

COVENTRY RIDGE REPLAT TWO

LOTS 1 THRU 49

BEING A REPLAT OF LOTS 112 THRU 144, COVENTRY RIDGE, A PLATTED AND RECORDED SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 14 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

NOTES

1. ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CBS HOME, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS COVENTRY RIDGE REPLAT TWO, LOTS 1 THRU 49, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5) FIVE FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8) EIGHT FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8) EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES, AND TO EXTEND THROUGH PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A (5) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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.

DOUGLAS COUNTY ENGINEER'S REVIEW



IN WITNESS WHEREOF, WE DO SET OUR HANDS
 COVENTRY RIDGE LLC
 JOSEPH FOREST CARTER
 MANAGER

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 ON THIS 31 DAY OF October, 2018, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH FOREST CARTER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.
 Notary Public

IN WITNESS WHEREOF, WE DO SET OUR HANDS
 MICHAEL MALEY REAL ESTATE, LLC
 MICHAEL MALEY
 MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 ON THIS 10 DAY OF September, 2018, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL MALEY, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.
 Notary Public

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT APPROXIMATELY THE RECORDS OF THIS OFFICE.
 County Treasurer

APPROVAL OF OMAHA PLANNING DIRECTOR

APPROVED AS A SUBDIVISION OF COVENTRY RIDGE REPLAT TWO, LOTS 1 THRU 49 IN COMPLIANCE WITH SECTION 53-103, OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA. THIS SUBDIVISION APPROVAL IS VOID UNLESS THIS PLAT IS FILED AND RECORDED WITH THE COUNTY REGISTER OF DEEDS WITHIN THIRTY (30) DAYS OF THIS DATE.
 Omaha Planning Director

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS MINOR ADMINISTRATIVE SUBDIVISION OF COVENTRY RIDGE REPLAT TWO, LOTS 1 THRU 49 AS TO THE DESIGN STANDARDS.
 City Engineer

SURVEYOR'S CERTIFICATION

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, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS COVENTRY RIDGE REPLAT TWO, LOTS 1 THRU 49 BEING A REPLAT OF LOTS 112 THRU 144, COVENTRY RIDGE, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

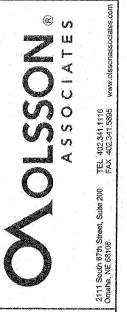
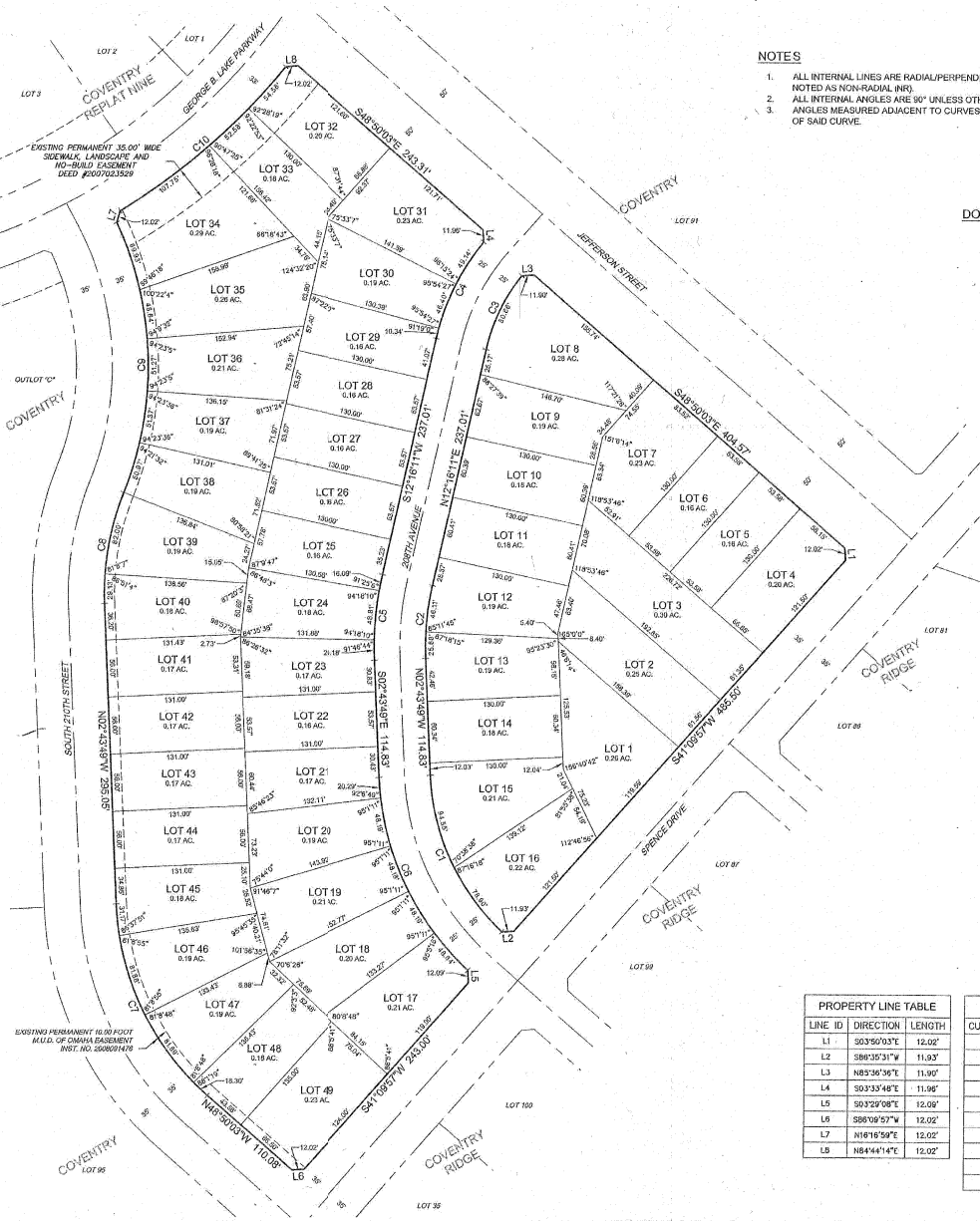
Terry L. Rothanzl
 NEBRASKA L.S. 607
 DATE: 9-10-18

PROPERTY LINE TABLE

LINE ID	DIRECTION	LENGTH
L1	S03°50'03"E	12.02'
L2	S86°35'37"W	11.03'
L3	N63°36'36"W	11.90'
L4	S03°13'48"E	11.86'
L5	S03°23'08"E	12.89'
L6	S86°09'57"W	12.02'
L7	N16°16'58"E	12.02'
L8	N84°44'14"E	12.02'

PROPERTY CURVE TABLE

CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C1	225.00'	173.45'	N24°48'54"W	169.19'
C2	276.00'	71.99'	N04°46'11"E	71.79'
C3	175.00'	80.86'	N22°28'28"E	79.93'
C4	225.00'	105.88'	S29°45'02"W	104.90'
C5	325.00'	85.08'	S04°48'31"W	84.84'
C6	275.00'	213.69'	S24°59'27"E	208.35'
C7	255.00'	213.24'	N25°48'38"W	207.53'
C8	285.00'	111.13'	N03°17'02"E	110.32'
C9	335.00'	272.18'	N01°58'45"W	264.78'
C10	632.50'	214.91'	N48°23'30"E	213.88'



REV. NO.	DATE	REVISION DESCRIPTION

2018

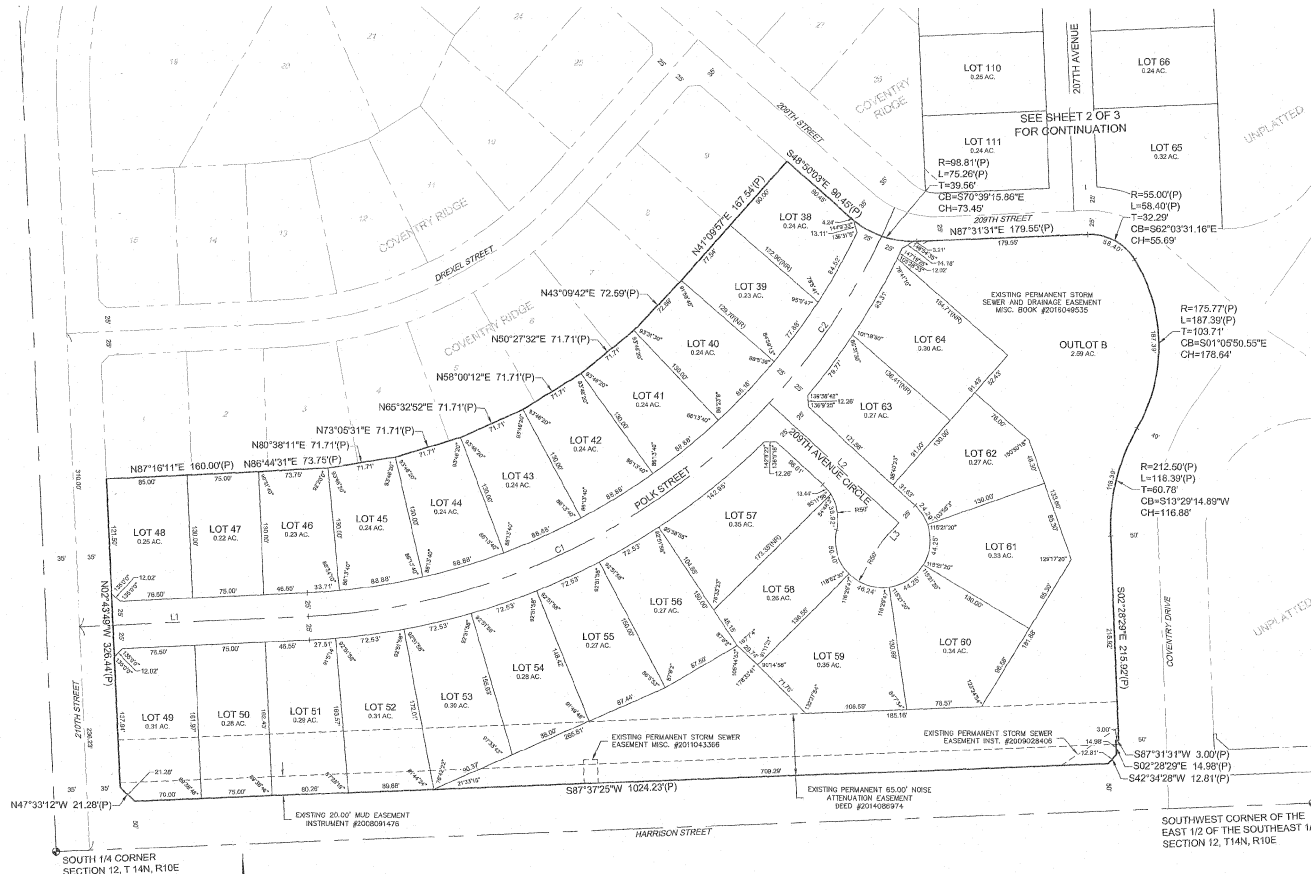
MINOR ADMINISTRATIVE SUBDIVISION
 COVENTRY RIDGE REPLAT TWO
 LOTS 1 THRU 49
 DOUGLAS COUNTY, NEBRASKA

drawn by:	CSB
checked by:	MSB
approved by:	ILB
dated by:	MSB
project no.:	935-365
drawn no.:	09-25-18

COVENTRY RIDGE

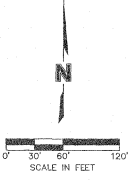
LOTS 38 THRU 144, AND OUTLOT B

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 LINES		
LINE ID	DIRECTION	LENGTH
L1	N87°16'11"E	241.55
L2	S47°30'26"E	186.28
L3	S42°29'34"W	25.00

CENTERLINE CURVES				
CURVE ID	RADIUS	LENGTH	CH BEARING	CHORD
C1	700.00	547.08	N64°52'49"E	533.26
C2	700.00	246.68	N32°23'42"E	245.41



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, COVENTRY RIDGE LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS COVENTRY RIDGE, LOTS 38 THRU 144, AND OUTLOT B, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERRECT, 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 AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (B) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (B) EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOT" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION SAID 16 FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (B) EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 FORESAID USES OR RIGHTS HEREIN GRANTED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, 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 (B) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL OMAHA-OWN STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS

COVENTRY RIDGE LLC

Joseph Forest Carter
 JOSEPH FOREST CARTER
 MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS
 ON THIS 25 DAY OF June, 2018, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH FOREST CARTER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUAL, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC



DOUGLAS COUNTY ENGINEER'S REVIEW

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

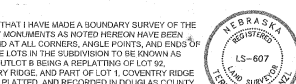
Matthew J. ...
 DOUGLAS COUNTY ENGINEER

Susan Gerscheid

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTTMAN, 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, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS COVENTRY RIDGE, LOTS 38 THRU 144, AND OUTLOT B BEING A REPLATTING 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. ROTTMAN
 NEBRASKA L.S. 627
Terry L. Rottman
 DATE: 6-25-18



MOLSSON ASSOCIATES

REV. NO.	REVISION DESCRIPTION

DATE: _____

FINAL PLAT
 LOTS 38 THRU 84, AND OUTLOT B
 COVENTRY RIDGE
 LOTS 38 THRU 144, AND OUTLOT B
 DOUGLAS COUNTY, NEBRASKA

2018

drawn by: _____
 checked by: _____
 approved by: _____
 date: _____

SHEET 1 of 3

DWG: F:\Projects\018-16574-14-Douglas\Survey\SRV\Sheets\Final Plats\COVENTRY RIDGE (C)_PT_COVENTRY RIDGE (SHEET)_L1687.dwg
 USER: dhwatkins
 DATE: 10/02/2018 13:50:09.717

COVENTRY RIDGE LOTS 38 THRU 144, AND OUTLOT B

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 LINES		
LINE ID	DIRECTION	LENGTH
L10	S87°31'31"W	24.99
L11	N48°50'03"W	336.57
L4	N2°28'29"W	460.09
L5	N2°28'29"W	328.31
L6	N2°28'29"W	375.45
L7	S87°31'31"W	155.00
L8	S87°31'31"W	129.91
L9	N48°50'03"W	487.21

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

LEGAL DESCRIPTION

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:

TRACT 1 (LOTS 38 THRU 64 AND OUTLOT B)

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 497,533.85 SQUARE FEET OR 11.422 ACRES MORE OR LESS.

TRACT 2 (LOTS 65 THRU 111)

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 SAID LOT 1, COVENTRY RIDGE, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET; THENCE ON THE WEST LINE OF SAID LOT 1 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) N02°28'29"W, 175.46 FEET; (2) N48°50'03"W, 732.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SPENCE DRIVE; (3) THENCE ON SAID EAST RIGHT-OF-WAY LINE OF SPENCE DRIVE, N41°09'37"E, 868.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON THE NORTH LINE OF SAID LOT 1, N82°53'14"E, 174.75 FEET; THENCE ON THE EAST LINE OF SAID LOT 1 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) S37°08'46"E, 154.97 FEET; (2) S02°28'29"E, 92.44 FEET; (3) S17°36'56"W, 84.83 FEET; (4) S02°28'29"E, 1074.21 FEET TO A POINT OF CURVATURE ON SAID NORTH RIGHT-OF-WAY LINE OF 20TH STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF 20TH STREET FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) ON A 114.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 58.28 FEET (LONG CHORD BEARS N74°39'16"W, 57.98 FEET); (2) THENCE N90°04'19"W, 23.56 FEET TO A POINT OF CURVATURE; (3) 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); (4) S87°31'31"W, 154.39 FEET TO A POINT OF CURVATURE; (5) ON A 38.81 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 14.14 FEET (LONG CHORD BEARS N82°02'04"W, 14.07 FEET) TO THE POINT OF BEGINNING.

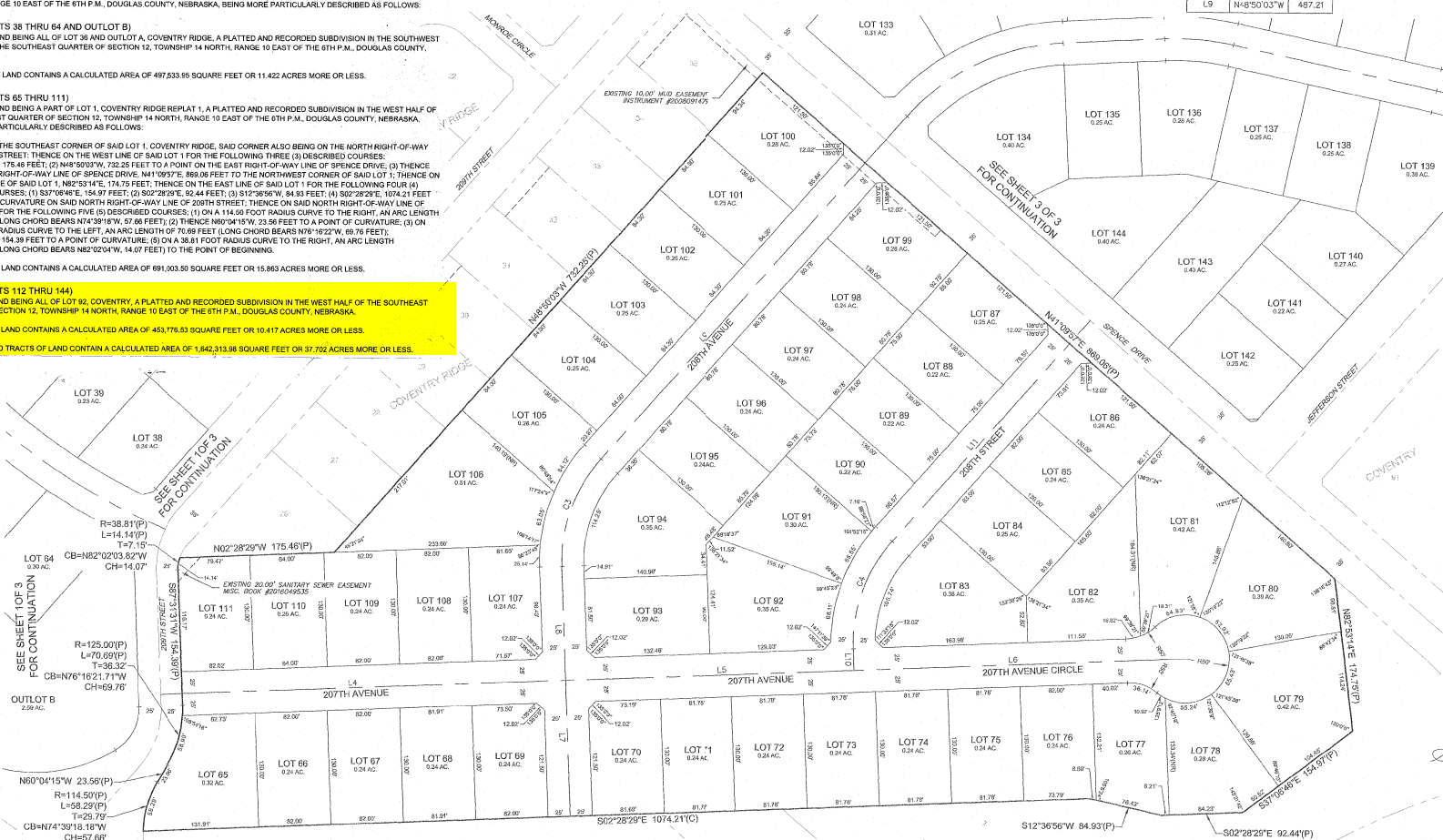
SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 691,303.50 SQUARE FEET OR 15.863 ACRES MORE OR LESS.

TRACT 3 (LOTS 112 THRU 144)

A TRACT OF LAND BEING ALL OF LOT 92, 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 453,776.83 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.



Susan Korschid 8-28-18

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

ON THIS 25 DAY OF June, 2018, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH FOREST CARTER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST APFORESAID.

NOTARY PUBLIC *[Signature]*

OWNER'S CERTIFICATE

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

COVENTRY RIDGELLCC

[Signature]
JOSEPH FOREST CARTER
MANAGER

DOUGLAS COUNTY ENGINEER'S REVIEW

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

[Signature]
DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHMAN, 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, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS COVENTRY RIDGE, LOTS 38 THRU 144, AND OUTLOT B BEING A REPLATTING 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. ROTHMAN
NEBRASKA L.S. 607
[Signature]
DATE 6-25-18



MOSSLON ASSOCIATES
2111 South 97th Street, Suite 200
Omaha, NE 68118
TEL: 402.341.1111
FAX: 402.341.0505
www.moSSLON.com

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT
LOTS 65 THRU 111
COVENTRY RIDGE
LOTS 38 THRU 144, AND OUTLOT B
DOUGLAS COUNTY, NEBRASKA

2018

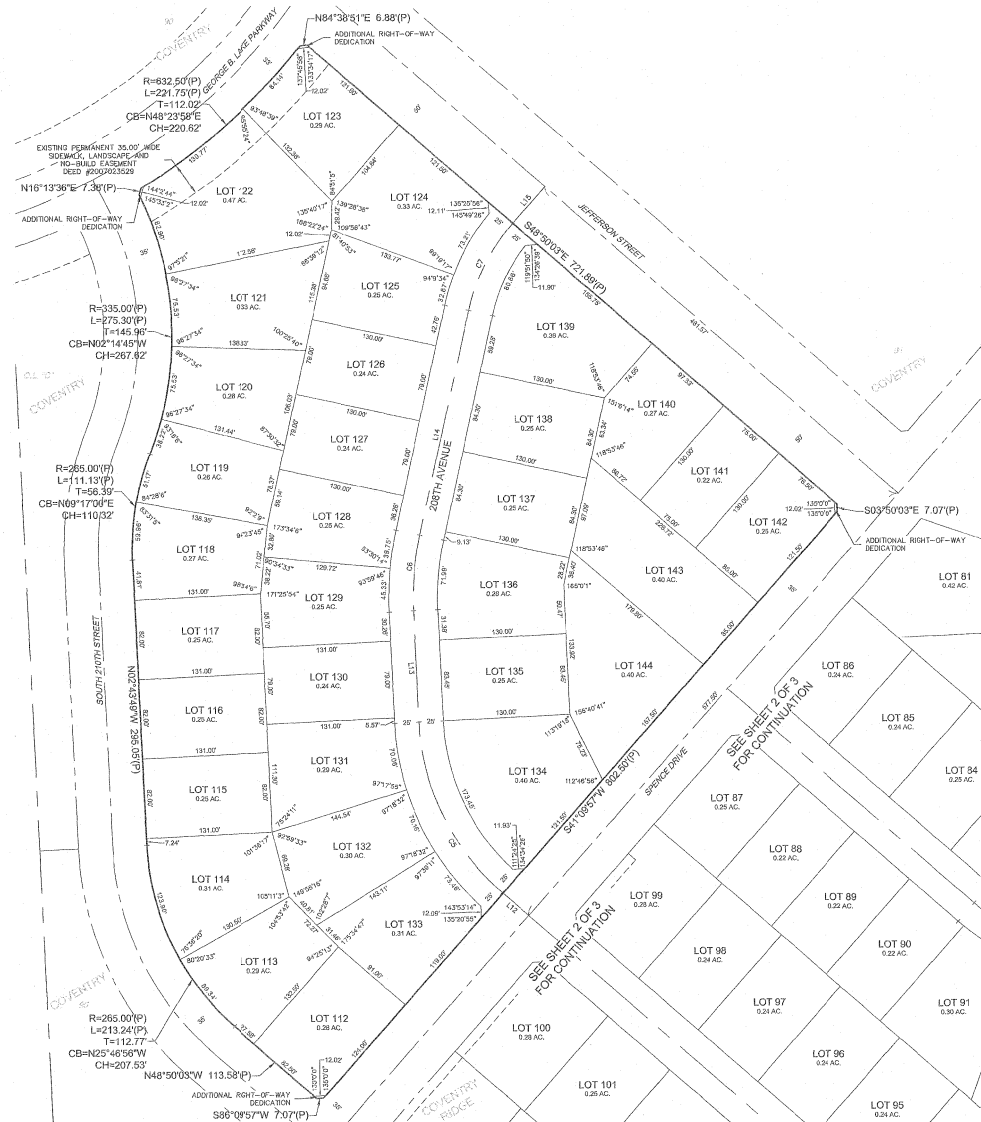
SHEET 2 of 3

DMS: F:\Projects\105-1887\10-Dwg\Survey\Sheets\Final\Plat\COVENTRY RIDGE_C_L_P1_COVENTRY RIDGE_SHEET 2_51887.dwg
USER: dshastha
DATE: Feb 14, 2018 9:32am

COVENTRY RIDGE

LOTS 38 THRU 144, AND OUTLOT B

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 41 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. 10 K4



APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF COVENTRY RIDGE, LOTS 38 THRU 144, AND OUTLOT B WAS REVIEWED BY THE OFFICE OF THE CITY PLANNING BOARD.

[Signature]
CHAIRMAN OF PLANNING BOARD
DATE: 10/4/17

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF COVENTRY RIDGE, LOTS 38 THRU 144, AND OUTLOT B AS TO THE DESIGN STANDARDS.

[Signature]
CITY ENGINEER
DATE: 10/18/17

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

[Signature]
CITY ENGINEER
DATE: 9/26/18

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF COVENTRY RIDGE, LOTS 38 THRU 144, AND OUTLOT B WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

[Signature]
MAYOR
DATE: 8/23/18

ATTESTED:
[Signature]
CITY CLERK

[Signature]
PRESIDENT OF CITY COUNCIL



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

[Signature]
COUNTY TREASURER
DATE: 8-28-18

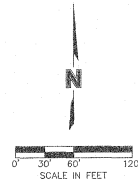


LINE ID	DIRECTION	LENGTH
L12	N48°50'03"W	35.90
L13	N2°43'49"W	114.83
L14	N12°16'11"E	237.01
L15	N41°09'57"E	50.90

CURVE ID	RADIUS	LENGTH	CH	BEARING	CHORD
C5	250.00	201.17	N25°46'58"W	195.78	
C6	300.00	78.54	N04°46'11"E	78.32	
C7	200.00	100.87	N26°43'04"E	99.80	

NOTES

- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
- NO DIRECT ACCESS SHALL BE PERMITTED ONTO HARRISON STREET FROM LOTS 48-62, AND OUTLOT B.



DOUGLAS COUNTY ENGINEER'S REVIEW

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

[Signature]
DOUGLAS COUNTY ENGINEER

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED ARE OWNERS AND LEASEHOLDERS 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.

COVENTRY RIDGE LLC
[Signature]
JOSEPH FOREST CARTER
MANAGER
DATE: 6-25-18

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } 53
ON THIS 25 DAY OF June, 2018, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH FOREST CARTER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THE DATE LAST AFORESAID.

NOTARY PUBLIC
[Signature]
JENIFER DOTY
Notary Public, Douglas County, Nebraska



SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHMANZ, 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, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS COVENTRY RIDGE, LOTS 38 THRU 144, AND OUTLOT B BEING A REPLATTING 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.

[Signature]
TERRY L. ROTHMANZ
NEBRASKA L.S. 607
DATE: 6-25-18



REV. NO.	DATE	REVISION DESCRIPTION

DATE	REVISION DESCRIPTION

FINAL PLAT
LOTS 112 THRU 144
COVENTRY RIDGE
LOTS 38 THRU 144, AND OUTLOT B
DOUGLAS COUNTY, NEBRASKA

2018
SHEET
3 of 3

DWG: F:\Projects\015-1857140-Design\Survey\SRVY\Sheets\Final Plats\COVENTRY RIDGE_C_PLT_COVENTRY RIDGE SHEET 3_51867.dwg
 USER: dhraduga
 DATE: Feb 14, 2018, 9:32am
 XREFS:



DEED 2008088629



SEP 08 2008 11:11 P 7



Deed
 Fee 44.⁰⁰
 12-14-10
 18. DEL. *AD* SCAN *AD* *AD*

OC-08150-new
 oc-08150-^{old}
 01-6000
 COMP

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 9/8/2008 11:11:05.99

 2008088629

THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT

SW 1/4 SE 1/4
 SE 1/4 SE 1/4
 NW 1/4 NE 1/4
 NE 1/4 NE 1/4
 SE 1/4 NE 1/4
 SW 1/4 NE 1/4
 NE 1/4 SE 1/4
 NW 1/4 SE 1/4

H.H.
per H.H.

Return To: EACG1.
ATTN: Homer Hust.

Check Number

