COVINGTON 2

LOTS 64 THROUGH 105, INCLUSIVE AND OUTLOTS D AND E, BEING A PLATTING OF THAT PART OF TAXLOT 6, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LOCATED IN:
NW 1/4 SW 1/4 SEC. 31, T14N, R11E
NE 1/4 SW 1/4 SEC. 31, T14N, R11E

ZONING

SECTION 5.09 R-1 LOW DENSITY RESIDENTIAL
5.09.05 HEIGHT AND LOT REQUIREMENTS:
1. THE HEIGHT AND MINIMUM LOT REQUIREMENTS SHALL BE AS FOLLOWS:

[illegible]

25' REAR
7.5' SIDE
25' STREET SIDE
25' FRONT

NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

CITY OF GRETNA R-1 ZONING SETBACK REQUIREMENTS

NO SCALE

8.5'
8.5'
VARIES
LOT

TYPICAL CORNER LOT CHAMFER DETAIL

NO SCALE

SECTION CORNER TIES

CENTER SEC. 31, T14N, R11E
3/4" PT, 0.3' DEEP
NE 109.66' TO 5/8" REBAR IN FARM FIELD, 1.5' DEEP
E 5.33' TO "X" NAILS IN W. FACE 12" TREE, 1.0' ABOVE GROUND
S 5.0' TO 60D NAIL IN NORTH FACE 18" TREE, 1.5' ABOVE GROUND
N 31.80' TO "X" NAILS IN SOUTH FACE 4" WOOD POST, 1.0 FEET ABOVE GROUND

SE CORNER N 1/2 SW 1/4 SEC. 31, T14N, R11E
3/4" PT, 0.2' DEEP
N 1.60' TO "X" NAILS IN SW FACE 18" TREE, 1.5 FEET ABOVE GROUND
S 7.47' TO 60D NAIL NORTH FACE 15" TREE, 1.0' ABOVE GROUND
W 23.75' TO 60D NAIL EAST FACE 12" TREE, 1.0' ABOVE GROUND

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
64	17572
65	13229
66	12682
67	11662
68	11878
69	11682
70	11292
71	10712
72	10713
73	10717
74	12677
75	12189
76	13066
77	12082
78	11811
79	11570
80	11570
81	11570
82	13170
83	12509
84	12463
85	11686
86	11110
87	13697
88	16082

PARCEL AREA TABLE	
PARCEL #	AREA (SF)
89	12219
90	18432
91	14637
92	11163
93	11163
94	11162
95	11161
96	11161
97	11160
98	10867
99	14636
100	13201
101	13201
102	13201
103	13201
104	13641
105	14207

OUTLOT AREA TABLE	
OUTLOT	AREA (SF)
D	2590
E	24638

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	300.00	20.59	20.59	003°55'56"
C2	300.00	18.76	18.76	003°35'00"
C3	1000.00	181.98	181.73	010°25'31"
C4	200.00	104.33	103.63	029°51'04"

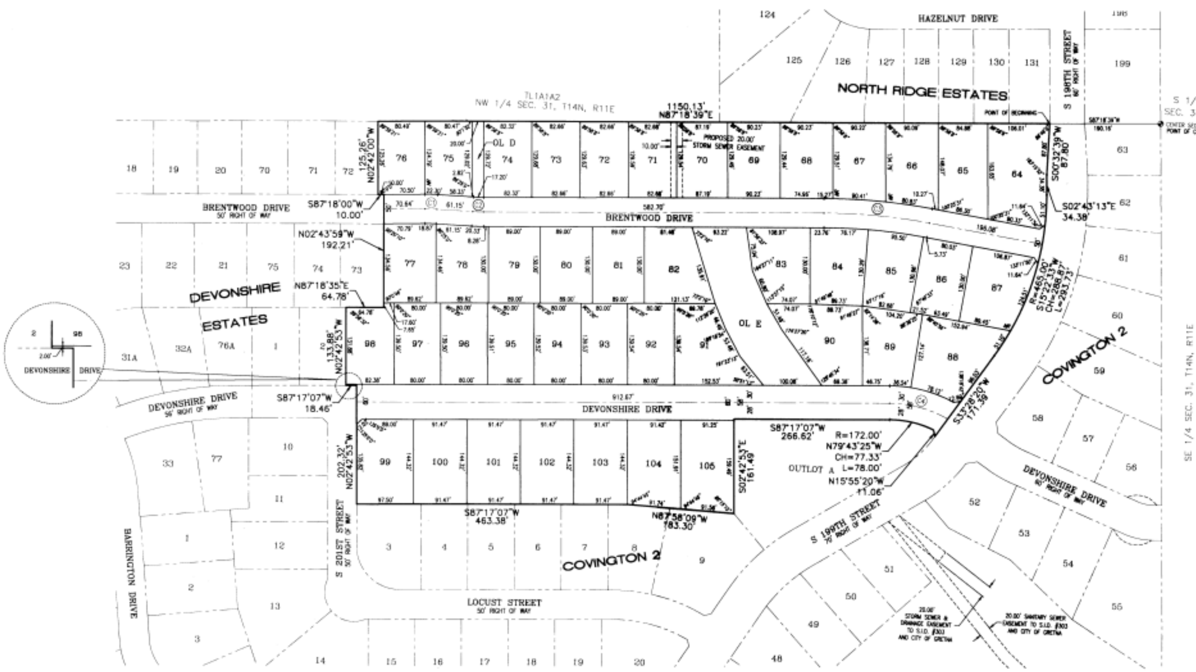
NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
7. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
8. OUTLOT D IS DEDICATED ACCESS FOR EMERGENCY VEHICLES AND CITY OF GRETNA MAINTENANCE ACCESS.
9. OUTLOT E IS A DEDICATED SANITARY SEWER AND STORMWATER CONVEYANCE EASEMENT.

LEGEND

SECTION LINE
SECTION CORNER
BOUNDARY LINE
LOT LINE
EXISTING LOT LINE
EASEMENT LINE

0 100 200



SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

1 DAY OF April 2016.

SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF PLANNING COMMISSION OF GRETNA, NEBRASKA

THIS PLAT OF COVINGTON 2, LOTS 64 THROUGH 105, INCLUSIVE AND OUTLOTS D AND E, WAS APPROVED BY THE PLANNING COMMISSION OF GRETNA, NEBRASKA ON THIS

____ DAY OF ________ 2016.

CHAIRPERSON, PLANNING COMMISSION OF GRETNA, NEBRASKA

APPROVAL OF GRETNA CITY ENGINEER

THIS PLAT OF COVINGTON 2, LOTS 64 THROUGH 105, INCLUSIVE AND OUTLOTS D AND E, WAS APPROVED BY THE ENGINEER OF THE CITY OF GRETNA, NEBRASKA ON THIS

12 DAY OF April 2016.

CITY OF GRETNA ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF COVINGTON 2, LOTS 64 THROUGH 105, INCLUSIVE AND OUTLOTS D AND E, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS

31st DAY OF March

SARPY COUNTY SURVEYOR/ENGINEER

APPROVAL OF GRETNA CITY COUNCIL

THIS PLAT OF COVINGTON 2, LOTS 64 THROUGH 105, INCLUSIVE AND OUTLOTS D AND E, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF GRETNA, NEBRASKA, THIS

12 DAY OF ________ 2016.

MAYOR
ATTEST:
CITY CLERK

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2016-08316
04/18/2016 02:49:45 PM
REGISTER OF DEEDS

COUNTER ____ C.E. ____
VERIFY ____ D.E. ____
PROOF ____
FEES $ 52.00
CHECK# ____
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND END OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS COVINGTON 2, LOTS 64 THROUGH 105, INCLUSIVE AND OUTLOTS D AND E, BEING A PLATTING OF THAT PART OF TAXLOT 6, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE SOUTH 87°18'39" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE SYSTEM NAD83) FOR 190.18 FEET ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00°32'39" WEST FOR 87.80 FEET;

THENCE SOUTH 02°43'13" EAST FOR 34.38 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 465.00 FEET AND A LONG CHORD BEARING SOUTH 15°22'33" WEST FOR 288.87 FEET) FOR AN ARC LENGTH OF 293.73 FEET;

THENCE SOUTH 33°28'20" WEST FOR 171.39 FEET;

THENCE NORTH 15°55'20" WEST FOR 11.06 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 172.00 FEET AND A LONG CHORD BEARING NORTH 79°43'25" WEST FOR 77.33 FEET) FOR AN ARC LENGTH OF 78.00 FEET;

THENCE SOUTH 87°17'07" WEST FOR 266.62 FEET;

THENCE SOUTH 02°42'53" EAST FOR 161.49 FEET;

THENCE NORTH 87°58'09" WEST FOR 183.30 FEET;

THENCE SOUTH 87°17'07" WEST FOR 463.38 FEET;

THENCE NORTH 02°42'53" WEST FOR 202.32 FEET;

THENCE SOUTH 87°17'07" WEST FOR 18.46 FEET;

THENCE NORTH 02°42'53" WEST FOR 133.88 FEET TO THE SOUTH LINE OF LOT 73, DEVONSHIRE ESTATES A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE NORTH 87°18'35" EAST FOR 64.78 FEET ALONG THE SOUTH LINE OF SAID LOT 73 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 02°43'59" WEST FOR 192.21 FEET ALONG THE EXTENDED EAST LINE OF SAID LOT 73 TO THE NORTH RIGHT OF WAY LINE OF BRENTWOOD DRIVE;

THENCE SOUTH 87°18'00" WEST FOR 10.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 72, DEVONSHIRE ESTATES;

THENCE NORTH 02°42'00" WEST FOR 125.26 FEET ALONG THE EAST LINE OF SAID LOT 72 TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 31;

THENCE NORTH 87°18'39" EAST FOR 1150.13 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 15.216 ACRES.

WILLIAM E. KNIGHT, L.S. 566

3-31-2016
DATE

REGISTERED LAND SURVEYOR WILLIAM E. KNIGHT LS-566 STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, MCCUNE DEVELOPMENT LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND JERRY M. SLUSKY, TRUSTEE OF THE MASTER DEED OF TRUST DATED FEBRUARY 2, 2001 AND FILED FEBRUARY 3, 2011, INSTRUMENT NO. 2011-03653 AT SARPY COUNTY REGISTER OF DEEDS, OWNERS AND PINNACLE BANK, MORTGAGEES OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS COVINGTON 2, LOTS 64 THROUGH 105, INCLUSIVE AND OUTLOTS D AND E; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF GRETNA, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

FOR DRAINAGE AND STORM SEWERS AND SANITARY SEWERS
WE DO HEREBY GRANT THE PERPETUAL STORM SEWER EASEMENTS, THE PERPETUAL SANITARY SEWER EASEMENTS, AND THE PERPETUAL DRAINAGE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO THE CITY OF GRETNA, NEBRASKA, AND SANITARY AND IMPROVEMENT DISTRICT #303. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, 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.

MCCUNE DEVELOPMENT LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

PAUL S. MCCUNE, MANAGING MEMBER

PINNACLE BANK, MORTGAGEE

SPENCER KIMBALL
PRESIDENT PINNACLE BANK

JERRY M. SLUSKY, TRUSTEE OF THE MASTER DEED OF TRUST DATED FEBRUARY 2, 2001 AND FILED FEBRUARY 3, 2011, INSTRUMENT NO. 2011-03653 AT SARPY COUNTY REGISTER OF DEEDS, OWNER

JERRY M. SLUSKY

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA))SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF April, 2016

BY PAUL S. MCCUNE, MANAGING MEMBER OF MCCUNE DEVELOPMENT LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska CRYSTAL DENESIO My Comm. Exp. Sept. 3, 2018

STATE OF NEBRASKA))SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April, 2016

BY JERRY M. SLUSKY, TRUSTEE OF THE MASTER DEED OF TRUST DATED FEBRUARY 2, 2001 AND FILED FEBRUARY 3, 2011, INSTRUMENT NO. 2011-03653 AT SARPY COUNTY REGISTER OF DEEDS.

SIGNATURE OF NOTARY PUBLIC

STATE OF NEBRASKA))SS
COUNTY OF Douglas)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April 2016

BY SPENCER KIMBALL, PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.

SIGNATURE OF NOTARY PUBLIC

drawn by EAM
designed by
reviewed by WEK
filename 0400B03201-FINAL.dwg
references
revisions

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COVINGTON 2 (LOTS 64-105, INCLUSIVE AND OUTLOTS D AND E)
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number-tasks 0104008.03-003
book page
date 3-30-2016
sheet 1 of 1

2016-08316