DEED 2014086974

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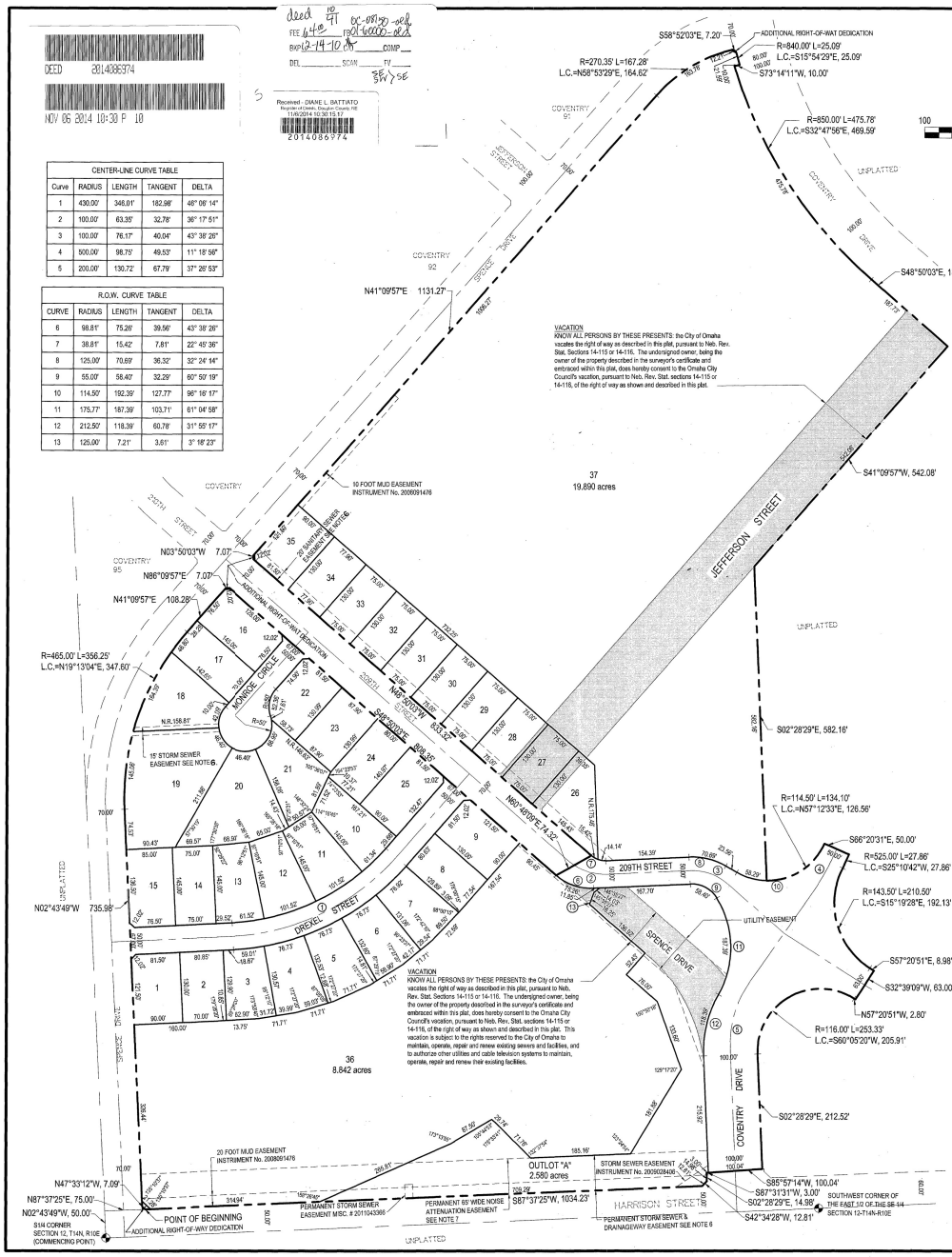
deed 10 FEE 64.00 - 71 BK 08-0030 - 0-0 PG 14-0000 - 00-0 BKP 12-14-10 C/O COMP DEL SCAN FV 56 - 57 - 58

Received - DIANE L. BATTATO
Register of Deeds, Douglas County, NE
11/6/2014 10:30:15 P
2014086974

COVENTRY RIDGE

LOTS 1 THRU 37 INCLUSIVE & OUTLOT "A"

A TRACT OF LAND LOCATED IN ALL OF LOT 93, COVENTRY, A SUBDIVISION LOCATED IN SECTION 12, ALL OF LOT 94, SAID COVENTRY, ALL OF JEFFERSON STREET, PART OF SPENCE DRIVE, PART OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 12 AND PART OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 12; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



CENTER-LINE CURVE TABLE				
Curve	RADIUS	LENGTH	TANGENT	DELTA
1	430.00'	346.01'	182.98'	46° 08' 14"
2	100.00'	63.35'	32.78'	36° 17' 51"
3	100.00'	76.17'	40.04'	43° 38' 26"
4	500.00'	98.75'	49.53'	11° 18' 56"
5	200.00'	130.72'	67.79'	37° 26' 53"

R.O.W. CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
6	99.81'	75.26'	39.56'	43° 38' 26"
7	39.81'	15.42'	7.81'	22° 45' 36"
8	125.00'	70.69'	36.32'	32° 24' 14"
9	55.00'	58.40'	32.29'	60° 50' 19"
10	114.50'	192.39'	127.77'	96° 16' 17"
11	175.77'	187.39'	103.71'	61° 08' 58"
12	212.50'	118.39'	60.78'	31° 55' 17"
13	125.00'	7.21'	3.61'	3° 18' 23"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JF CARTER, MANAGER OF COVENTRY RIDGE, LLC, 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 RIDGE (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, CENTURYLINK 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. 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.

COVENTRY RIDGE, LLC.

JF CARTER, MANAGER — DATE 10-25-13

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 25th DAY OF October 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JF CARTER, MANAGER OF COVENTRY RIDGE, 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.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska MANDY M. ANDERSON My Comm. Exp. Oct. 3, 2017

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF COVENTRY RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR — DATE April 8, 2014

ATTEST CITY CLERK

PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA — OFFICIAL SEAL — INCORPORATED FEBRUARY 1, 1887

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
3. A PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENT SHALL BE GRANTED TO THE CITY OF OMAHA OVER ALL OF OUTLOT "A", VIA SEPARATE RECORDED INSTRUMENT.
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
5. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET, SPENCE DRIVE AND COVENTRY DRIVE FROM ANY LOTS ABUTTING SAID STREETS.
6. ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER WILL BE RECORDED BY A SEPARATE DOCUMENT.
7. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG HARRISON STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF HARRISON STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN ALL OF LOT 93, COVENTRY, A SUBDIVISION LOCATED IN SECTION 12, ALL OF LOT 94, SAID COVENTRY, ALL OF JEFFERSON STREET, PART OF SPENCE DRIVE, PART OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 12 AND PART OF THE SW1/4 OF THE SE1/4 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 SW1/4 OF THE SE1/4 CORNER SECTION OF SECTION 12, THENCE N02°43'49"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE1/4 OF SECTION 12, A DISTANCE OF 50.00 FEET; THENCE N87°37'25"E, A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION BETWEEN THE EAST RIGHT-OF-WAY LINE OF 210TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 94, COVENTRY, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE OF SAID LOT 94, COVENTRY, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 210TH STREET ON THE FOLLOWING FOUR (4) COURSES: THENCE N47°33'12"W, A DISTANCE OF 7.09 FEET; THENCE N02°43'49"W, A DISTANCE OF 735.98 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 465.00 FEET, A DISTANCE OF 356.25 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N19°13'04"E, A DISTANCE OF 347.60 FEET; THENCE N41°09'57"E, A DISTANCE OF 108.28 FEET TO THE POINT OF INTERSECTION BETWEEN SAID EASTERLY RIGHT-OF-WAY LINE OF 210TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 94, COVENTRY, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE ON THE FOLLOWING TWO (2) COURSES: THENCE N86°09'57"E, A DISTANCE OF 7.07 FEET; THENCE S48°50'03"E, A DISTANCE OF 808.35 FEET; THENCE N60°42'00"E, A DISTANCE OF 74.32 FEET TO A POINT ALONG THE SOUTHERLY LINE OF LOT 93, SAID COVENTRY, SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE; THENCE ALONG SAID SOUTHERLY LINE OF LOT 93, COVENTRY, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE ON THE FOLLOWING TWO (2) COURSES: THENCE N48°50'03"W, A DISTANCE OF 833.32 FEET; THENCE N03°50'03"W, A DISTANCE OF 7.07 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SPENCE DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 93, COVENTRY, SAID LINE ALSO BEING THE SAID EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET ON THE FOLLOWING THREE (3) COURSES: THENCE N41°09'57"E, A DISTANCE OF 1131.27 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 270.35 FEET, A DISTANCE OF 167.28 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N58°53'29"E, A DISTANCE OF 164.62 FEET; THENCE S58°52'03"E, A DISTANCE OF 7.20 FEET TO THE POINT OF INTERSECTION BETWEEN SAID EASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COVENTRY DRIVE; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 93, SAID LINE ALSO BEING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COVENTRY DRIVE ON THE FOLLOWING FOUR (4) COURSES: THENCE ON A CURVE TO THE LEFT WITH A RADIUS 840.00 FEET, A DISTANCE OF 25.09 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S15°54'29"E, A DISTANCE OF 25.09 FEET; THENCE S73°14'11"W, A DISTANCE OF 10.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 850.00 FEET, A DISTANCE OF 475.78 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S32°47'56"E, A DISTANCE OF 469.59 FEET; THENCE S48°50'03"E, A DISTANCE OF 187.73 FEET TO A POINT OF INTERSECTION BETWEEN SAID SOUTHERLY RIGHT-OF-WAY LINE OF COVENTRY DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON DRIVE; THENCE S41°09'57"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JEFFERSON DRIVE, A DISTANCE OF 542.08 FEET; THENCE S02°28'29"E, DISTANCE OF 582.16 FEET; THENCE ON A CURVE TO THE LEFT WITH AN RADIUS OF 114.50 FEET, A DISTANCE OF 134.10 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N57°12'33"E, A DISTANCE OF 126.56 FEET; THENCE S66°20'31"E, A DISTANCE OF 50.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS 525.00 FEET, A DISTANCE OF 27.86 FEET, SAID CURVE HAVING ALONG CHORD WHICH BEARS S25°10'42"W, A DISTANCE OF 27.86 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 143.50 FEET, A DISTANCE OF 210.50 FEET, SAID CURVE HAVING LONG CHORD WHICH BEARS S15°19'28"E, A DISTANCE OF 192.13 FEET; THENCE S57°20'51"E, A DISTANCE OF 8.98 FEET; THENCE S32°39'09"W, A DISTANCE OF 63.00 FEET; THENCE N57°20'51"W, A DISTANCE OF 2.80 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 116.00 FEET, A DISTANCE OF 253.33 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°05'20"W, A DISTANCE OF 205.91 FEET; THENCE S02°28'29"E, A DISTANCE OF 212.52 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY HARRISON STREET; THENCE S85°57'14"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 100.04 FEET TO THE SOUTHEAST CORNER OF SAID LOT 94, COVENTRY; THENCE ALONG THE SOUTH LINE OF SAID LOT 94, COVENTRY, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HARRISON STREET ON THE FOLLOWING FOUR (4) COURSES: THENCE S87°31'31"W, A DISTANCE OF 3.00 FEET; THENCE S02°28'29"E, A DISTANCE OF 14.98 FEET; THENCE OF S42°34'28"W, A DISTANCE OF 12.81 FEET; THENCE S87°37'25"W, A DISTANCE OF 1034.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A TOTAL OF 1,346,339 SQUARE FEET OR 44.659 ACRES, MORE OR LESS.

ERIC A. SCHABEN, LS 608 — DATE Oct. 14, 2013

NEBRASKA REGISTERED LAND SURVEYOR LS-608 ERIC A. SCHABEN

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF COVENTRY RIDGE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD — DATE 10-28-2013

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 8-26-14

COUNTY OF DOUGLAS, NEBRASKA — OFFICIAL SEAL — DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF COVENTRY RIDGE (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 10/30/13

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

CITY ENGINEER — DATE Nov 6, 2014

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF COVENTRY RIDGE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE 10/21/13

DOUGLAS COUNTY SURVEYOR & ENGINEER — OFFICIAL SEAL — NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.ea-g.com
Engineering Answers

COVENTRY RIDGE
DOUGLAS COUNTY, NEBRASKA

FINAL PLAT

No.	Date	Description

Proj No:	P2004.277.004
Date:	9-9-13
Designed By:	JJE
Drawn By:	TRH
Scale:	1"=100'
Sheet:	1 of 1

Terry Hansen 10/17/2013 12:37:06 K:\Projects\Coventry\Dwg\Final Design\FP-COVENTRY RIDGE_100.dwg