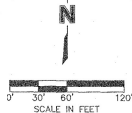


BEING A REPLATTING OF LOT 92, COVENTRY, LOT 36 AND OUTLOT A, COVENTRY RIDGE, AND PART OF LOT 1, COVENTRY RIDGE REPLAT ONE, ALL PLATTED AND RECORDED SUBDIVISIONS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



CENTERLINE CURVES				
CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C1	700.00	547.08	N64°52'49"E	533.26
C2	700.00	246.58	N32°23'42"E	245.41

[illegible]

TERRY L. ROTHANZL
NEBRASKA L.S. 607

TERRY L. ROTHANZ
NEBRASKA L.S. 607

6-25-18
DATE

NEBRASKA

DOUGLAS COUNTY, NE

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MDG
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MDG
5-1637
14.13

SHEET
1 of 3

BEING A REPLATTING OF LOT 92, COVENTRY, LOT 36 AND OUTLOT A, COVENTRY RIDGE, AND PART OF LOT 1, COVENTRY RIDGE REPLAT ONE, ALL PLATTED AND RECORDED SUBDIVISIONS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

A TRACT OF LAND BEING A REPLAT OF LOT 92, COVENTRY, AND LOT 36 AND OUTLOT A, COVENTRY RIDGE, AND A PART OF LOT 1, COVENTRY RIDGE REPLAT 1, ALL PLATTED AND RECORDED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING ALL OF LOT 36 AND OUTLOT A, COVENTRY RIDGE, A PLATTED AND RECORDED SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 497,533.95 SQUARE FEET OR 11.422 ACRES MORE OR LESS.

A TRACT OF LAND BEING A PART OF LOT 1, COVENTRY RIDGE REPLAT 1, A PLATTED AND RECORDED SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SIGHT LINE 1; COVENTRY RIDGE, SACK CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 200TH STREET; THENCE ON THE WEST LINE OF SIGHT LINE 1 FOR THE FOLLOWING THREE (3) DESCRIBED CURVES: (1) THENCE ON SAID WEST LINE OF SIGHT LINE 1, 732.75 FEET; (2) THENCE ON THE EAST RIGHT-OF-WAY LINE OF SPRING DRIVE, (3) THENCE ON SAID EAST RIGHT-OF-WAY LINE OF SPRING DRIVE, 110.07 FEET; (4) THENCE ON THE NORTH LINE OF SIGHT LINE 1, 102.53 FEET; 174.75 FEET; THENCE ON THE EAST LINE OF SIGHT LINE 1 FOR THE FOLLOWING FOUR (4) DESCRIBED CURVES: (1) THENCE ON SAID EAST LINE OF SIGHT LINE 1, 114.44 FEET; (2) THENCE ON THE SOUTH LINE OF SIGHT LINE 1, 114.44 FEET; (3) THENCE ON THE WEST LINE OF SIGHT LINE 1, 114.44 FEET; (4) THENCE ON THE NORTH LINE OF SIGHT LINE 1, 114.44 FEET; TO A POINT OF CURVATURE ON SAID NORTH RIGHT-OF-WAY LINE OF 200TH STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF 200TH STREET FOR THE FOLLOWING FIVE (5) DESCRIBED CURVES: (1) ON A 114.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 114.50 FEET; (2) ON A 114.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 114.50 FEET; (3) ON A 114.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 114.50 FEET; (4) ON A 125.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 70.89 FEET (LONG CHORD BEARS N76°16'22"W, 69.76 FEET); (5) 83°53'31"W, 154.36 FEET TO A POINT OF CURVATURE; (6) ON A 38.61 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 38.61 FEET; 114.44 FEET; TO THE SOUTHWEST CORNER OF SIGHT LINE 1.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 691,003.50 SQUARE FEET OR 15.863 ACRES MORE OR LESS.

TRACTS (LOTS 112 THRU 144)
A TRACT OF LAND BEING ALL OF LOT 82, COVENTRY, A PLATTED AND RECORDED SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 453,776.53 SQUARE FEET OR 10.417 ACRES MORE OR LESS.

TOGETHER SAID TRACTS OF LAND CONTAIN A CALCULATED AREA OF 1,642,313.98 SQUARE FEET OR 37.702 ACRES MORE OR LESS.

CENTERLINE CURVES				
CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C4	175.00	133.29	N70°39'16"W	130.09
C3	175.00	133.29	N70°39'16"W	130.09

2111 South 67th Street, Suite 200 TEL 402.341.1116

2018

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[TLR](#)
[MDR](#)
[IGT](#)
[4.18](#)

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND LIENHOLDERS OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

JOSEPH FOREST CARTI
MANAGER

THIS PLAT OF COVENTRY RIDGE, LOTS 38 THRU 144, AND OUTLOT B WAS REVIEWED BY THE
OFFICE OF THE DOUGLAS COUNTY ENGINEER.


Douglas A. Smith
DAS COUNTY ENGINEER

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLES POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS COVENTRY RIDGE, LOTS 3 THRU 14, AND OUTLOT B BEING A REPLATING OF LOT 92, COVENTRY, LOT 36 AND OUTLOT A, COVENTRY RIDGE, AND PART OF LOT 1, COVENTRY RIDGE REPLAT ONE, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

TERRY L. ROTHANZI
NEBRASKA L.S. 607

6-25-18



Susan Berscheid
8-28-18

drawn by:	DSH
checked by:	MDR
approved by:	TLR
QA/QC by:	MDR
project no.:	015-1007
drawing no.:	
date:	2.14.10

SHEET
2 of 2

