



DEED 2007023529



MAR 02 2007 11:15 P 13

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/2/2007 11:15:23.44



2007023529

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SENE
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NE SE
SE SE
NE NW
SE NW } 12-14-10

COVENTRY

LOTS 1 THRU 90 INCLUSIVE AND OUTLOTS "A" AND "B"

Being a platting of part of the NE 1/4 of Section 12; part of the SE 1/4 of said Section 12; and part of the East 1/2 of the NW 1/4 of said Section 12; all located in Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that permanent monuments have been placed on the boundary of the within plat and that a bond has been furnished to the City of Omaha to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in COVENTRY (lots numbered as shown), being a platting of part of the NE 1/4 of Section 12; part of the SE 1/4 of said Section 12; and part of the East 1/2 of the NW 1/4 of said Section 12; all located in Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said NE 1/4 of Section 12; thence S02°43'50"E (as met bearing) along the West line of said NE 1/4 of Section 12, a distance of 40.00 feet to a point on the South right-of-way line of "Q" Street, said point also being the Point of Beginning; thence N88°00'59"E along said South right-of-way line of "Q" Street, a distance of 1064.58 feet; thence N87°44'51"E along said South right-of-way line of "Q" Street, a distance of 461.21 feet; thence S02°16'09"E, a distance of 350.00 feet; thence S87°44'51"W, a distance of 50.87 feet; thence Westerly on a curve to the right with a radius of 802.97 feet, a distance of 172.34 feet, said curve having a long chord which bears N83°49'36"W, a distance of 176.71 feet; thence S60°51'34"W, a distance of 7.20 feet; thence Southerly on a curve to the right with a radius of 945.72 feet, a distance of 140.48 feet, said curve having a long chord which bears S21°17'22"W, a distance of 140.36 feet; thence S25°32'42"W, a distance of 154.76 feet; thence Southerly on a curve to the right with a radius of 200.00 feet, a distance of 54.94 feet, said curve having a long chord which bears S33°24'55"W, a distance of 54.77 feet; thence S25°32'42"W, a distance of 180.19 feet; thence Southerly on a curve to the left with a radius of 765.00 feet, a distance of 342.57 feet, said curve having a long chord which bears S12°42'39"W, a distance of 339.71 feet; thence Southerly on a curve to the left with a radius of 465.55 feet, a distance of 431.12 feet, said curve having a long chord which bears S26°38'29"E, a distance of 415.88 feet; thence Southerly on a curve to the right with a radius of 335.00 feet, a distance of 356.11 feet, said curve having a long chord which bears S22°43'04"E, a distance of 339.58 feet; thence S07°44'06"W, a distance of 23.80 feet; thence S35°18'38"E, a distance of 7.31 feet; thence Easterly on a curve to the right with a radius of 550.00 feet, a distance of 184.98 feet, said curve having a long chord which bears S68°27'37"E, a distance of 184.11 feet; thence S68°49'31"E, a distance of 11.65 feet; thence N31°10'29"E, a distance of 145.00 feet; thence N77°38'37"E, a distance of 137.93 feet; thence S58°49'31"E, a distance of 170.00 feet; thence N31°10'29"E, a distance of 150.00 feet; thence S58°49'31"E, a distance of 410.00 feet; thence S31°10'29"W, a distance of 390.10 feet; thence S58°49'31"E, a distance of 132.52 feet; thence N31°10'29"E, a distance of 202.05 feet; thence N53°14'37"E, a distance of 123.96 feet; thence N87°37'25"E, a distance of 215.00 feet; thence S02°22'35"E, a distance of 350.16 feet; thence N87°28'15"E, a distance of 66.23 feet; thence N40°32'41"E, a distance of 40.98 feet to a point on the Westerly right-of-way line of 204th Street; thence S06°22'53"E along said Westerly right-of-way line of 204th Street, a distance of 80.11 feet; thence S04°32'29"W along said Westerly right-of-way line of 204th Street, a distance of 80.38 feet; thence N43°59'38"W, a distance of 39.73 feet; thence S87°28'15"W, a distance of 188.10 feet; thence Westerly on a curve to the right with a radius of 550.00 feet, a distance of 323.54 feet, said curve having a long chord which bears N75°40'38"W, a distance of 318.89 feet; thence N58°49'31"W, a distance of 243.35 feet; thence S31°10'29"W, a distance of 260.00 feet; thence N58°49'31"W, a distance of 290.00 feet; thence S31°10'29"W, a distance of 80.19 feet; thence Southerly on a curve to the left with a radius of 460.00 feet, a distance of 182.12 feet, said curve having a long chord which bears S01°08'57"W, a distance of 460.36 feet; thence S65°29'13"W, a distance of 90.94 feet; thence Southerly on a curve to the left with a radius of 465.00 feet, a distance of 187.39 feet, said curve having a long chord which bears S53°19'35"W, a distance of 195.91 feet; thence S41°09'57"W, a distance of 594.28 feet; thence N48°50'03"W, a distance of 825.94 feet; thence Westerly on a curve to the right with a radius of 632.50 feet, a distance of 160.74 feet, said curve having a long chord which bears S64°38'00"W, a distance of 180.31 feet to a point on the Westerly line of the SE 1/4 of said Section 12; thence N02°43'49"W along said Westerly line of the SE 1/4 of Section 12, a distance of 452.71 feet to the Northwest corner of said SE 1/4 of Section 12; thence S87°28'35"W along the South line of the NW 1/4 of said Section 12, a distance of 780.87 feet; thence Northerly on a curve to the right with a radius of 632.50 feet, a distance of 168.05 feet, said curve having a long chord which bears N08°14'51"W, a distance of 167.56 feet; thence N01°38'10"W, a distance of 401.13 feet; thence Northerly on a curve to the right with a radius of 1096.66 feet, a distance of 493.83 feet, said curve having a long chord which bears N11°15'52"E, a distance of 489.87 feet; thence N24°09'53"E, a distance of 401.51 feet; thence N21°07'05"E, a distance of 49.05 feet; thence Northerly on a curve to the left with a radius of 80.00 feet, a distance of 13.17 feet, said curve having a long chord which bears N18°24'12"E, a distance of 13.15 feet; thence Northerly on a curve to the right with a radius of 132.00 feet, a distance of 57.49 feet, said curve having a long chord which bears N24°09'53"E, a distance of 57.03 feet; thence Northerly on a curve to the left with a radius of 80.00 feet, a distance of 13.17 feet, said curve having a long chord which bears N31°55'34"E, a distance of 13.15 feet; thence N27°12'41"E, a distance of 49.05 feet; thence N24°09'53"E, a distance of 657.98 feet; thence Northerly on a curve to the left with a radius of 967.50 feet, a distance of 139.13 feet, said curve having a long chord which bears N20°02'42"E, a distance of 139.01 feet; thence Northerly on a curve to the left with a radius of 261.79 feet, a distance of 49.85 feet, said curve having a long chord which bears N10°28'13"E, a distance of 49.77 feet; thence N05°00'54"E, a distance of 31.79 feet; thence Northerly on a curve to the right with a radius of 923.19 feet, a distance of 49.99 feet, said curve having a long chord which bears N06°33'58"E, a distance of 49.96 feet; thence Northerly on a curve to the left with a radius of 957.50 feet, a distance of 173.30 feet, said curve having a long chord which bears N02°55'56"E, a distance of 173.06 feet; thence N02°15'08"W, a distance of 20.10 feet to a point on said Southerly right-of-way line of "Q" Street; thence N67°45'05"E along said Southerly right-of-way line of "Q" Street, a distance of 17.83 feet to the point of beginning.

Said tract of land contains an area of 5,892,502 square feet or 135.273 acres, more or less.

Robert Clark, LS-419

Date:

SEPT. 20, 2006

LS-419



COV

LOTS 1 THRU 90 INCL

Being a platting of part of the
Section 12; and part of the Ea
located in Township 14 North
Nebraska

DEDICATION

AVG-CFM Coventry Estates, LLC,

Know all men by these presents that we, AVG-CFM 204Q, LLC and AVG-CFM Coventry Corporate Campus, LLC, owners of the property described in the Certification of Survey and embraced within the plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as COVENTRY (lots to be numbered as shown), and we do hereby ratify 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, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting 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-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, 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 pipelines, hydrants 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 cul-de-sac streets. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. No permanent buildings or retaining 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.

AVG-CFM 204Q, LLC

Joseph Forest Carter
Joseph Forest Carter, managing member

AVG-CFM Coventry Corporate Campus, LLC

Joseph Forest Carter
Joseph Forest Carter, managing member

AVG-CFM Coventry Estates, LLC

Joseph Forest Carter
Joseph Forest Carter, managing member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 20th day of SEPTEMBER, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Joseph Forest Carter, managing member of AVG-CFM 204Q, 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 as such officer of said LLC.

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

Notary Public



SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey monuments have been placed on the boundary of all curves in COVENTRY (lots numbered of the SE 1/4 of said Section 12; and part of the 14 North, Range 10 East of the 6th P.M., Dou

Commencing at the Northwest corner of said 1 the West line of said NE 1/4 of Section 12, a c Street, said point also being the Point of Begin Street, a distance of 1064.58 feet; thence N87 of 481.21 feet; thence S02°15'08"E, a distance Westerly on a curve to the right with a radius chord which bears N83°49'36"W, a distance of S60°51'34"W, a distance of 7.20 feet; thence distance of 140.48 feet, said curve having a lo S25°32'42"W, a distance of 154.76 feet; thence distance of 54.94 feet, said curve having a lon Southerly on a curve to the left with a radius o which bears S33°24'55"W, a distance of 54.7 Southerly on a curve to the left with a radius c which bears S12°42'58"W, a distance of 339. feet, a distance of 431.12 feet, said curve hav thence Southerly on a curve to the right with a long chord which bears S22°43'04"E, a distan thence S35°18'38"E, a distance of 7.31 feet; distance of 184.98 feet, said curve having a lo S58°49'31"E, a distance of 11.65 feet; thence distance of 137.93 feet; thence S68°49'31"E, feet; thence S68°49'31"E, a distance of 410.0 S58°49'31"E, a distance of 132.52 feet; thence distance of 123.98 feet; thence N87°37'25"E, feet; thence N87°28'15"E, a distance of 86.23 Westerly right-of-way line of 204th Street; th a distance of 80.11 feet; thence S04°32'29"W 80.38 feet; thence N43°59'38"W, a distance c Westerly on a curve to the right with a radius chord which bears N75°40'38"W, a distance S31°10'28"W, a distance of 260.00 feet; then distance of 60.19 feet; thence Southerly on a said curve having a long chord which bears distance of 90.94 feet; thence Southerly on a said curve having a long chord which bears distance of 594.29 feet; thence N48°50'03"W a radius of 632.50 feet, a distance of 160.74 distance of 160.31 feet to a point on the Wes said Westerly line of the SE 1/4 of Section 1; Section 12; thence S87°26'35"W along the S thence Northerly on a curve to the right with long chord which bears N09°14'51"W, a dist thence Northerly on a curve to the right with long chord which bears N11°15'52"E, a dista thence N21°07'05"E, a distance of 49.05 fee distance of 13.17 feet, said curve having a lo Northerly on a curve to the right with a radius which bears N24°09'53"E, a distance of 57.0 feet, a distance of 13.17 feet, said curve hav thence N27°12'41"E, a distance of 49.05 fee curve to the left with a radius of 867.50 feet, N20°02'42"E, distance of 139.01 feet; thence of 49.85 feet, said curve having a long chord N05°00'54"E, a distance of 31.79 feet; thence distance of 49.99 feet, said curve having a Northerly on a curve to the left with a radius which bears N02°56'56"E, a distance of 17.3 said Southerly right-of-way line of "Q" Street Street, a distance of 17.83 feet to the point c

Said tract of land contains an area of 5,892

Robert Clark
Robert Clark, LS-419

ACKNOWLEDGEMENT OF NOTARY

ACKNOWLEDGEMENT OF NOTARY

APPROVAL OF CITY ENGINEER OF OMAHA

I hereby approve this plat of COVENTRY (lots numbered as shown) as to the Design Standards.

Charles Karpinski
CITY ENGINEER DATE

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

Charles Karpinski 3/1/07
CITY ENGINEER DATE

OMAHA CITY COUNCIL ACCEPTANCE

This plat of COVENTRY (Lots numbered as shown) was approved by the City Council of Omaha.

[Signature] January 30, 2007
MAYOR DATE

ATTEST [Signature]
CITY CLERK

[Signature]
PRESIDENT OF COUNCIL



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.

John W. Ewing 2/27/07
COUNTY TREASURER DATE



APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of COVENTRY (Lots numbered as shown) was approved by the City Planning Board.

[Signature] 10/4/06
CHAIRMAN OF CITY PLANNING BOARD DATE

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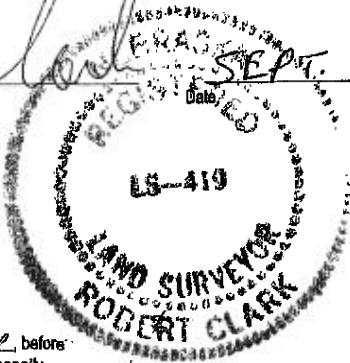
AC

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Commencing at the Northwest corner of said NE 1/4 of Section 12; thence S02°43'50"E (as: rmed bearing) along the West line of said NE 1/4 of Section 12, a distance of 40.00 feet to a point on the South right-of-way line of "Q" Street, said point also being the Point of Beginning; thence N88°00'59"E along said South right-of-way line of "Q" Street, a distance of 1064.58 feet; thence N87°44'51"E along said South right-of-way line of "Q" Street, a distance of 461.21 feet; thence S02°15'09"E, a distance of 350.00 feet; thence S87°44'51"W, a distance of 50.87 feet; thence Westerly on a curve to the right with a radius of 602.97 feet, a distance of 172.34 feet, said curve having a long chord which bears N83°49'36"W, a distance of 178.71 feet; thence S02°15'09"E, a distance of 50.00 feet; thence S60°51'34"W, a distance of 7.20 feet; thence Southerly on a curve to the right with a radius of 945.72 feet, a distance of 140.48 feet, said curve having a long chord which bears S21°17'22"W, a distance of 140.36 feet; 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Said tract of land contains an area of 5,892.502 square feet or 135.273 acres, more or less.

Robert Clark, LS-419



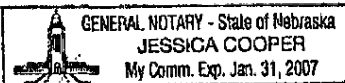
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

On 10th day of December, 2006, before me, undersigned, a Notary Public in and for said County, personally Joseph Forest Carter, managing member of AVG-CFM Coventry LLC, who is personally known to be the identical person whose is affixed to the Dedication on this plat and acknowledged the same his voluntary act and deed as such officer of said LLC.

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

Jessica Cooper
Notary Public



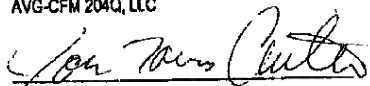
COVENTRY
OMAHA, NEBRASKA

FINAL PLAT

Proj. No.	20040772	Revision	Date
Date	09/17/2006	(X)	
Designed By	GLS		
Drawn By	LED		
Scale	1" = 10'		
Sheet	2 of 2		

of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') wide strip of land abutting 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-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, 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 pipelines, hydrants 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 cul-de-sac streets. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. No permanent buildings or retaining 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.

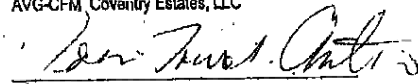
AVG-CFM 204Q, LLC


Joseph Forest Carter, managing member

AVG-CFM Coventry Corporate Campus, LLC


Joseph Forest Carter, managing member

AVG-CFM, Coventry Estates, LLC

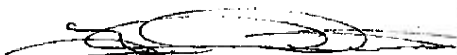

Joseph Forest Carter, managing member

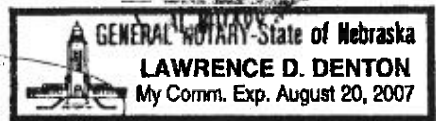
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 20th day of SEPTEMBER, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Joseph Forest Carter, managing member of AVG-CFM 204Q, 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 as such officer of said LLC.

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


Notary Public




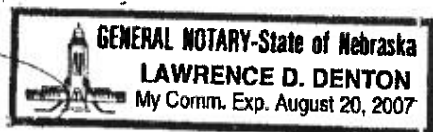
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 20th day of SEPTEMBER, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Joseph Forest Carter, managing member of AVG-CFM Coventry Corporate Campus, 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 as such officer of said LLC.

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


Notary Public



ACK

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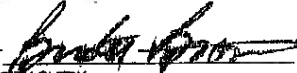


OMAHA CITY COUNCIL ACCEPTANCE

This plat of COVENTRY (Lots numbered as shown) was approved by the City Council of Omaha.


MAYOR

January 30, 2007
DATE

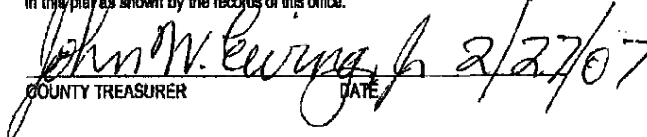
ATTEST 
CITY CLERK


PRESIDENT OF COUNCIL



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.


COUNTY TREASURER DATE 2/27/07



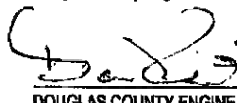
APPROVAL OF OMAHA CITY PLANNING BOARD

This plat of COVENTRY (Lots numbered as shown) was approved by the City Planning Board.


CHAIRMAN OF CITY PLANNING BOARD DATE 10/4/08

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of COVENTRY (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.


DOUGLAS COUNTY ENGINEER



COVENTRY

LOTS 1 THRU 90 INCLUSIVE AND OUTLOTS "A" AND "B"

Being a platting of part of the NE 1/4 of Section 12; part of the SE 1/4 of said Section 12; and part of the East 1/2 of the NW 1/4 of said Section 12; all located in Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska

3" UNLESS OTHERWISE NOTED.

AN ACCESS WILL NOT BE ALLOWED AS FOLLOWS: TO "C" STREET OR 204TH STS ABUTTING SAID STREETS; FROM LOT 79 TO 297TH STREET; AND ALSO LOTS RE ACCESS, AS SHOWN, TO GEORGE B. LAKE PARKWAY.

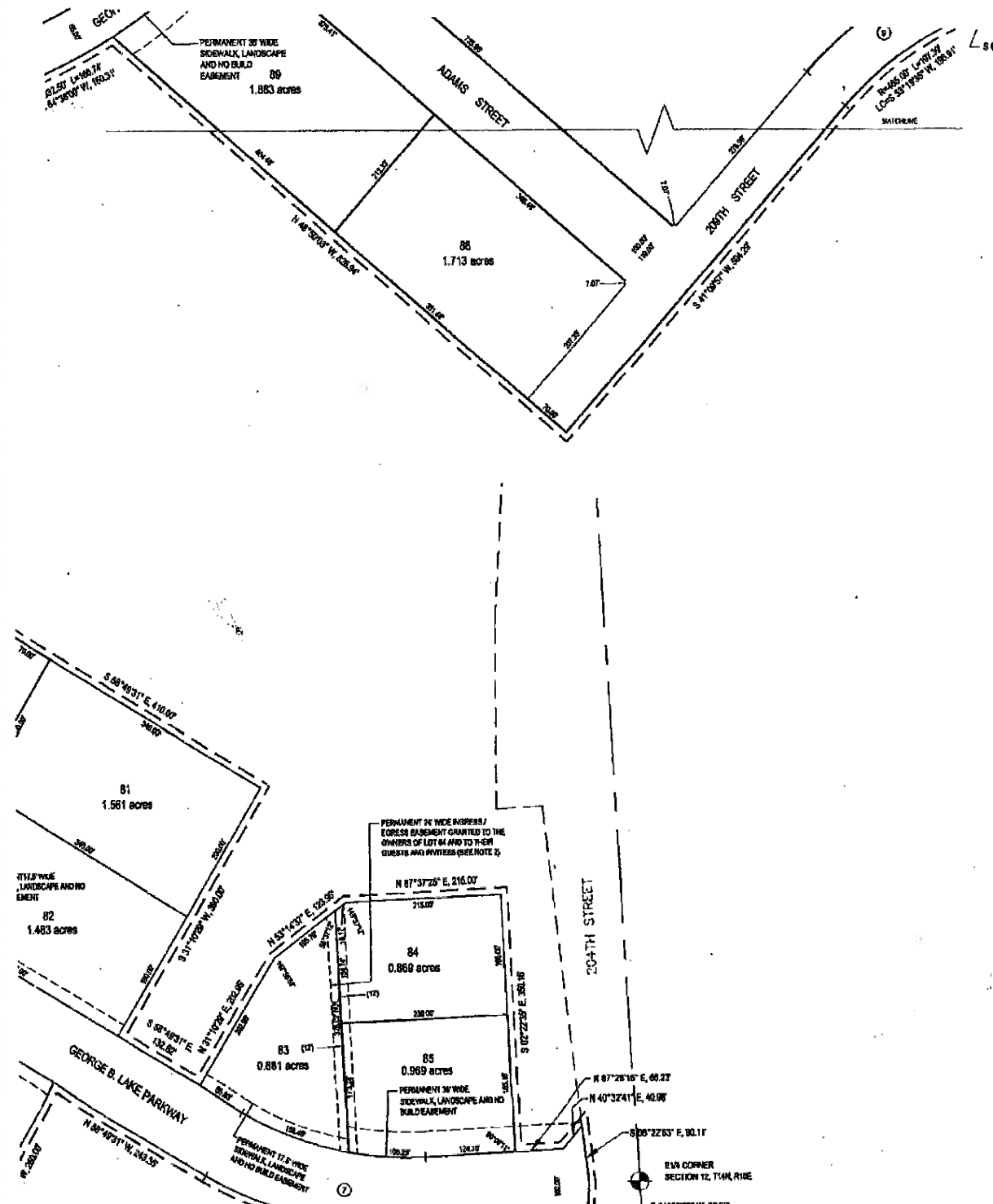
RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

NO ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF

R SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90°

B" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE & VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF L BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE RESPONSIBILITY TO PREVENT SUCH MEANDERING.

FORM SEWER & DRAINAGEWAY EASEMENT, AS SHOWN, IS GRANTED TO S.D. NO. 524 AND THE CITY OF OMAHA OVER ALL OF OUTLOT "A".



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS



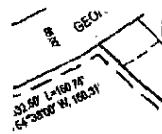
330 NORTH 11TH STREET OMAHA, NE 68154
PHONE: (402) 465-4700 FAX: (402) 465-5599
WWW.E&A.GRUP.COM

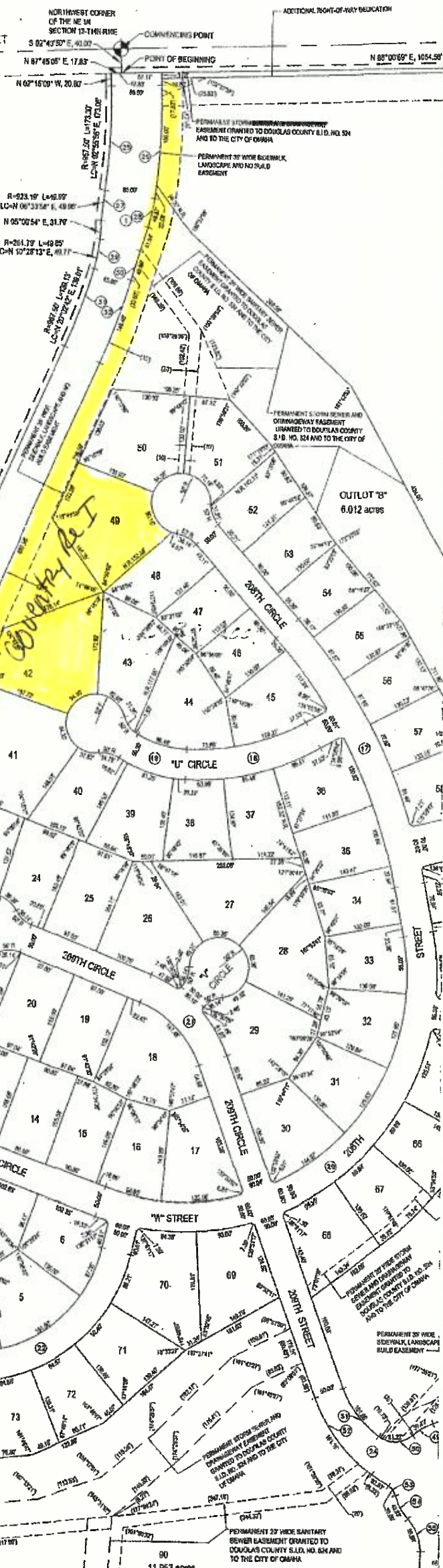
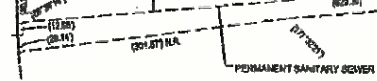
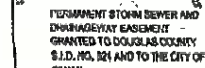
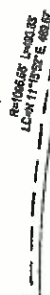
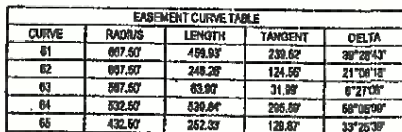
COVENTRY
OMAHA, NEBRASKA

FINAL PLAT

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. 1. DIRECT VEHICULAR ACCESS WILL NOT BE GRANTED FROM ANY LOTS ABUTTING SAID STREET. LOTS 83 AND 85 MUST SHARE ACCESS, AS SHOWN, ON THE ADJACENT PROPERTY.
3. ALL LOT LINES ARE RADIAL TO CURVED STREET CENTERLINE.
4. ALL DIMENSIONS AND ANGLES SHOWN WITHIN THIS PLAT ARE SUBJECT TO EASEMENTS.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER OF LOTS 83 AND 85 AT INTERSECTION OF RIGHT-OF-WAY LINES. NO ACHANGING OF CORNERS.
6. OUTLOTS "A" AND "B" SHALL BE OWNED AND CONTROLLED BY SUBDIVIDER. SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS UPON FILING OF THE FINAL PLAT. OUTLOTS THAT ADJACENT TO CREEK OR NATURAL DRAINAGE CHANNEL, SHALL REMAIN UNDEVELOPED. REMOVAL AND OTHER VEGETATION CONTROL REQUIRED. THESE OUTLOTS WILL BE LIMITED TO CLEANING ONLY. MAINTENANCE MAY BE PAID BY THE DISTRICT FROM ITS OPEN SPACE FUND. DRAINAGEWAY, ANY CHANNEL MAY MEANDER THROUGH THESE OUTLOTS. PUBLIC HAS NO RESPONSIBILITY TO PREVENT EROSION.
7. A PERMANENT STORM SEWER & DRAINAGE EASEMENT IS SHOWN ON DOUGLAS COUNTY S.I.D. NO. 524 AND THE CITY OF DENVER RECORDS.

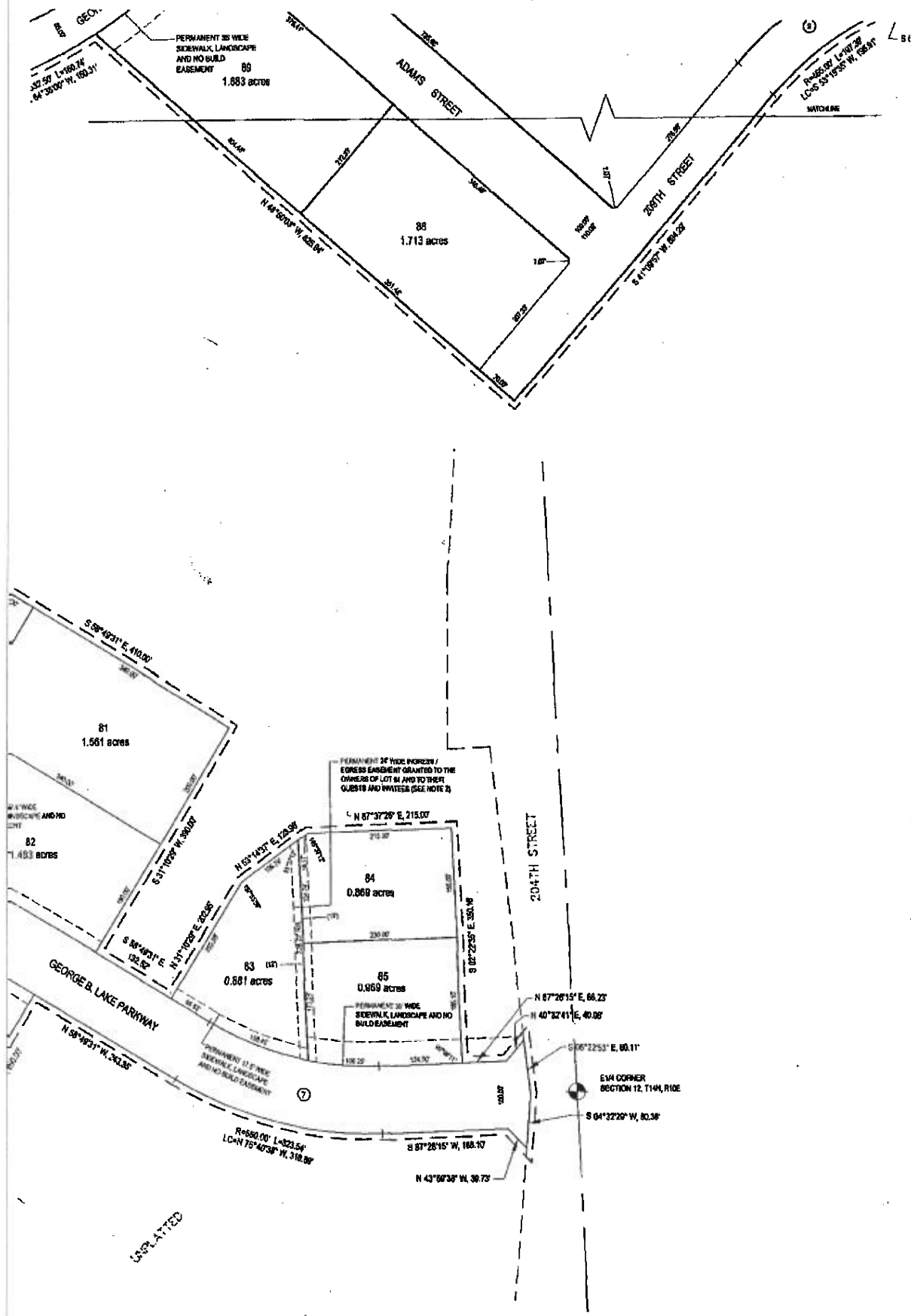
MINIMUM LOWEST OPENINGS ELEVATION USGS DATUM	
LOT#	ELEV.
54	1223.4
55	1223.4
56	1223.4
57	1223.4
58	1223.4
59	1217.8
60	1217.8
61	1217.8
62	1217.8
63	1217.8
64	1217.8
65	1217.8
66	1217.8
67	1217.8
68	1217.8
69	1223.3
70	1223.3
71	1223.3
72	1223.3
78	1223.4
80	1205.6
81	1205.6
82	1205.5
83	1205.5
84	1205.5
85	1205.5
86	1226.8





VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF
LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND
TRACT FROM IT'S OPERATING FUND. AS A NATURAL OR MANMADE
CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE
ABILITY TO PREVENT SUCH MEANDERING.

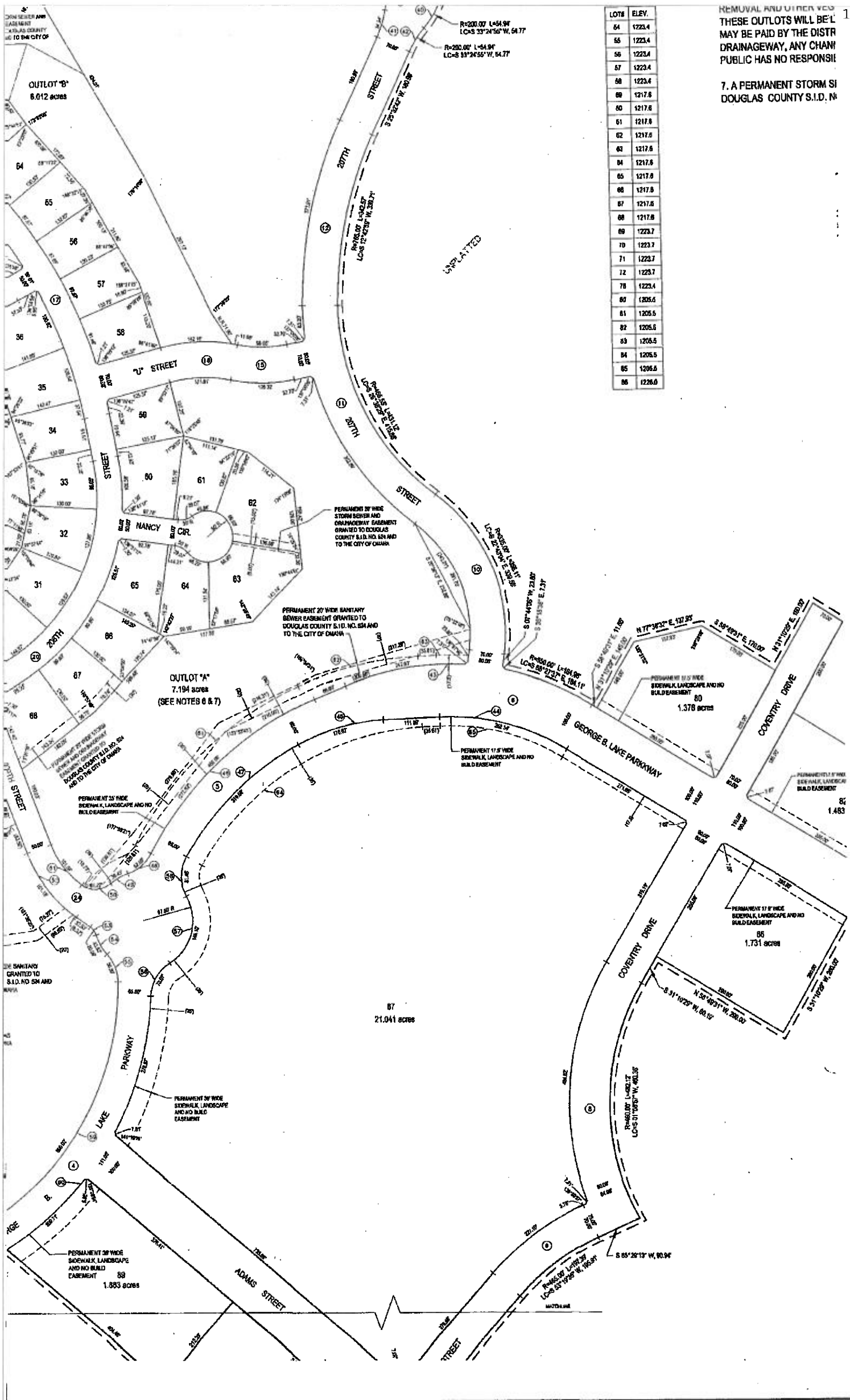
SEWER & DRAINAGEWAY EASEMENT, AS SHOWN, IS GRANTED TO
NO. 524 AND THE CITY OF OMAHA OVER ALL OF OUTLOT 'A'.



COVENTRY
OMAHA, NEBRASKA

FINAL PLAT

Revisions		Date	
1	10/2/2008	1	10/2/2008
2	01/02/2007	2	01/02/2007
Proj. No. 2004-071-01		Scale 1" = 100'	
Date 08/17/2008		Sheet 1 of 2	
Drawn By GLS			
Checked By LDD			



LOT#	ELEV.
64	1223.4
65	1223.4
66	1223.4
67	1223.4
68	1223.4
69	1217.8
70	1217.8
71	1217.8
72	1217.8
73	1217.8
74	1217.8
75	1217.8
76	1217.8
77	1217.8
78	1217.8
79	1223.7
80	1223.7
81	1223.7
82	1223.7
83	1223.7
84	1223.4
85	1205.5
86	1205.5
87	1205.5
88	1205.5
89	1205.5
90	1205.5
91	1205.5
92	1205.5
93	1205.5
94	1205.5
95	1205.5
96	1226.0

REMOVAL AND OTHER COSTS
THESE OUTLOTS WILL BE PAID BY THE DISTRICT
DRAINAGEWAY, ANY CHARGE
PUBLIC HAS NO RESPONSIBILITY

7. A PERMANENT STORM SEWER
DOUGLAS COUNTY S.D. NO.

CURVE	RA/DUS	LENGTH	TANGENT	DELTA
01	607.50	486.93	236.62	36°26'43"
02	607.50	248.26	124.95	21°08'18"
03	507.50	83.90	31.99	6°27'56"
04	532.50	636.04	286.69	58°06'00"
05	432.50	262.33	128.87	33°26'39"



W 11° 15' 12" E 480 m

RECEIVED
23:07 16.01.55-10 N
LCAH 007 1451 W. 161

10-11-78

NORTHWEST CORNER
OF THE SE 1/4
SECTION 12-T14N-R10E

Re: 652.50 L=100.74
S 64° 30' 00" W, 150.31'

PERMANENT 37' WIDE
SCIENCE LANDSCAPE
AND NO BUILD
EASEMENT 89



MISC 2007023530



MAR 02 2007 11:15 P 1

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/2/2007 11:15:23.79



2007023530

CONSENT TO AND RATIFICATION OF PLAT OF "COVENTRY", A SUBDIVISION AS
SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

The undersigned, do hereby consent to the filing of, and ratify the plat of COVENTRY (Lots 1- 90 inclusive, and Outlots A & B), a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, as filed on or about MAR, 2nd, 2007 as Document No. 2007 023529 in the Office of the Register of Deeds of Douglas County, Nebraska, and the dedication of real estate contained therein.

AVG-CFM COVENTRY CORPORATE CAMPUS, LLC

By: [Signature]
Arnold Schlesinger, Member

By: [Signature]
D. Gregory Scott, Member

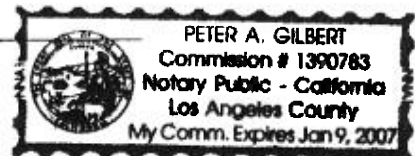
Acknowledgement of Notary
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

FEE 51.00 FD
BKP 92 C/O COMP PV
DEL SCAN TV

The forgoing instrument was acknowledged before me on this 8th day of December, 2006 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.

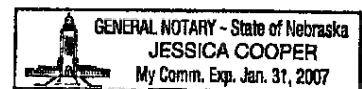
Notary

Acknowledgement of Notary
STATE OF Nebraska)
COUNTY OF Douglas) ss.



The forgoing instrument was acknowledged before me on this 11th day of Dec, 2006 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





MISC 2007023531



MAR 02 2007 11:15 P 1

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
03/02/2007 11:15:24.06



2007023531

CONSENT TO AND RATIFICATION OF PLAT OF "COVENTRY", A SUBDIVISION AS
SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

The undersigned, do hereby consent to the filing of, and ratify the plat of COVENTRY (Lots 1- 90 inclusive, and Outlots A & B), a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, as filed on or about MAR. 2nd, 2007 as Document No. 2007 023529 in the Office of the Register of Deeds of Douglas County, Nebraska, and the dedication of real estate contained therein.

AVG-CFM 204Q, LLC

By: [Signature]
Arnold Schlesinger, Member

By: [Signature]
D. Gregory Scott, Member

Acknowledgement of Notary

STATE OF CALIFORNIA)

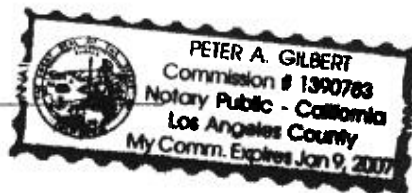
COUNTY OF LOS ANGELES)

ss.

FEE 51.00 FB OC-08150
BKP _____ C/O _____ COM dw
DEL _____ SCAN _____ FV _____

The forgoing instrument was acknowledged before me on this 8th day of December, 2006 by Arnold Schlesinger, member of AVG-CFM 204Q, LLC, who acknowledged the same to be his voluntary act and deed on behalf of said entity.

Notary



Acknowledgement of Notary

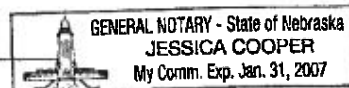
STATE OF Nebraska)

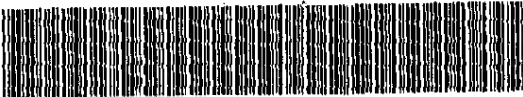
COUNTY OF Douglas)

ss.

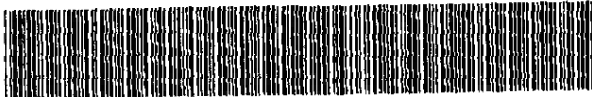
The forgoing instrument was acknowledged before me on this 11th day of Dec, 2006 by D. Gregory Scott, member of AVG-CFM 204Q, LLC, who acknowledged the same to be his voluntary act and deed on behalf of said entity.

Notary





MISC 2007023532



MAR 02 2007 11:15 P 1

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/2/2007 11:15:24.32



2007023532

CONSENT TO AND RATIFICATION OF PLAT OF "COVENTRY", A SUBDIVISION AS
SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA

The undersigned, do hereby consent to the filing of, and ratify the plat of COVENTRY (Lots 1- 90 inclusive, and Outlots A & B), a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, as filed on or about MAR. 2nd, 2007 as Document No. 2007 023 529 in the Office of the Register of Deeds of Douglas County, Nebraska, and the dedication of real estate contained therein.

AVG-CFM COVENTRY ESTATES, LLC

By: [Signature]
Arnold Schlesinger, Member

By: [Signature]
D. Gregory Scott, Member

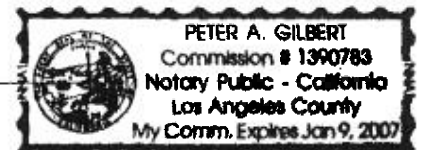
Acknowledgement of Notary
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

FEE 51.00 FB
BKP 92 C/D COMP
DEL 64 SCAN 64

The forgoing instrument was acknowledged before me on this 8th day of December, 2006 by Arnold Schlesinger, member of AVG-CFM COVENTRY ESTATES, LLC, who acknowledged the same to be his voluntary act and deed on behalf of said entity.

Notary

Acknowledgement of Notary
STATE OF Nebraska)
COUNTY OF Douglas) ss.



The forgoing instrument was acknowledged before me on this 11th day of Dec, 2006 by D. Gregory Scott, member of AVG-CFM COVENTRY ESTATES, LLC, who acknowledged the same to be his voluntary act and deed on behalf of said entity.

Notary

