



DEED 2008006887



JAN 24 2008 10:23 P 7

Deed
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OC-08150-01d
BNP G/O COMP B/D
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
1/24/2008 10:23:37.34



2008006887

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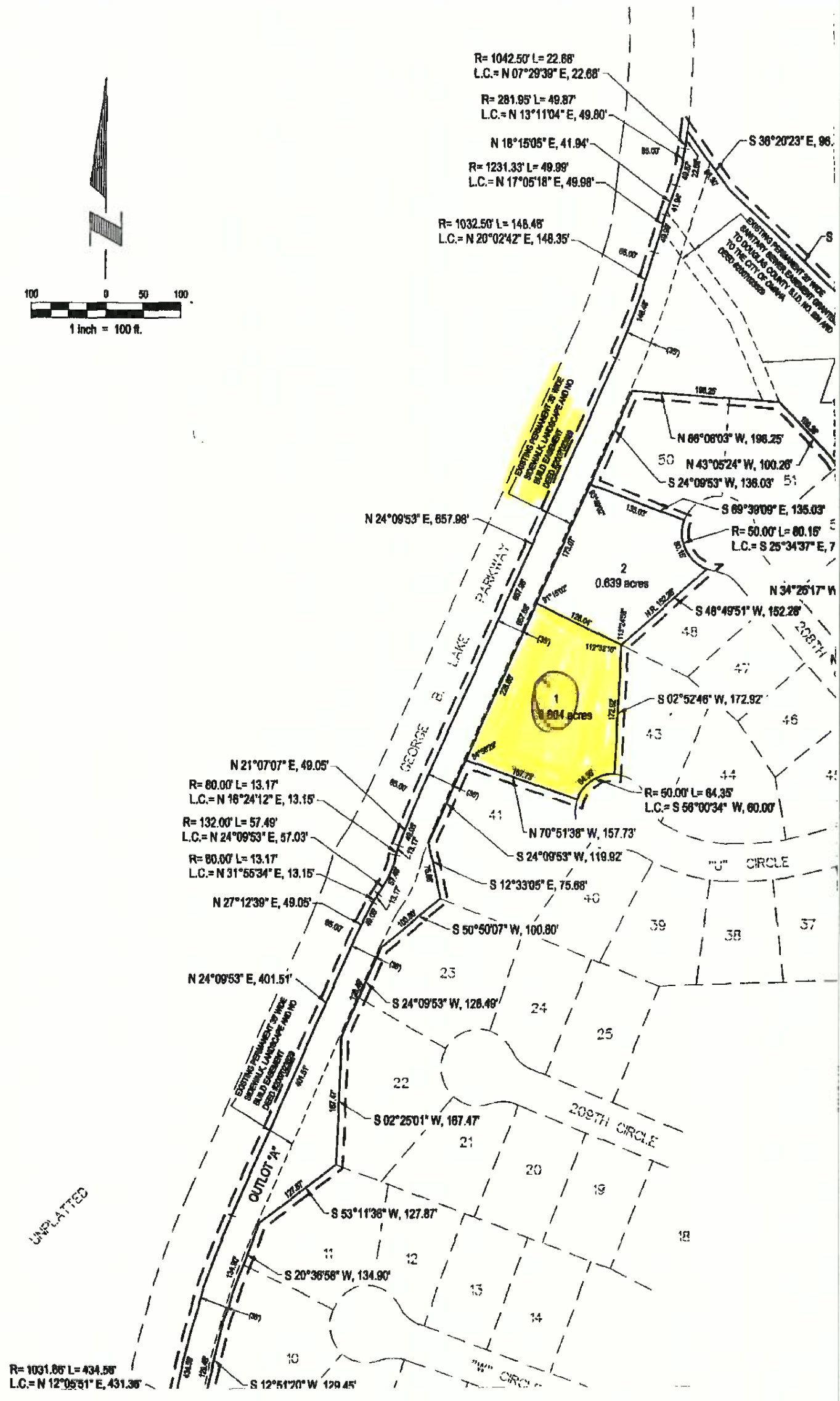
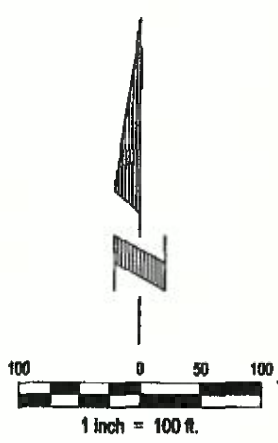
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Return To: EPA CONSULTING GROUP

330 N 117 ST

OMAHA, NE 68154

Check Number

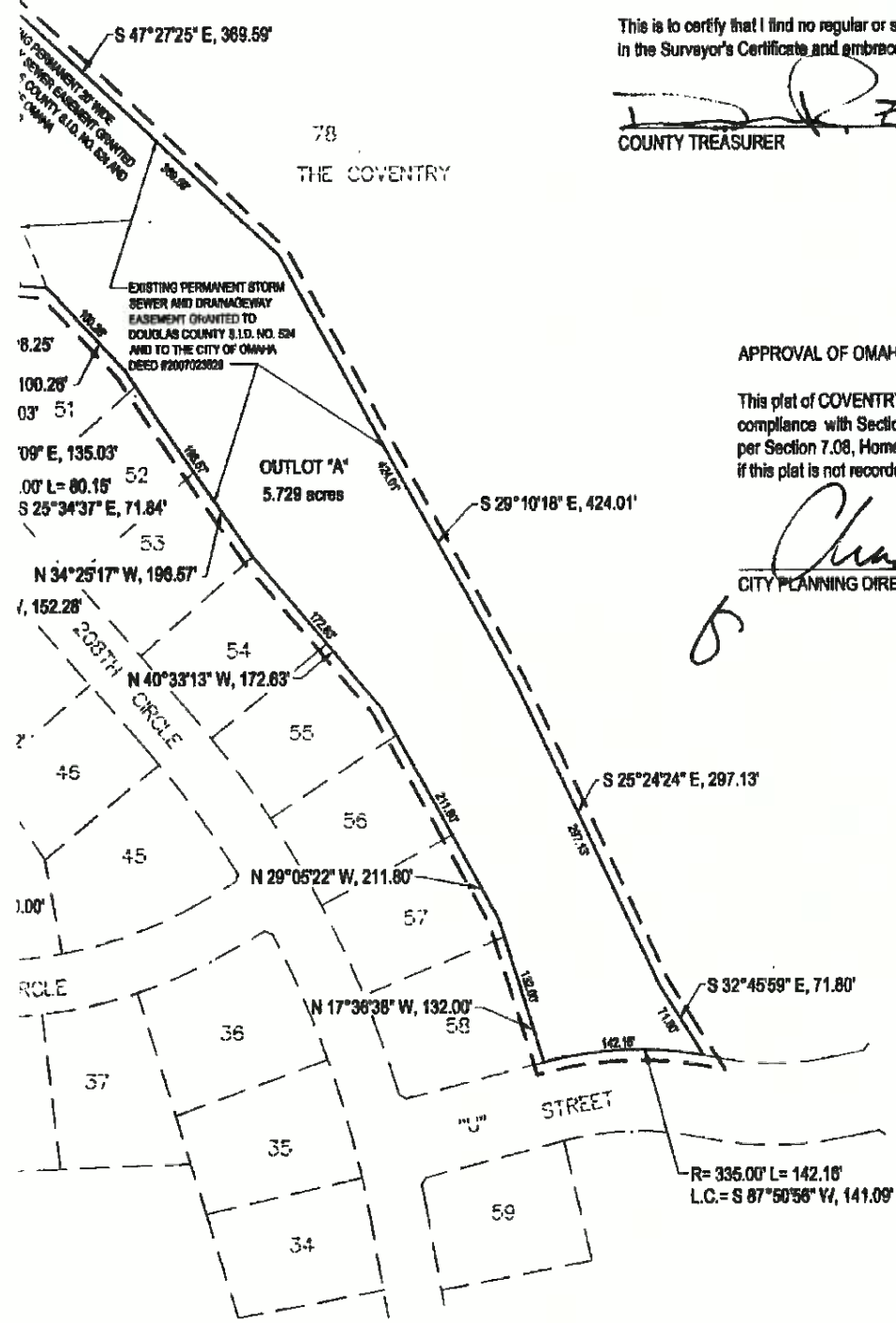


6°20'23" E, 98.30'

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.

[Signature] 10-10-07
COUNTY TREASURER Date



APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of COVENTRY REPLAT ONE was approved as a subdivision of COVENTRY, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature.

[Signature] 1/23/08
CITY PLANNING DIRECTOR DATE

NOTES:

- 1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- 2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GEORGE B. LAKE PARKWAY FROM ANY LOTS ABUTTING SAID STREET.
- 3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- 4. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- 5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- 6. OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THIS OUTLOT CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.

COVENTRY REPLAT ONE

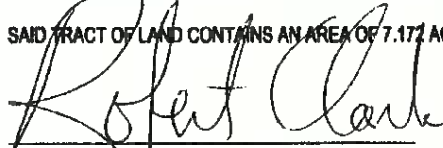
LOTS 1, 2 & OUTLOT "A"

BEING A REPLAT OF ALL OF LOTS 42, 49 AND OUTLOT "B", COVENTRY, A SUBDIVISION LOCATED IN 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 TEMPORARY 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 REPLAT ONE (THE LOTS NUMBERED AS SHOWN) BEING A REPLAT OF ALL OF LOTS 42, 49 AND OUTLOT "B", COVENTRY, A SUBDIVISION LOCATED IN 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.

SAID TRACT OF LAND CONTAINS AN AREA OF 7.172 ACRES, MORE OR LESS.


ROBERT CLARK, LS-419

OCTOBER 10, 2007
DATE



DEDICATION

Know all men by these presents that we, AVG-CFM Coventry Estates, 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 REPLAT ONE (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 out-de-sec streets. ~~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 out-de-sec streets. 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 out-de-sec streets.~~ 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 Coventry Estates, LLC


Joseph Forest Carter, Managing Member

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 11th day of October, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Joseph Forest Carter, Managing Member of AVG-CFM Coventry Estates, 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.

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

130 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 885-4700 FAX: (402) 885-5588
www.eacg.com

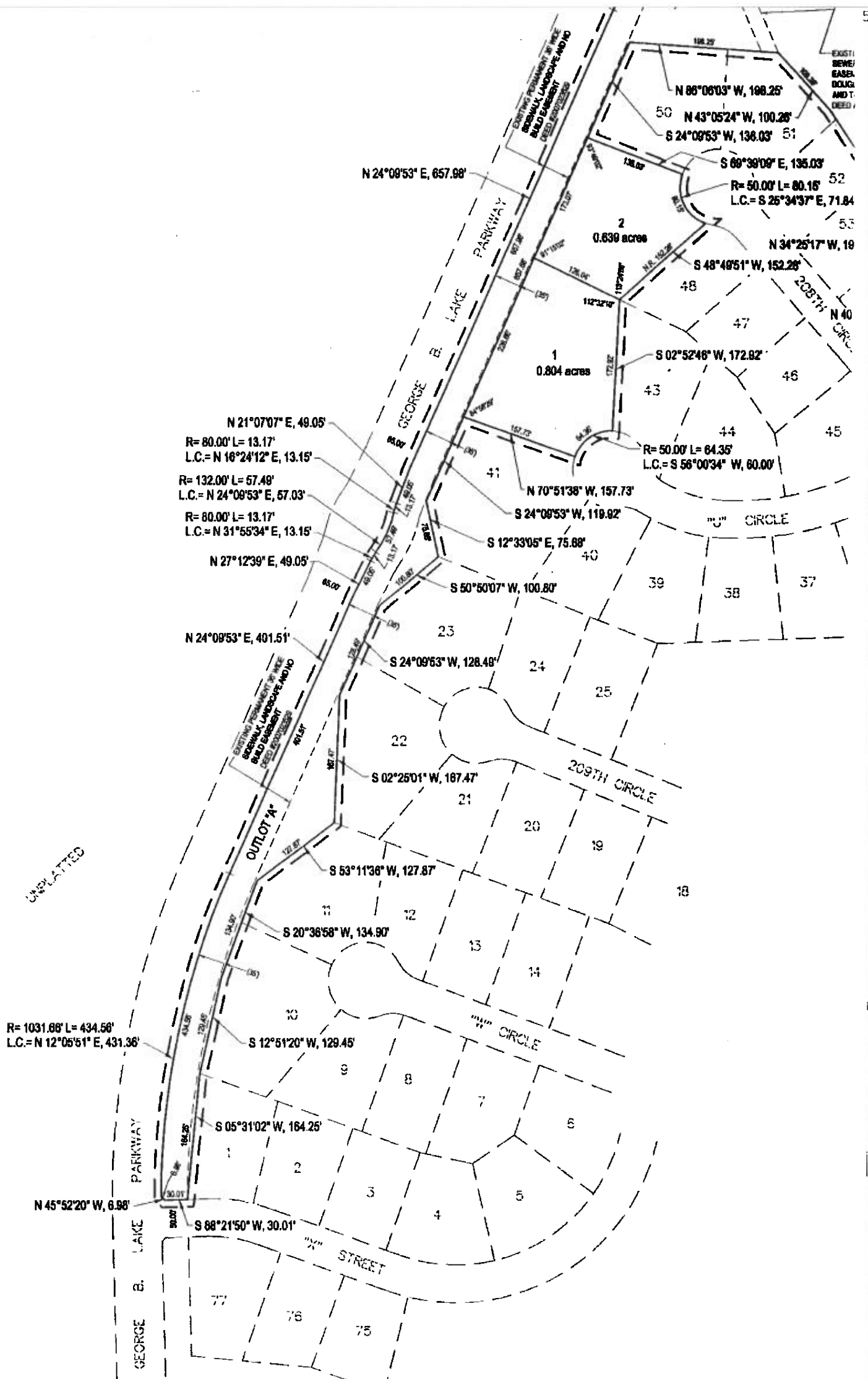
COVENTRY REPLAT ONE

OMAHA, NEBRASKA

MINOR PLAT



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nature



EXISTING PERMANENT STORM
SEWER AND DRAINAGEWAY
EASEMENT GRANTED TO
POLK COUNTY S.D. NO. 654
AND TO THE CITY OF OMAHA
NEED COMPLYING

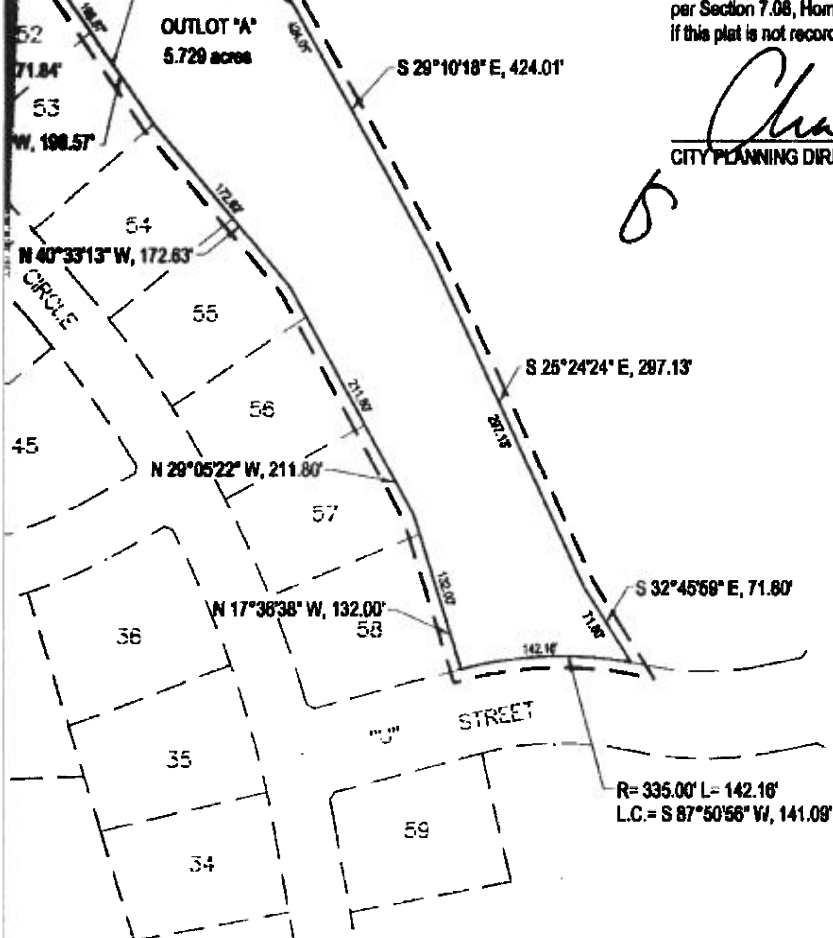
APPROVAL OF OMAHA CITY PLANNING DIRECTOR

This plat of COVENTRY REPLAT ONE was approved as a subdivision of COVENTRY, in compliance with Section 53-10 (3), Omaha Municipal Code, with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This minor subdivision plat is void if this plat is not recorded within thirty (30) days of the date of the Planning Director's signature

CITY PLANNING DIRECTOR

DATE

1/23/08



NOTES:

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SAID TRACT OF LAND CONTAINS AN AREA OF 7.177 ACRES, MORE OR LESS.

ROBERT CLARK, LS-419

DATE

OCTOBER 10, 2007



380 MOF PHONE

DEDICATION

Know all men by these presents that we, AVG-CFM Coventry Estates, 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 REPLAT ONE (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 cut-de-sac streets. ~~and we do hereby 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 cut-de-sac streets.~~ 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 Coventry Estates, LLC

Joseph Forest Carter, Managing Member

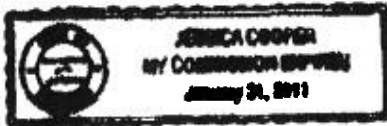
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 10th day of October, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Joseph Forest Carter, Managing Member of AVG-CFM Coventry Estates, 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



APPROVAL OF CITY ENGINEER OF OMAHA

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

CITY ENGINEER

DATE

Charles Keeney 12/4/07

COVENTRY REPLAT ONE

OMAHA, NEBRASKA

MINOR PLAT

Proj No.	Date	Designed By	Drawn By	Scale	Sheet	of
P2004.277.001	10/04/2007	GLS	TRH	1" = 100'	1	1

m5011