

INDEXED 9-144  
MICRO-FILED 1926  
GENERAL

# COVENTRY PLACE ADDITION

INST. NO. 78- 23306

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF LANCASTER } SS  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED T.E. JANSSEN, PRESIDENT, JANSSEN/DAKOTA CORPORATION, WHO ACKNOWLEDGED THE FOREGOING DEDICATION AND PLAT TO BE HIS ACTUAL DEED, AND DESIRE THE SAME TO BE RECORDED AS SUCH.

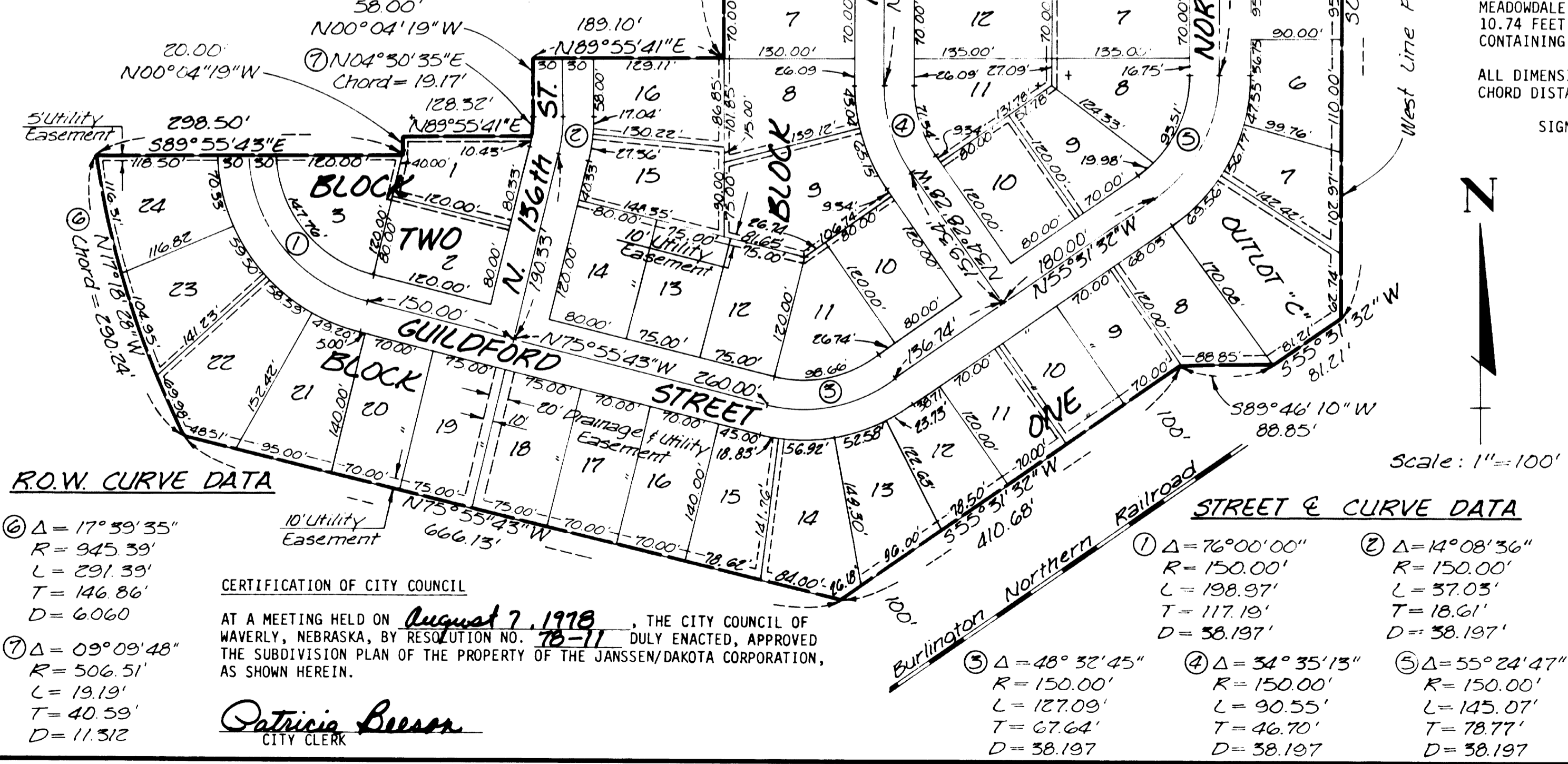
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 4th DAY OF August, 1978

MY COMMISSION EXPIRES THE 4th DAY OF September, 1981

### CERTIFICATION OF WAVERLY PLANNING COMMISSION APPROVAL

AT THE MEETING ON August 2, 1978, THE WAVERLY CITY PLANNING COMMISSION DULY ENACTED AND APPROVED THE SUBDIVISION PLAN OF THE PROPERTY OF THE JANSSEN/DAKOTA CORPORATION LOCATED IN WAVERLY AS SHOWN HEREIN.

*Demetrius R. Pluhacek* SECRETARY  
*James M. Day* CHAIRMAN



### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY STAKES AND/OR WITNESS CORNERS ARE SET AT ALL BLOCK AND LOT CORNERS, AND PERMANENT MONUMENTS ARE SET AT ALL BOUNDARY CORNERS AND ALL CENTER LINE STREET INTERSECTIONS AND ALL POINTS OF TANGENCY OF ALL CURVES. SAID SUBDIVISION LOCATED IN LOT 1 I.T. IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., AND IN LOTS 33, 34 AND 126 I.T., IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1833.62 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF THE WEST HALF OF, AND ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SAID SECTION 16, AND ASSUMING SAID EAST LINE TO BEAR SOUTH 00°04'19" EAST, SAID POINT OF BEGINNING TO BE THE SOUTHWEST CORNER OF MEADOWDALE ADDITION TO WAVERLY, AS PLATTED AND RECORDED; THENCE SOUTH 89°53'15" EAST, ALONG THE SOUTH LINE OF SAID MEADOWDALE ADDITION, A DISTANCE OF 620.74 FEET TO THE NORTHWEST CORNER OF LOT 19, PIERCE'S ADDITION TO WAVERLY, AS PLATTED AND RECORDED; THENCE SOUTH 00°06'45" WEST, ALONG THE WEST LINE OF SAID PIERCE'S ADDITION, A DISTANCE OF 762.71 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET DISTANCE FROM AND PARALLEL TO THE MAIN LINE TRACK; THENCE SOUTH 55°31'32" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE SOUTH 89°46'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 88.85 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SAID RAILROAD, SAID POINT BEING 100.00 FEET DISTANCE FROM THE SAID MAIN LINE TRACK; THENCE SOUTH 55°31'32" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 410.68 FEET; THENCE NORTH 75°55'43" WEST, A DISTANCE OF 666.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING NORTH 17°18'28" WEST, A CHORD DISTANCE OF 290.24 FEET AND AN INTERNAL ANGLE OF 17°39'34.5"; THENCE SOUTH 89°55'43" EAST, A DISTANCE OF 298.50 FEET; THENCE NORTH 00°04'19" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°55'41" EAST, A DISTANCE OF 128.32 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD BEARING NORTH 4°30'35" EAST, A CHORD DISTANCE OF 19.17 FEET AND AN INTERNAL ANGLE OF 9°09'47.5" TO A POINT OF TANGENCY; THENCE NORTH 00°04'19" WEST, ALONG SAID LINE OF TANGENCY, A DISTANCE OF 58.00 FEET; THENCE NORTH 89°55'41" EAST, A DISTANCE OF 189.11 FEET; THENCE NORTH 00°06'45" EAST, A DISTANCE OF 506.51 FEET TO A POINT ON THE SOUTH LINE OF SAID MEADOWDALE ADDITION, THENCE NORTH 89°53'15" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 10.74 FEET TO THE SOUTHWEST CORNER OF MEADOWDALE ADDITION, THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 17.772 ACRES, MORE OR LESS.

ALL DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT AND ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.

SIGNED THIS 3rd DAY OF August, 1978.

*C.E. Finkle*  
C. E. FINKE  
LAND SURVEYOR, L.S.



### DEDICATION

THE FOREGOING PLAT KNOWN AS, COVENTRY PLACE ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., AND IN LOTS 126, 33 AND 34 I.T., IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., WAVERLY, LANCASTER COUNTY, NEBRASKA AND AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED SOLE OWNERS AND PROPRIETORS, THE EASEMENTS AS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF WAVERLY, THE LINCOLN ELECTRIC SYSTEM, THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, AND OTHER PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE STORM SEWERS, SANITARY SEWERS, WATER MAINS, CONDUITS, BURIED CABLES AND WIRES AND ALL APPURTENANCES THERETO, OVER, UPON OR UNDER THE EASEMENTS DESCRIBED HEREIN AND AS SHOWN ON THE FOREGOING PLAT.

ALL STREETS SHOWN HEREON AND THE NORTH 7.00 FEET OF THE EAST 610.00 FEET OF THE DESCRIBED SUBDIVISION ABUTTING THE SOUTH RIGHT-OF-WAY LINE OF JAMESTOWN STREET AND ALL OF OUTLOT 'C' AS SHOWN ON THE FOREGOING PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

WITNESS MY HAND THIS 4th DAY OF August, 1978.

*T.E. Janssen*  
T. E. JANSSEN, PRESIDENT  
JANSSEN/DAKOTA CORPORATION