN HEIGHTS

FINAL PLAT

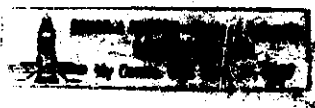
DATE May 4, 1986 James D. Warner  
REGISTERED LAND SURVEYOR

DEDICATION

Know all men by these presents; that we, Meinershagen Brothers, Inc., a Missouri Corporation being the Owners, of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as Raven Heights, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Ralph Meinershagen  
MEINERSHAGEN BROTHERS, INC.

ACKNOWLEDGEMENT OF NOTARY



STATE OF NEBRASKA  
COUNTY OF Douglas  
On this 21st day of May, 1986, before me, a Notary Public, duly commissioned and qualified in and for said county, appeared Ralph Meinershagen who is personally known by me to be the Vice President of Meinershagen Brothers, Inc., and he did acknowledge his execution of the foregoing dedication to be his voluntary act and deed, and the voluntary act and deed of said corporation.

MY COMMISSION EXPIRES: June 27, 1987 Lygo Platzee  
NOTARY PUBLIC

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 this 30 day of MAY, 1986.

Sam J. Horvath  
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Raven Heights on this 2nd day of June, 1986.  
Roy P. Sherman  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.  
Roy P. Sherman  
CITY ENGINEER

DATE October 15, 1986

APPROVAL OF CITY PLANNING BOARD

This plat of Raven Heights was approved by the City Planning Board of the City of Omaha this 11th day of JUNE, 1986.  
Michael D. Jaley  
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

This plat of Raven Heights was approved and accepted by the City Council of Omaha this \_\_\_\_\_ day of \_\_\_\_\_, 1986.  
Michael Page Thomas H. Leonard Wayne...  
CITY COUNCIL

REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Raven Heights was reviewed by the Douglas County Surveyor's Office this 29 day of MAY, 1986.  
Philip A. Bruck  
DOUGLAS COUNTY SURVEYOR



THOMPSON, BARNETT & BOWEN  
Consulting Engineers & Land Surveyors



**PLATTING OF PART LOT 36, BLOCK 2,  
A SUBDIVISION AS SURVEYED, PLATTED  
& RECORDED IN DOUGLAS COUNTY, NEBRASKA.**

At all corners of said lots 1 thru 4 inclusive, marks will be set at all lots recorded in Douglas County. The southerly line of said lot 36, thence N69°47'50"W thence N00°42'59"W on the 77.89 feet; thence South 77.89 feet; thence N86°02'07"E, on the arc distance of 117.00 feet to a point of left, chord bearing S55°07'07"E, chord distance of 117.00 feet, said Raven Oaks beginning.

*May*

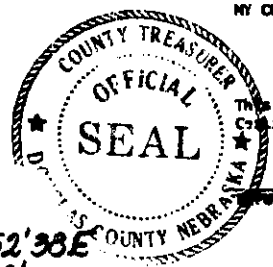
DATE

Know all men by these presents that the undersigned, being duly qualified, have described within the Survey numbered as shown, said disposition of our proposed television system in the District, and Northwest poles, wires, crossarms, cables for the carrying sounds of all kinds and over, through, under and foot wide strip of land adjoining the rear boundary of the above strip when the adjacent facilities and if requested the said easement ways, but not to interfere with the aforesaid.

*Ralph M. Mettershagen*  
METTERSCHAGEN BROTHERS, INC.

STATE OF NEBRASKA)  
COUNTY OF DOUGLAS  
On this 21st day of May, 1954,  
did acknowledge his execution of the above and said corporation.

MY COMMISSION EXPIRES: \_\_\_\_\_



This is to certify that the above plat is correct and embraced by the official seal of the County Treasurer.

I hereby approve the plat of \_\_\_\_\_

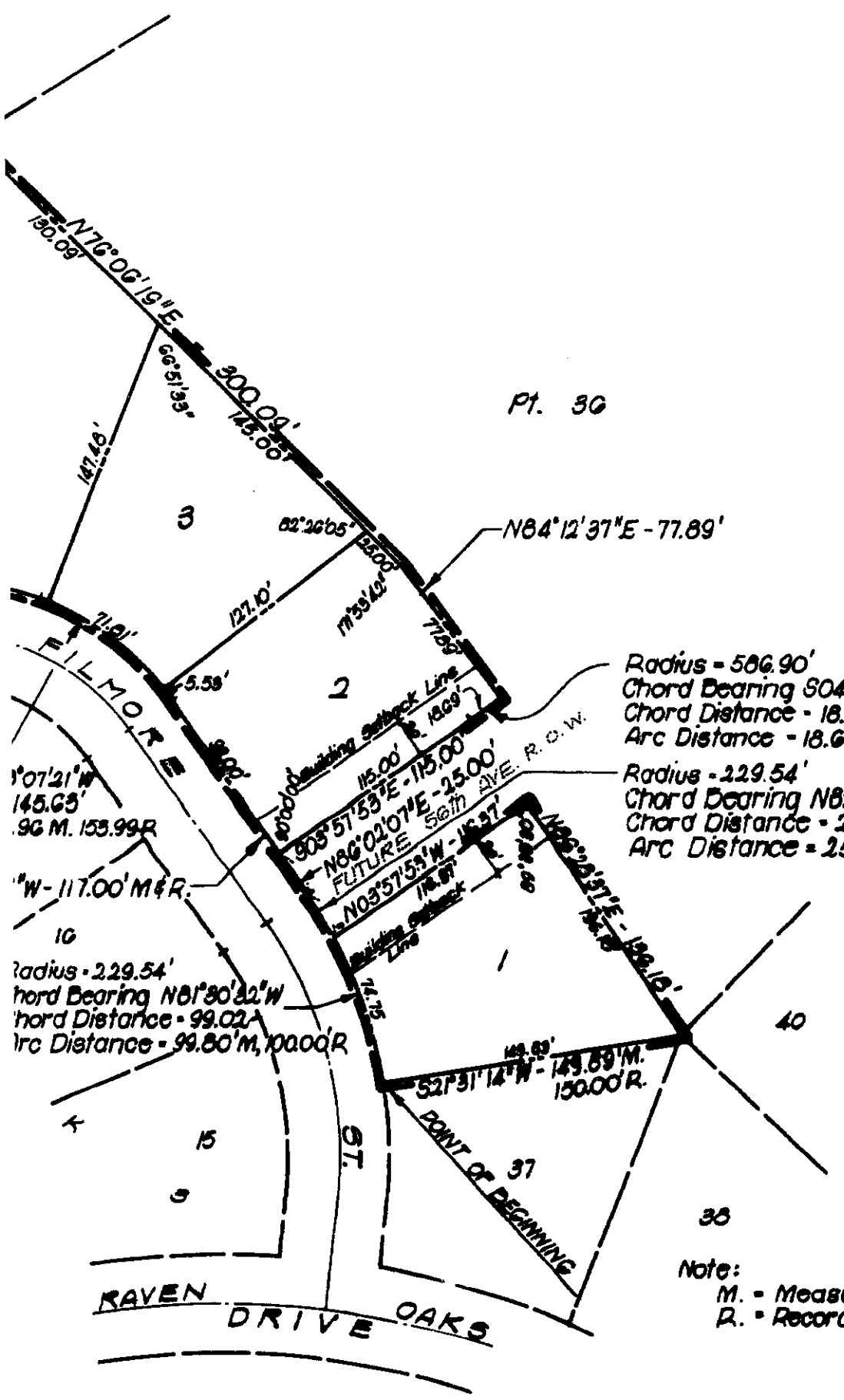
I hereby certify that the above plat is correct and embraced by the official seal of the County Treasurer.  
DATE October 15, 1954

This plat of Raven Oaks \_\_\_\_\_

This plat of Raven Oaks \_\_\_\_\_

*Michael*

This plat of Raven Oaks MAY



Pt. 36

Radius - 586.90'  
Chord Bearing S04°52'38"E  
Chord Distance - 18.69'  
Arc Distance - 18.69'

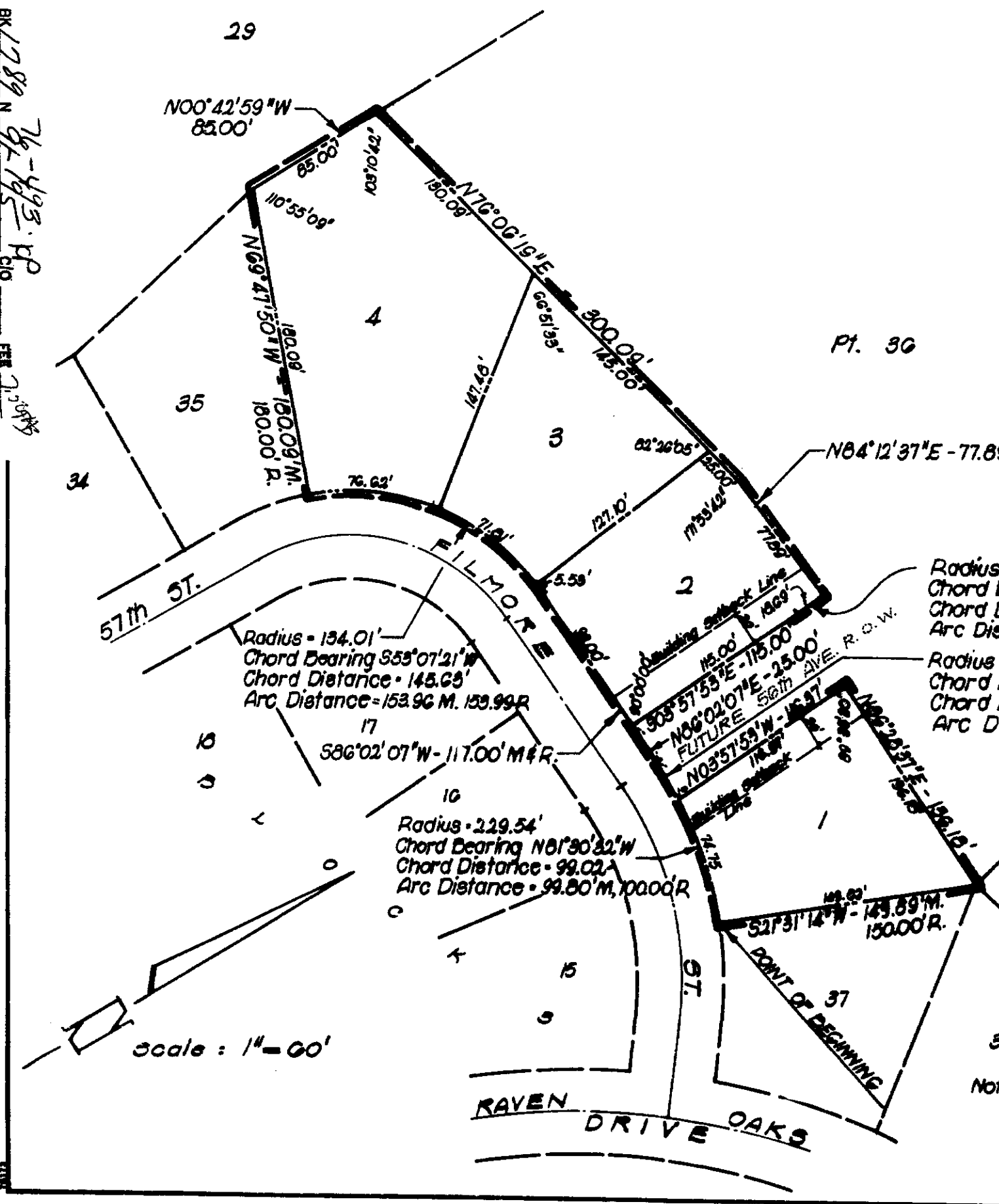
Radius - 229.54'  
Chord Bearing N89°09'42"E  
Chord Distance - 25.04'  
Arc Distance - 25.05'

Note:  
M. - Measured Distance  
R. - Recorded Distance

BEING A REPLATTING OF PART LOT 36, BLOCK 2,  
 RAVEN OAKS, A SUBDIVISION AS SURVEYED, PLATTED  
 AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

RECEIVED  
 1985 OCT 17 AM 8 56

BK 1789 N 76-493 P. 10  
 PG 772 N 91 & 761(71) M. 1  
 FEB 2 1985



Pt. 36

Radius  
 Chord  
 Arc Dis

Radius  
 Chord  
 Arc Dis

Not



1886, an arc distance of 99.80 feet to a point of tangency; thence S80°02'07"W on the Southerly line of said Lot 36 a distance of 117.00 feet to a point of curve; thence continuing on the Southerly line of said Lot 36 on a 154.01 foot radius curve to the left, chord bearing S53°07'21"W chord distance 145.63 feet, an arc distance of 153.96 feet to the Southern most corner of said lot 36; thence N69°47'50"W on the Southerly line of said Lot 36 a distance of 180.09 feet to the Southwest corner of said Lot 36; thence N00°42'59"W on the West line of said Lot 36 a distance of 85.00 feet; thence N76°06'19"E, 100.09 feet; thence N84°12'37"E, 77.49 feet; thence Southeasterly on a 586.90 foot radius curve to the right, chord bearing S04°52'38"E, chord distance 18.69 feet, an arc distance of 18.69 feet to a point of tangency; thence S03°57'53"E, 115.00 feet to the Southerly line of said Lot 36; thence N86°02'07"E, on the Southerly line of said Lot 36 a distance of 25.00 feet to a point of curve; thence Northeasterly on the Southerly line of said Lot 36 on a 229.54 foot radius curve to the right; chord bearing N89°09'42"E, chord distance 25.04, an arc distance of 25.05 feet, thence N03°57'53"W, 116.37 feet; thence N86°28'37"E, 156.18 feet to the Northwest corner of Lot 57, Block 2, said Raven Oaks; thence S21°31'14"W on the East line of said Lot 36, a distance of 149.89 feet to the point of beginning.

May 4, 1986

*James D. Warrick*  
REGISTERED LAND SURVEYOR

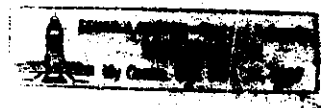
DATE

DEDICATION

Know all men by these presents; that we, Meinershagen Brothers, Inc., a Missouri Corporation being the Owners, of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision to be hereafter known as Raven Heights, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

*Ralph Meinershagen*  
MEINERSHAGEN BROTHERS, INC.

ACKNOWLEDGEMENT OF NOTARY



STATE OF NEBRASKA  
COUNTY OF Douglas

On this 21st day of May, 1986, before me, a Notary Public, duly commissioned and qualified in and for said county, appeared Ralph Meinershagen who is personally known by me to be the Vice President of Meinershagen Brothers, Inc., and he did acknowledge his execution of the foregoing dedication to be his voluntary act and deed, and the voluntary act and deed of said corporation.

MY COMMISSION EXPIRES: June 27, 1987

*Lugo Platzee*  
NOTARY PUBLIC

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 this 20 day of MAY, 1986.

*Don J. Howie*  
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER

I hereby approve the plat of Raven Heights on this 21st day of June, 1986.

*Royce P. Humann*  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 53 of the Omaha Municipal Code.

October 15, 1986  
DATE

*Royce P. Humann*  
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

This plat of Raven Heights was approved by the City Planning Board of the City of Omaha this 11th day of JUNE, 1986.

*Michael D. Jaly*  
CHAIRMAN

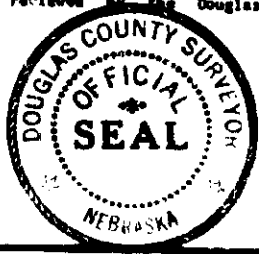
APPROVAL OF OMAHA CITY COUNCIL

This plat of Raven Heights was approved and accepted by the City Council of Omaha this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

*Michael Payne* Mayor  
*Thomas Howard* President  
*Raymond* City Clerk

REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Raven Heights was reviewed by the Douglas County Surveyor's Office this 29 day of MAY, 1986.



*Philip A. Bruck*  
DOUGLAS COUNTY SURVEYOR

RAVEN HEIGHTS

FINAL PLAT

THOMPSON, BRUNNEN & DORNER  
Consulting Engineers & Land Surveyors

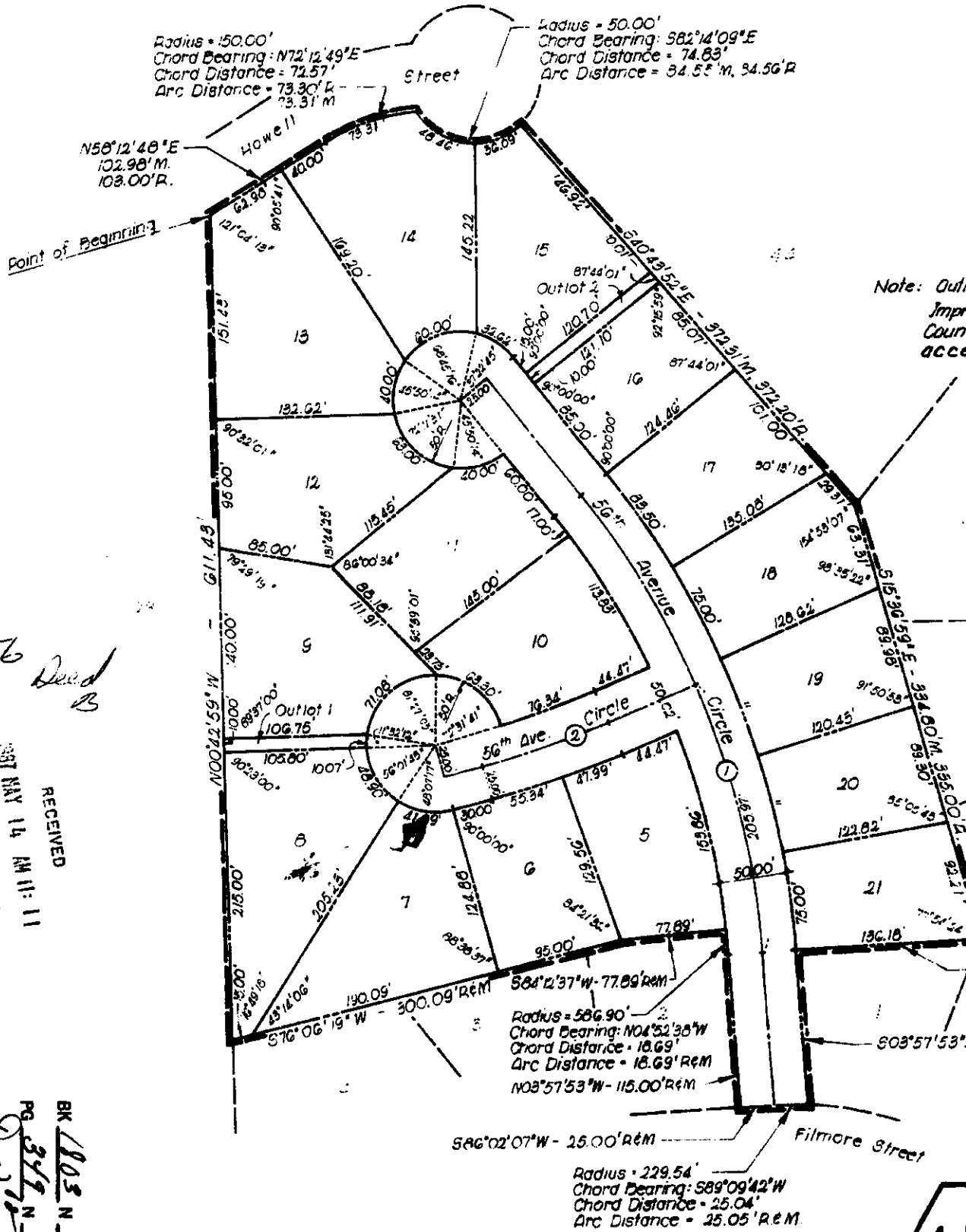


828-107

RAVEN HEIGHTS

# RAVEN HEIGHTS

Lots 5 thru 21 Inclusive and Outlots 1 & 2  
 Being A Replatting Of Part Of Lot 36, Block 2, Raven  
 Oaks, A Subdivision As Surveyed, Platted And Recorded  
 In Douglas County, Nebraska.



Note: Outlot  
 Improv  
 Court  
 access

5-456 *Rec'd B*  
 RECEIVED  
 1987 MAY 14 AM 11:11  
 GEORGE J. HICHERTZ  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NEBR.

### CENTERLINE CURVE DATA

1. $\Delta = 34^{\circ}30'00''$	2. $\Delta = 8^{\circ}00'00''$
C = 9.36359	C = 8.01306
T = 190.00'	T = 50.00'
L = 368.45'	L = 99.84'
R = 611.90'	R = 715.03'

BK 1805 N  
 PG 349 N  
 91-521  
 OF *Rec'd B*  
 COMP  
 FILE DF-3  
 C/O



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that iron pipes or permanent marks have been set at all corners of said boundary and that a bond will be posted with the City of Omaha to insure that iron pipes or permanent marks will be set at all lot corners, angle points and at the ends of all curves of said subdivision to be known as Raven Heights, Lots 5 thru 21 inclusive, an Outlots 1 and 2, being a replatting of that part of Lot 36, Block 2, Raven Oaks, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: beginning at the NW corner of said Lot 36; thence N58°12'48"E (assumed bearing) on the northerly line of said Lot 36 a distance of 102.96 feet; thence northeasterly on the northerly line of said Lot 36 on a 150.00 foot radius curve to the right, chord bearing N72°12'49"E, chord distance of 72.57 feet, an arc distance of 73.31 feet; thence southeasterly on the northerly line of said Lot 36 on a 50.00 foot radius curve to the left, chord bearing S82°14'09"E, chord distance of 74.83 feet, an arc distance of 84.55 feet to the most northeasterly corner of said Lot 36; thence S40°43'52"E on the easterly line of said Lot 36 a distance of 372.31 feet; thence S15°36'59"E on the easterly line of said Lot 36 a distance of 334.80 feet to the northeast corner of Lot 1, Raven Heights, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; thence S86°28'37"W on the northerly line of said Lot 1, a distance of 136.18 feet to the NW corner of said Lot 1; thence S03°57'53"E on the westerly line of said Lot 1 a distance of 116.37 feet to the southerly line of said Lot 36; thence southwesterly on the southerly line of said Lot 36 on a 229.54 foot radius curve to the left, chord bearing S89°09'42"W, chord distance of 25.04 feet, an arc distance of 25.05 feet to a point of tangency; thence N86°02'07"E on the southerly line of said Lot 36, a distance of 115.00 feet to a point of curve; thence northwesterly on the easterly line of said Lot 2, Raven Heights, on a 586.90 foot radius curve to the left, chord bearing N04°52'38"W, chord distance 18.69 feet, an arc distance of 18.69 feet to the NE corner of said Lot 2, Raven Heights; thence westerly on the northerly lines of Lots 2 thru 4 said Raven Heights, on the following described courses; thence S84°12'37"W, 77.89 feet; thence S76°06'19"W, 300.09 feet to the NW corner of said Lot 4; said corner also being on the west line of said Lot 36; thence N00°42'59"W on the west line of said Lot 36 a distance of 611.41 feet; to the point of beginning.

DATE July 20, 1986

James W. Plutze  
REGISTERED LAND SURVEYOR L.S. 508

DEDICATION

Know all men by these presents; that we, Weinershagen Brothers, Inc., a Missouri Corporation being the Owners, of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into streets and lots to be named and numbered as shown, said subdivision to be hereafter known as Raven Heights, and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do further grant a perpetual easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew cables for the carrying and transmission of electric current for light, heat, and power for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across, a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the Owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Ralph Weinershagen  
WEINERSHAGEN BROTHERS, INC.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF Douglas

On this 21st day of August, 1986, before me, a Notary Public, duly commissioned and qualified in and for said county, appeared Ralph Weinershagen who is personally known by me to be the Vice President of Weinershagen Brothers, Inc., and he did acknowledge his execution of the foregoing dedication to be his voluntary act and deed, and the voluntary act and deed of said corporation.

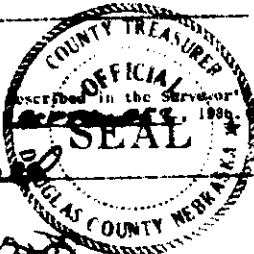
MY COMMISSION EXPIRES: June 27, 1987

James W. Plutze  
NOTARY PUBLIC

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 this 12th day of August, 1986.

James W. Plutze  
COUNTY TREASURER



APPROVAL OF CITY ENGINEER

I hereby approve the plat of Raven Heights on this 6th day of October, 1986.

Ray P. Lehmann  
CITY ENGINEER

I hereby certify that adequate provisions have been made for compliance with Chapter 55 of the Omaha Municipal Code.

DATE May 12, 1987

Ray P. Lehmann  
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

This plat of Raven Heights was approved by the City Planning Board of the City of Omaha this 8th day of October, 1986.

Michael D. Jolley  
CHAIRMAN

APPROVAL OF OMAHA CITY COUNCIL

This plat of Raven Heights was approved and accepted by the City Council of Omaha this 17th day of March, 1987.

Bernie Levin  
MAYOR

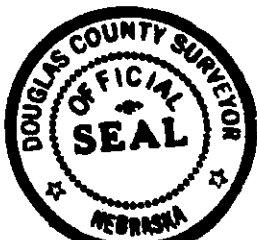
Steve H. Jansack  
PRESIDENT

Manfred J. ...  
CITY CLERK

REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Raven Heights was reviewed by the Douglas County Surveyor's Office this 16th day of SEPTEMBER, 1986.

James W. Plutze  
DOUGLAS COUNTY SURVEYOR



SCALE 1" = 60'  
DATE JULY 20, 1986  
DRAWN BY RGH  
CHECKED BY JDW  
REVISION

RAVEN HEIGHTS

FINAL PLAT

THOMPSON, DUNSMON & DORNER  
Consulting Engineers & Land Surveyors



S



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that...

DATE July 23, 1986

James D. Warner, Registered Land Surveyor

DEDICATION

Outlots 1 & 2 are dedicated to Sanitary Improvement District No. 142, Douglas County, for public use as pedestrian access.

Know all men by these presents; that we, Weinershagen Brothers, Inc., a Missouri corporation...

Ralph Weinershagen, Weinershagen Brothers, Inc.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA, COUNTY OF Douglas

On this 21st day of August, 1986, before me, a Notary Public, duly commissioned...

MY COMMISSION EXPIRES: June 27, 1987

Notary Public

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes, due or delinquent, against the subdivision...

County Treasurer

APPROVAL OF CITY ENGINEER

hereby approve the plat of Raven Heights on this 6th day of October, 1986

City Engineer

I hereby certify that adequate provision have been made for compliance with Chapter 21-116 of the City Ordinance...

DATE May 12, 1987

City Engineer

APPROVAL OF CITY PLANNING BOARD

This plat of Raven Heights was approved by the City Planning Board of the City of Omaha on October 1, 1986.

City Planning Board

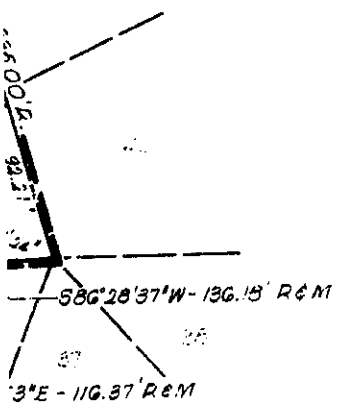
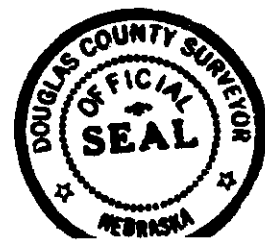
APPROVAL OF OMAHA CITY COUNCIL

This plat of Raven Heights was approved and accepted by the City Council of Omaha on March 1987.

Mayor Bernie Soren

REVIEW BY DOUGLAS COUNTY SURVEYOR

This plat of Raven Heights was reviewed by the Douglas County Surveyor on SEPTEMBER, 1986.



R = Recorded Dimension, M = Measured Dimension

