

DEED 2014086574

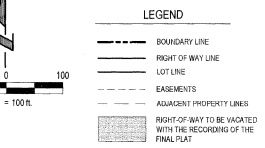
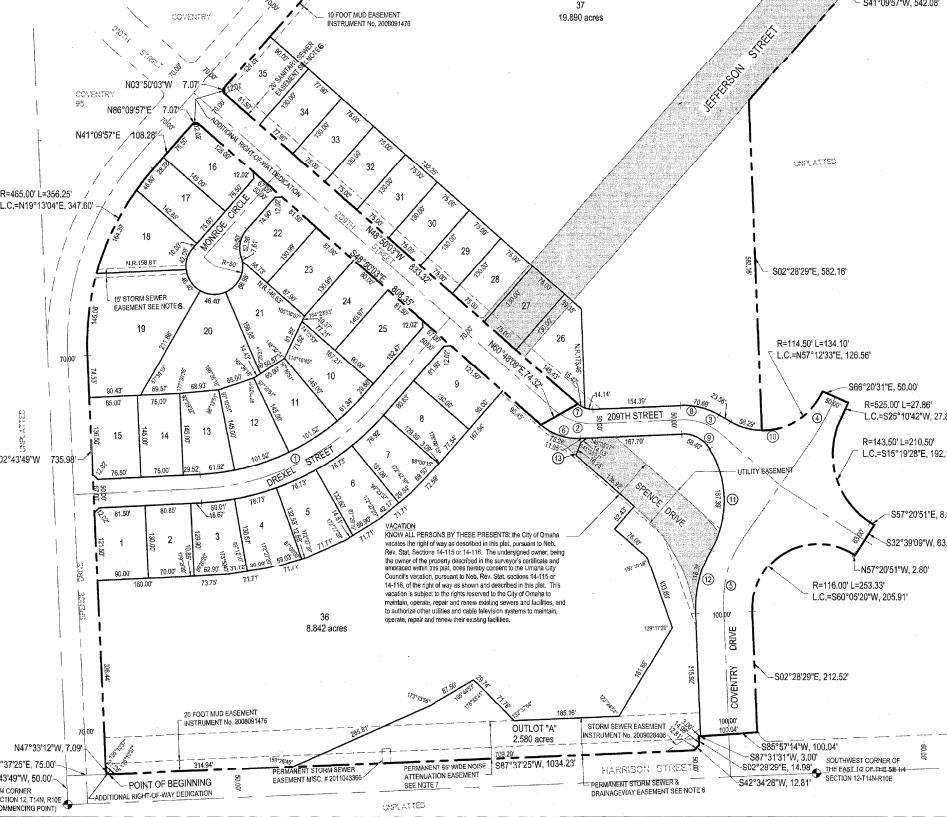
NOV 06 2014 10:30 P 10

Record: JANE L. BATTISTO
Instrument: 2014086574
Date: 11/06/2014

CENTER-CURVE TABLE				
Curve	RADIUS	LENGTH	TANGENT	DELTA
1	430.00'	348.01'	162.80'	48° 09' 14"
2	100.00'	63.95'	32.79'	36° 17' 51"
3	100.00'	78.17'	40.04'	43° 38' 26"
4	500.00'	98.75'	49.53'	11° 19' 59"
5	200.00'	130.72'	67.79'	37° 29' 53"

R.O.W. CURVE TABLE				
Curve	RADIUS	LENGTH	TANGENT	DELTA
6	98.81'	78.26'	39.59'	43° 39' 26"
7	38.91'	19.42'	7.87'	22° 40' 39"
8	125.00'	70.69'	36.32'	32° 24' 14"
9	55.00'	55.40'	32.29'	60° 50' 19"
10	114.50'	192.39'	127.77'	96° 18' 17"
11	175.17'	167.39'	103.71'	61° 04' 58"
12	212.50'	118.39'	60.78'	31° 59' 17"
13	125.00'	72.1'	3.61'	3° 18' 23"

VACATION KNOW ALL PERSONS BY THESE PRESENTS: The City of Omaha vacates the right of way as described in this plat, pursuant to Neb. Stat. Section 14-115 (4) & 14-116. The undersigned owner, being the owner of the property described in the survey's certificate and entered within this plat, does hereby consent to the Omaha City Council's vacation, pursuant to Neb. Stat. Section 14-115 (4) & 14-116, of the right of way as shown and described in this plat.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JEFFERSON MANAGER OF COVENTRY RIDGE, LLC, THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBARRASSED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SURVEYING TO BE HEREAFTER KNOWN AS COVENTRY RIDGE, LOTS TO BE NUMBERED AND NAMED AS SHOWN, AND WE DO HEREBY REQUEST AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, ALLEYS AND ROADS, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTUMLINE COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBMITTED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL NATURE INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT WIDE STRIP OF LAND MEASURING 10 FEET IN WIDTH AND 10 FEET IN DEPTH FROM THE CENTER LINE OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE TOP OF WHICH LOTS IS HEREBY DEFINED AS THESE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SUBMITTED, PLATTED AND RECORDED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW WIRES, POLES, HYDRAULIC AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL CURVE-TO-CURVE STREETS, NOW OR HEREAFTER BUILT, BUT THE SAME MAY BE USED FOR GASOLINE, LAUNDRYING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

Debra J. Calkins 10-25-13
JEFFERSON MANAGER

APPROVAL OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 25th day of October, 2013, before me, the undersigned, a Notary Public in and for said County, personally came JEFFERSON MANAGER OF COVENTRY RIDGE, LLC, who is personally known to be the identical person whose name is affixed to the dedication on this plat and acknowledged the same to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.
Mandy M. Anderson
NOTARY PUBLIC

OMAHA CITY COUNCIL ACCEPTANCE
THIS PLAT OF COVENTRY RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA

John Stuchek April 8, 2014
MAYOR

Bradley Poon
CITY CLERK

NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE PARALLEL TO CURVED STREETS UNLESS SHOWN AS NONPARALLEL.
- A PERMANENT STORM SEWER AND DRAINAGE EASEMENT SHALL BE GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A", VIA SEPARATE RECORDING INSTRUMENT.
- THE CHANGERS FOR SIDEWALKS ON CURVED LOTS ARE SET AT 10.0 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES UNLESS SHOWN OTHERWISE. ALL LINES HAVE 90° ANGLE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET, SPENCE DRIVE AND COVENTRY DRIVE FROM ANY LOTS ABUTTING SAID STREETS.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE COVERED BY A SEPARATE DOCUMENT.
- A 10' VISION ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG HARRISON STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOL DECKS, SWING SETS, PLAYGROUNDIS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A OBSTACLES TO THE VIEW OF PERSONS AS FAR AWAY FROM THE INTERSECTION OF HARRISON STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

COVENTRY RIDGE

LOTS 1 THRU 37 INCLUSIVE & OUTLOT "A"
A TRACT OF LAND LOCATED IN ALL OF LOT 94, COVENTRY, A SUBDIVISION LOCATED IN SECTION 12, ALL OF LOT 94, COVENTRY, ALL OF JEFFERSON STREET, PART OF SPENCE DRIVE, PART OF THE SE 1/4 OF SAID SECTION 12, AND PART OF THE SW 1/4 OF SAID SECTION 12, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE 6TH P.M. MERIDIAN, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN ALL OF LOT 94, COVENTRY, A SUBDIVISION LOCATED IN SECTION 12, ALL OF LOT 94, COVENTRY, ALL OF JEFFERSON STREET, PART OF SPENCE DRIVE, PART OF THE SE 1/4 OF SAID SECTION 12, AND PART OF THE SW 1/4 OF SAID SECTION 12, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE 6TH P.M. MERIDIAN, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW 1/4 OF THE SE 1/4 CORNER SECTION 12; THENCE N2°28'30"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE 1/4 OF SECTION 12, A DISTANCE OF 50.00 FEET; THENCE N0°37'29"E, A DISTANCE OF 71.81 FEET TO THE POINT OF INTERSECTION BETWEEN THE EAST RIGHT-OF-WAY LINE OF 20TH STREET AND THE NORTH BENT OF WAY LINE OF HARRISON STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 94, COVENTRY; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE OF SAID LOT 94, COVENTRY; SAID LINE ALSO BEING EAST RIGHT-OF-WAY LINE OF 20TH STREET ON THE FOLLOWING FOUR (4) COURSES; THENCE N41°31'12"W, A DISTANCE OF 7.00 FEET; THENCE N02°42'47"W, A DISTANCE OF 73.58 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 26.00 FEET, A DISTANCE OF 26.00 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N07°13'56"E, A DISTANCE OF 32.86 FEET; THENCE N41°09'57"E, A DISTANCE OF 108.28 FEET TO THE POINT OF INTERSECTION BETWEEN SAID EASTERN RIGHT-OF-WAY LINE OF 20TH STREET AND THE SOUTHERN RIGHT-OF-WAY LINE OF SPENCE DRIVE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 94, COVENTRY, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE ON THE FOLLOWING TWO (2) COURSES; THENCE N41°09'57"E, A DISTANCE OF 433.25 FEET; THENCE N2°28'30"W, A DISTANCE OF 7.00 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE AND THE EASTERN RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 94, COVENTRY, SAID LINE ALSO BEING SAID EASTERN RIGHT-OF-WAY LINE OF WASHINGTON STREET ON THE FOLLOWING THREE (3) COURSES; THENCE N41°09'57"E, A DISTANCE OF 113.27 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 107.28 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°42'47"W, A DISTANCE OF 144.50 FEET; THENCE S02°42'47"W, A DISTANCE OF 27.86 FEET TO A POINT ALONG THE SOUTHERLY LINE OF SAID LOT 94, COVENTRY; SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE; THENCE ALONG SAID SOUTHERLY LINE OF LOT 94, COVENTRY, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE ON THE FOLLOWING TWO (2) COURSES; THENCE N41°09'57"E, A DISTANCE OF 433.25 FEET; THENCE N2°28'30"W, A DISTANCE OF 7.00 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE AND THE EASTERN RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 94, COVENTRY, SAID LINE ALSO BEING SAID EASTERN RIGHT-OF-WAY LINE OF WASHINGTON STREET ON THE FOLLOWING THREE (3) COURSES; THENCE N41°09'57"E, A DISTANCE OF 113.27 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 107.28 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°42'47"W, A DISTANCE OF 144.50 FEET; THENCE S02°42'47"W, A DISTANCE OF 27.86 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY HARRISON STREET; THENCE S02°42'47"W, A DISTANCE OF 27.86 FEET TO THE POINT OF INTERSECTION BETWEEN SAID EASTERN RIGHT-OF-WAY LINE OF WASHINGTON STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COVENTRY DRIVE; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 94, COVENTRY, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF COVENTRY DRIVE ON THE FOLLOWING FOUR (4) COURSES; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET, A DISTANCE OF 25.99 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°42'47"E, A DISTANCE OF 25.99 FEET; THENCE S02°42'47"E, A DISTANCE OF 10.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 80.00 FEET, A DISTANCE OF 45.78 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°42'47"E, A DISTANCE OF 45.78 FEET; THENCE S02°42'47"E, A DISTANCE OF 18.72 FEET TO THE POINT OF INTERSECTION BETWEEN SAID SOUTHERLY RIGHT-OF-WAY LINE OF COVENTRY DRIVE AND THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON DRIVE; THENCE S41°09'57"W ALONG THE EASTERN RIGHT-OF-WAY LINE OF JEFFERSON DRIVE, A DISTANCE OF 542.93 FEET; THENCE S02°28'29"E, A DISTANCE OF 582.10 FEET; THENCE ON A CURVE TO THE LEFT WITH AN RADIUS OF 145.00 FEET, A DISTANCE OF 114.50 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N07°13'56"E, A DISTANCE OF 128.67 FEET; THENCE S02°28'29"E, A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 27.86 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S02°10'47"W, A DISTANCE OF 27.86 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 145.00 FEET, A DISTANCE OF 270.00 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S11°12'28"E, A DISTANCE OF 192.13 FEET; THENCE S02°28'29"E, A DISTANCE OF 5.98 FEET; THENCE S02°28'30"W, A DISTANCE OF 62.00 FEET; THENCE N02°28'30"W, A DISTANCE OF 2.80 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 194.00 FEET, A DISTANCE OF 203.33 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S04°02'50"W, A DISTANCE OF 209.81 FEET; THENCE S02°28'29"E, A DISTANCE OF 212.50 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY HARRISON STREET; THENCE S02°28'29"E, A DISTANCE OF 3.00 FEET; THENCE S02°28'29"E, A DISTANCE OF 14.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 94, COVENTRY; THENCE ALONG THE SOUTH LINE OF SAID LOT 94, COVENTRY, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET ON THE FOLLOWING FOUR (4) COURSES; THENCE S02°28'29"E, A DISTANCE OF 3.00 FEET; THENCE S02°28'29"E, A DISTANCE OF 14.98 FEET; THENCE S02°28'29"E, A DISTANCE OF 12.81 FEET; THENCE S02°28'29"E, A DISTANCE OF 104.63 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS APPROXIMATELY 10,000 SQUARE FEET OR 40 ACRES, MORE OR LESS.

E. J. Schaben 10-14-2013
CHAIRMAN OF CITY PLANNING BOARD

R. S. J. Lamm 10-20-2013
CHAIRMAN OF CITY PLANNING BOARD

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 EMBARRASSED IN THIS PLAT AS SHOWN IN THE RECORDS OF THIS OFFICE.

Susan Bernhardt 8-26-14
COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA
I HEREBY APPROVE THIS PLAT OF COVENTRY RIDGE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS

Wood Dyer 10/30/13
CITY ENGINEER

Nov 6, 2014
CITY ENGINEER

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF COVENTRY RIDGE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

10/2/13
DOUGLAS COUNTY ENGINEER

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

E&A
Engineering Answers

300 North 17th Street, Omaha, NE 68104
Phone: 402.693.0200 Fax: 402.693.0599
www.eandagroup.com

COVENTRY RIDGE
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

DOUGLAS COUNTY, NEBRASKA

PLAT NO. 2014-086574

Created By: [Signature]

Checked By: [Signature]

Drawn By: [Signature]

Scale: [Signature]

Sheet: [Signature]

Revisions:

No.	Date	Description