G23 #6

COVENTRY

LOTS 1 THRU 80 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

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

2. 1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED AS FOLLOWS: TO "C" STREET OR 204TH STREET FROM ANY LOTS ABUTTING SAID STREETS; FROM LOT 79 TO 207TH STREET; AND ALSO LOTS 85 AND 86 MUST SHARE ACCESS, AS SHOWN, TO GEORGE S. LAKE PARKWAY.

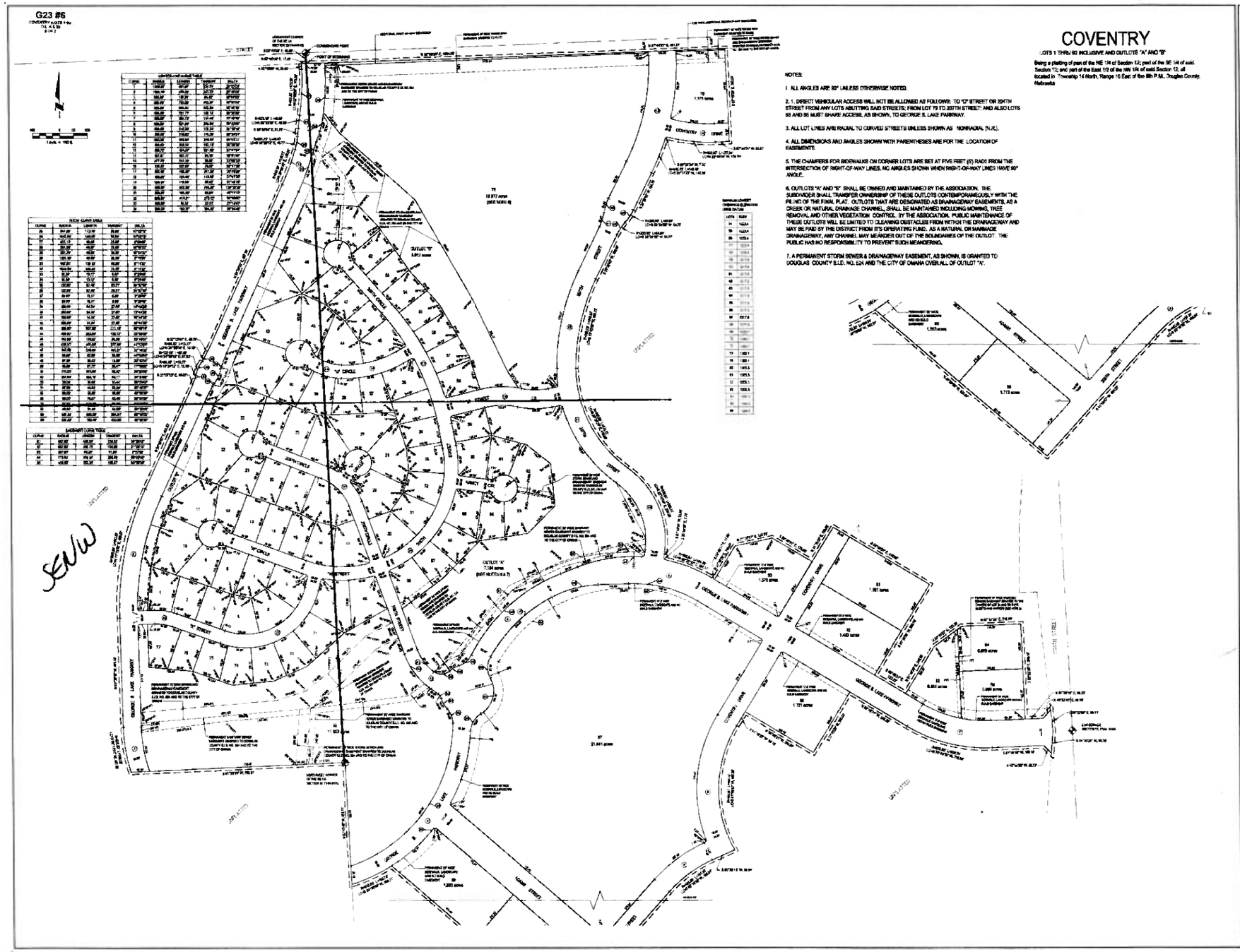
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).

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) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

6. OUTLOTS "A" AND "B" SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS 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.

7. A PERMANENT STORM SEWER & DRAINAGEWAY EASEMENT, AS SHOWN, IS GRANTED TO DOUGLAS COUNTY S.I.D. NO. 524 AND THE CITY OF OMAHA OVER ALL OF OUTLOT "A".



EGA CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

COVENTRY
OMAHA, NEBRASKA

FINAL PLAT

G23 #6
COVENTRY (LOTS 1 thru 90)
02 4 06 10 42

APPROVAL OF CITY ENGINEER OF OMAHA

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

CITY ENGINEER — DATE

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

CITY ENGINEER — DATE

OMAHA CITY COUNCIL ACCEPTANCE

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

MAYOR — DATE January 30, 2007

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

SEAL

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 10/4/06

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 — DATE 10/31/06

SEAL

DEDICATION

Know all men by these presents that we, AVG-CFM Coventry Estates, LLC, AVG-CFM 204Q, LLC and AVG-CFM Coventry Corporate Campus, LLC, owners of the property described in the Certification of Survey and embraced within this 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 having 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 therein 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 where 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 therein 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 2nd 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

GENERAL NOTARY-State of Nebraska
LAWRENCE D. SWANSON
My Comm. Exp. August 28, 2009

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 2nd 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

GENERAL NOTARY-State of Nebraska
LAWRENCE D. SWANSON
My Comm. Exp. August 28, 2009

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 13 East of the 6th P.M., Douglas County, Nebraska

[redacted]
010 08/18/2006
[redacted]
FEB 22 2007 11:15 P 3

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 13 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 S00°42'09"E (assumed 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 N89°00'58"E along said South right-of-way line of "Q" Street, a distance of 1384.26 feet; thence N87°44'51"E along said South right-of-way line of "Q" Street, a distance of 491.21 feet; thence S00°15'08"E, a distance of 350.00 feet; thence S87°44'51"W, a distance of 60.87 feet; thence Westerly on a curve to the right with a radius of 662.37 feet, a distance of 177.34 feet, said curve having a long chord which bears N82°16'39"W, a distance of 176.71 feet; thence S76°53'54"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 154.79 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°24'56"W, a distance of 54.77 feet; thence Southerly on a curve to the left with a radius of 200.00 feet, a distance of 54.94 feet, said curve having a long chord which bears S33°24'56"W, a distance of 54.77 feet; thence S25°32'42"W, a distance of 180.09 feet; thence Southerly on a curve to the left with a radius of 766.00 feet, a distance of 342.57 feet, said curve having a long chord which bears S12°52'58"W, a distance of 339.71 feet; thence Southerly on a curve to the left with a radius of 466.00 feet, a distance of 431.12 feet, said curve having a long chord which bears S28°56'29"E, a distance of 415.68 feet; thence Southerly on a curve to the right with a radius of 335.00 feet, a distance of 358.11 feet, said curve having a long chord which bears S22°43'04"E, a distance of 339.58 feet; thence S07°44'08"W, a distance of 23.89 feet; thence S35°18'38"E, a distance of 7.31 feet; thence Easterly on a curve to the right with a radius of 592.00 feet, a distance of 184.36 feet, said curve having a long chord which bears S44°22'13"E, a distance of 184.11 feet; thence S58°49'31"E, a distance of 11.85 feet; thence N31°10'29"E, a distance of 145.00 feet; thence N77°38'37"E, a distance of 137.92 feet; thence S58°49'31"E, a distance of 173.00 feet; thence N31°10'29"E, a distance of 158.08 feet; thence S58°49'31"E, a distance of 416.68 feet; thence S31°10'29"W, a distance of 300.00 feet; thence S58°49'31"E, a distance of 132.52 feet; thence N31°10'29"E, a distance of 202.85 feet; thence N62°14'27"E, a distance of 123.96 feet; thence N37°37'26"E, a distance of 215.00 feet; thence S02°22'36"E, a distance of 356.18 feet; thence N87°38'12"E, a distance of 66.23 feet; thence N40°32'41"E, a distance of 44.88 feet to a point on the Westerly right-of-way line of 204th Street; thence S00°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 10.38 feet; thence N43°39'36"W, a distance of 38.73 feet; thence S87°29'13"W, a distance of 118.16 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 N71°40'36"W, a distance of 318.88 feet; thence N55°49'31"W, a distance of 243.35 feet; thence S31°10'29"W, a distance of 280.00 feet; thence N55°49'31"W, a distance of 290.30 feet; thence S31°10'29"W, a distance of 60.19 feet; thence Southerly on a curve to the left with a radius of 480.00 feet, a distance of 483.12 feet, said curve having a long chord which bears S01°06'57"W, a distance of 460.36 feet; thence S86°29'12"W, a distance of 80.94 feet; thence Southerly on a curve to the left with a radius of 465.00 feet, a distance of 197.38 feet, said curve having a long chord which bears S53°18'30"W, a distance of 195.91 feet; thence S41°09'07"W, a distance of 584.28 feet; thence N48°50'53"W, a distance of 825.94 feet; thence Westerly on a curve to the right with a radius of 632.00 feet, a distance of 166.74 feet, said curve having a long chord which bears S64°36'00"W, a distance of 166.31 feet to a point on the Westerly line of the SE 1/4 of said Section 12; thence N00°43'48"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°28'36"W along the South line of the NW 1/4 of said Section 12, a distance of 780.57 feet; thence Northerly on a curve to the right with a radius of 652.00 feet, a distance of 169.05 feet, said curve having a long chord which bears N00°14'51"W, a distance of 167.58 feet; thence N61°39'19"W, a distance of 401.13 feet; thence Northerly on a curve to the right with a radius of 1986.00 feet, a distance of 483.63 feet, said curve having a long chord which bears N11°18'52"E, a distance of 482.67 feet; thence N04°08'03"E, a distance of 401.51 feet; thence N21°07'09"E, a distance of 48.05 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 N16°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 57.46 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°55'45"E, a distance of 13.15 feet; thence N27°12'41"E, a distance of 49.26 feet; thence N24°39'53"E, a distance of 157.88 feet; thence Northerly on a curve to the left with a radius of 562.00 feet, a distance of 126.13 feet, said curve having a long chord which bears N20°02'42"E, distance of 126.01 feet; thence Northerly on a curve to the left with a radius of 281.79 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 31.78 feet; thence Northerly on a curve to the right with a radius of 523.13 feet, a distance of 48.88 feet, said curve having a long chord which bears N00°33'58"E, a distance of 48.86 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°32'56"E, a distance of 173.06 feet; thence N00°15'28"W, a distance of 20.00 feet to a point on said Southerly right-of-way line of "Q" Street; thence N89°45'08"E along said Southerly right-of-way line of "Q" Street, a distance of 17.53 feet to the point of beginning.

Said tract of land contains an area of 5,942,902 square feet or 136.373 acres, more or less.

Robert Clark, LS-419 — Date SEPT. 20, 2006

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 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

GENERAL NOTARY-State of Nebraska
JANICE COPPI
My Comm. Exp. Jan. 30, 2010

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
8901 NORTH 107th STREET, OMAHA, NE 68142
PHONE (402) 496-2398 FAX (402) 496-2399

COVENTRY
OMAHA, NEBRASKA

FINAL PLAT