



MISC 2007105562



SEP 14 2007 14:49 P 7

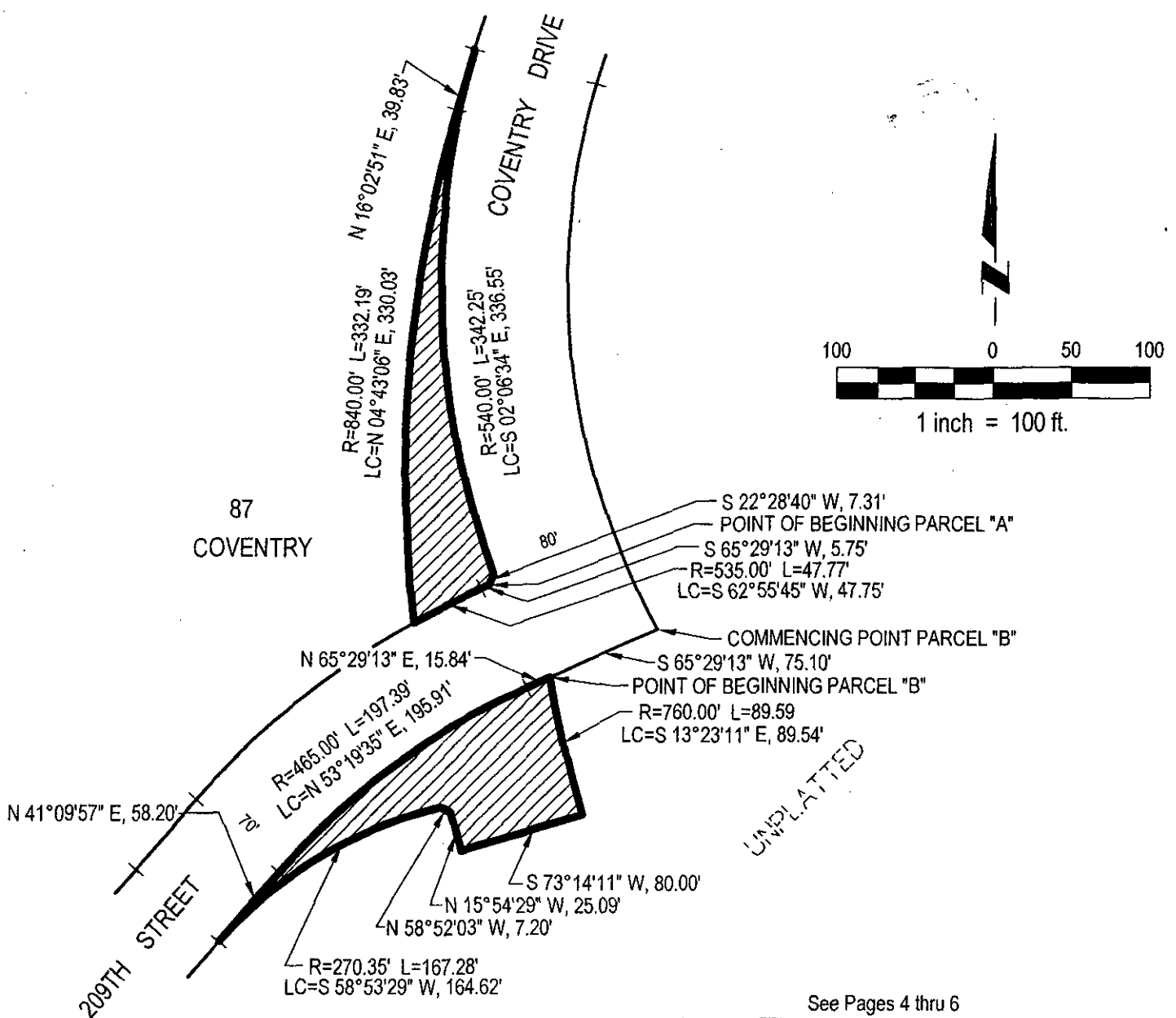
MISC 3600 02-68150  
7 12-14-10 C/D COMP  
B 2 DEL SCAN FV

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/14/2007 14:49:02.67  
2007105562

### PLAT AND DEDICATION FOR STREET WIDENING

DEDICATION: KNOW THAT ALL PERSONS BY THESE PRESENTS: That I/we the undersigned See Pages 4 thru 6, sole owners of the irregular strip of land described below and embraced within the above plat and shown as additional right of way for 209th Street and Coventry Drive hereby dedicate to the public for public use the said irregular strip for street purposes to be hereafter known as 209th Street and Coventry Drive.

LEGAL DESCRIPTION: SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION



Acknowledgement by individual  
State of Nebraska )  
                          ) S.S.  
County of Douglas )

See Pages 4 thru 6  
Owner

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me a Notary Public, duly qualified and commissioned in and for said County and State, personally appeared \_\_\_\_\_, who (are) (is) personally known to me to be the identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed.

SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION  
SEE SHEETS 3 THRU 6 FOR SIGNATURES  
P2004.277.001

Notary Public

wac 5-11-07

# PLAT AND DEDICATION FOR STREET WIDENING

## LEGAL DESCRIPTION

### PARCEL "A"

Part of Lot 87, Coventry, a subdivision located in Section 12, Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Westerly right-of-way line of Coventry Drive, and the Westerly right-of-way line of 209th Street, said point also being on the Easterly line of said Lot 87, Coventry; thence S65°29'13"W (assumed bearing) along said Westerly right-of-way line of 209th Street, said line also being the Easterly line of said Lot 87, Coventry, a distance of 5.75 feet; thence Southwesterly along said Westerly right-of-way line of 209th Street, said line also being said Easterly line of Lot 87, Coventry on a curve to the left with a radius of 535.00 feet, a distance of 47.77 feet, said curve having a long chord which bears S62°55'45"W, a distance of 47.75 feet; thence Northeasterly on a curve to the right with a radius of 840.00 feet, a distance of 332.19 feet, said curve having a long chord which bears N04°43'06"E, a distance of 330.03 feet; thence N16°02'51"E, a distance of 39.83 feet to a point on said Westerly right-of-way line of Coventry Drive, said line also being said Easterly line of Lot 87, Coventry; thence Southeasterly along said Westerly right-of-way line of Coventry Drive, said line also being said Easterly line of Lot 87, Coventry on a curve to the left with a radius of 540.00 feet, a distance of 342.25 feet, said curve having a long chord which bears S 02°06'34" E, a distance of 336.55 feet; thence S 22°28'40" W along said Westerly right-of-way line of Coventry Drive, said line also being said Easterly line of Lot 87, Coventry, a distance of 7.31 feet to the point of beginning.

Said tract of land contains an area of 7,632 square feet or 0.175 acres, more or less.

and also together with;

### PARCEL "B"

A tract of land located in the SE 1/4 of Section 12, Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the Easterly right-of-way line of Coventry Drive, and the Easterly right-of-way line of 209th Street; thence S65°29'13"W (assumed bearing) along said Easterly right-of-way line of 209th Street, a distance of 75.10 feet to the point of beginning; thence Southeasterly on a curve to the left with a radius of 760.00 feet, a distance of 89.59 feet, said curve having a long chord which bears S13°23'11"E, a distance of 89.54 feet; thence S73°14'11"W, a distance of 80.00 feet; thence N15°54'29"W, a distance of 25.09 feet; thence N58°52'03"W, a distance of 7.20 feet; thence Southwesterly on a curve to the left with a radius of 270.35 feet, a distance of 167.28 feet, said curve having a long chord which bears S58°53'29"W, a distance of 164.62 feet to a point on said Easterly right-of-way line of 209th Street; thence Northeasterly along said Easterly right-of-way line of 209th Street on the following described courses; thence N41°09'57"E, a distance of 58.20 feet; thence Northeasterly on a curve to the right with a radius of 465.00 feet, a distance of 197.39 feet, said curve having a long chord which bears N53°19'35"E, a distance of 195.91 feet; thence N65°29'13"E, a distance of 15.84 feet to the point of beginning.

Said tract of land contains an area of 9,472 square feet or 0.217 acres, more or less.

PLAT AND DEDICATION FOR STREET WIDENING

MORTGAGE RELEASE: That \_\_\_\_\_ Mortgage(s) under Mortgage dated \_\_\_\_\_ day of \_\_\_\_\_, recorded at \_\_\_\_\_ Book No. \_\_\_\_\_, Page No. \_\_\_\_\_, Mortgage Records, Douglas County, Nebraska covering \_\_\_\_\_ foot of land above described hereby consent to and approve of plat and dedication and release from said mortgage the \_\_\_\_\_ foot strip dedicated for street purposes without prejudice to the lien of mortgage on the remaining estate.

\_\_\_\_\_  
Mortgage

State of Nebraska )  
                          ) S.S.  
County of Douglas )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me a Notary Public duly qualified and commissioned in and for said county, personally appeared \_\_\_\_\_ who (are)(is) personally known to me to be identical person(s) whose name(s) are affixed to the foregoing instrument and they acknowledged the signing of the same to be their voluntary act and deed, and who is duly authorized to sign same.

\_\_\_\_\_  
Notary Public

State of Nebraska )  
                          ) S.S.  
County of Douglas )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said county, personally came \_\_\_\_\_ who (are)(is) personally known to be the identical person whose name is affixed to the above dedication, and he acknowledged the execution thereof to be his voluntary act and deed as such officer, and the voluntary act and deed of said entity,

Witness my hand and notorial seal at \_\_\_\_\_, in said county, the day and year last above written.

\_\_\_\_\_  
Notary Public

Approvals: Above plat and dedication recommended for approval by:

City Engineer Charles Keijuk Date 8/20/07  
Planning Director Stewart Date 7-30-07

This plat and dedication approved and accepted by the City Council of the CITY OF OMAHA this 11<sup>th</sup> day of September 2007.

ATTEST Buster Brown ACTING Mayor Dan Quinn  
City Clerk

President, City Council Dan Quinn

I hereby certify that the foregoing is a true and correct copy of the original document now on file in the City Clerk's Office.

Buster Brown  
Buster Brown, City Clerk, City of Omaha

SEE SHEET 1 OF 6 FOR DRAWING  
SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION  
SEE SHEETS 3 THRU 6 FOR SIGNATURES  
P2004.277.001

PLAT AND DEDICATION FOR STREET WIDENING

AVG-CFM COVENTRY CORPORATE CAMPUS, LLC

By: [Signature]  
Arnold Schlesinger, Member

By: [Signature]  
D. Gregory Scott, Member

By: [Signature]  
Joseph Forest Carter, Managing Member

Acknowledgement of Notary

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The forgoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
by Arnold Schlesinger, member of AVG-CFM COVENTRY CORPORATE CAMPUS, LLC, who acknowledged the same to be  
his voluntary act and deed on behalf of said entity.

\_\_\_\_\_  
Notary

Acknowledgement of Notary

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The forgoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
by D. Gregory Scott, member of AVG-CFM COVENTRY CORPORATE CAMPUS, LLC, who acknowledged the same to be his  
voluntary act and deed on behalf of said entity.

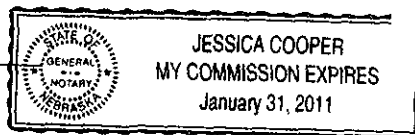
\_\_\_\_\_  
Notary

Acknowledgement of Notary

STATE OF Nebraska )  
 ) ss.  
COUNTY OF Douglas )

The forgoing instrument was acknowledged before me on this 18th day of May, 2007  
by Joseph Forest Carter, Managing Member of AVG-CFM COVENTRY CORPORATE CAMPUS, LLC, who acknowledged the  
same to be his voluntary act and deed on behalf of said entity.

[Signature]  
Notary



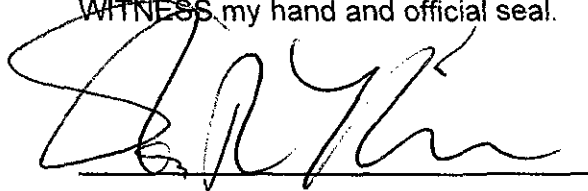
SEE SHEET 1 OF 6 FOR DRAWING  
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

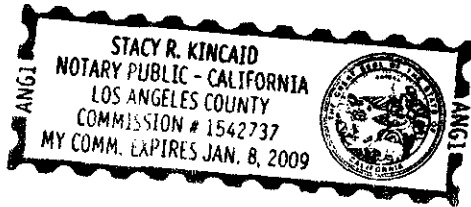
STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On May 29, 2007, before me, STACY R. KINCAID, Notary Public – California, personally appeared **ARNOLD SCHLESINGER** personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



STACY R. KINCAID  
Notary Public #1542737  
In and for State of California



MY COMMISSION EXPIRES: JAN 8, 2009

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

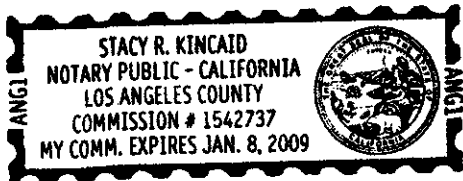
STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On May 29, 2007, before me, STACY R. KINCAID, Notary Public – California, personally appeared D. GREGORY SCOTT personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



STACY R. KINCAID  
Notary Public #1542737  
In and for State of California



MY COMMISSION EXPIRES: JAN 8, 2009

*Plat/ zoning*

No. 110

Plat and Dedication of two irregular land parcels totaling 0.392 acres at 209<sup>th</sup> Street and Coventry Drive.

(Outside City)

P:\PLNS\15855\pjm.doc

RECEIVED  
Presented to Council:  
SEP 11 2007-Approved 7-0  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Buster Brown**  
City Clerk