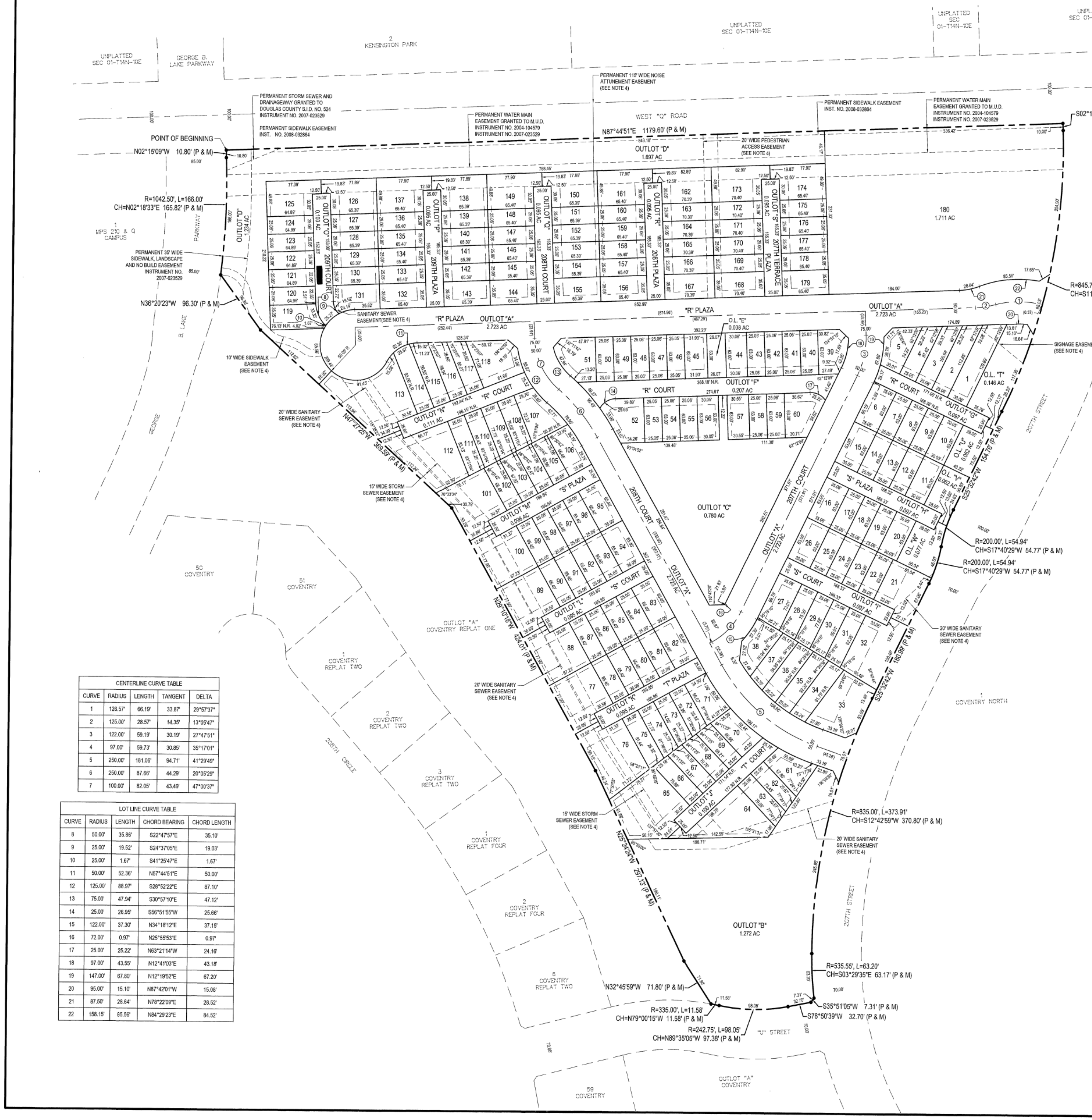
MISC Inst. # 2021127964, Pg: 1 of 1 Rec Date: 09/28/2021 12:49:15.450
Fee Received: $94.00 By: MLS
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

THE ROWS AT COVENTRY

A CLUSTER SUBDIVISION

Being a replatting of (JRS) **LOTS 1 THRU 180 & OUTLOTS "A" THRU "W" INCLUSIVE**

[redacted] ALL OF LOT 78, COVENTRY, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	126.57'	66.19'	33.87'	29°57'37"
2	125.00'	28.57'	14.35'	13°05'47"
3	122.00'	59.19'	30.19'	27°47'51"
4	97.00'	59.73'	30.85'	35°17'01"
5	250.00'	181.06'	94.71'	41°29'49"
6	250.00'	87.66'	44.29'	20°05'29"
7	100.00'	82.05'	43.49'	47°00'37"

LOT LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
8	50.00'	35.86'	S22°47'57"E	35.10'
9	25.00'	19.52'	S24°37'05"E	19.03'
10	25.00'	1.67'	S41°25'47"E	1.67'
11	50.00'	52.36'	N57°44'51"E	50.00'
12	125.00'	88.97'	S28°52'22"E	87.10'
13	75.00'	47.94'	S30°57'10"E	47.12'
14	25.00'	26.95'	S56°51'55"W	25.66'
15	122.00'	37.30'	N34°18'12"E	37.15'
16	72.00'	0.97'	N25°55'53"E	0.97'
17	25.00'	25.22'	N63°21'14"W	24.16'
18	97.00'	43.55'	N12°41'03"E	43.18'
19	147.00'	67.80'	N12°19'52"E	67.20'
20	95.00'	15.10'	N87°42'01"W	15.08'
21	87.50'	28.64'	N78°22'09"E	28.52'
22	158.15'	85.56'	N84°29'23"E	84.52'

60 0 60
1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- PINS FOUND W/CAP LS-608
- SETBACK LINE
- P PLATTED DISTANCE
- M MEASURED DISTANCE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, 78 GROUP INVESTMENTS, LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION AND EMBRACED WITHIN THIS 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 THE ROWS AT COVENTRY (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, CENTURYLINK 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 AND ALONG ALL STREET FRONTAGES OF ALL 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.

78 GROUP INVESTMENTS, LLC

[signature] 4/13/21
BEN KATT, MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Douglas)

ON THIS 13 DAY OF April, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME BEN KATT, MEMBER OF 78 GROUP INVESTMENTS, 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/HER VOLUNTARY ACT AND DEED.

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

Crystal Alley
NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska CRYSTAL ALLEY My Comm. Exp. Jan. 15, 2025

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO WEST "Q" ROAD AND GEORGE B. LAKE PARKWAY FROM OUTLOT "D".
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. A 35' NO BUILD (SETBACK) ALONG GEORGE B. LAKE PARKWAY PER "APPENDIX C: BOULEVARD DESIGN GUIDELINES" PER THE OMAHA SUBURBAN PARK SYSTEM MASTER PLAN, LAST UPDATED 2015.
9. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG WEST "Q" ROAD. 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 WEST "Q" ROAD AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN THE ROWS AT COVENTRY (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND BEING ALL OF LOT 78, COVENTRY, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 78, COVENTRY, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF GEORGE B. LAKE PARKWAY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST "Q" ROAD; THENCE N87°44'51"E (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOT 78, COVENTRY, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST "Q" ROAD, A DISTANCE OF 1,179.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 78, COVENTRY, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST "Q" ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF 207TH STREET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 78, COVENTRY, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 207TH STREET ON THE FOLLOWING EIGHT (8) DESCRIBED COURSES: (1) THENCE S02°15'09"E, A DISTANCE OF 10.00 FEET; (2) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 845.72 FEET, A DISTANCE OF 410.31 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S11°38'46"W, A DISTANCE OF 406.30 FEET; (3) THENCE S25°32'42"W, A DISTANCE OF 154.76 FEET; (4) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 54.94 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S17°40'29"W, A DISTANCE OF 54.77 FEET; (5) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 200.00 FEET, A DISTANCE OF 54.94 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S17°40'29"W, A DISTANCE OF 54.77 FEET; (6) THENCE S25°32'42"W, A DISTANCE OF 180.99 FEET; (7) THENCE SOUTHWESTERLY ON A CURVE TO LEFT WITH A RADIUS OF 835.00 FEET, A DISTANCE OF 373.91 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S12°42'59"W, A DISTANCE OF 370.80 FEET; (8) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 535.55 FEET, A DISTANCE OF 63.20 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S03°29'35"E, A DISTANCE OF 63.17 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 207TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF "U" STREET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 78, COVENTRY, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF "U" STREET ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S35°51'05"W, A DISTANCE OF 7.31 FEET; (2) THENCE S78°50'39"W, A DISTANCE OF 32.70 FEET; (3) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 242.75 FEET, A DISTANCE OF 98.05 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N89°35'05"W, A DISTANCE OF 97.38 FEET; (4) THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 335.00 FEET, A DISTANCE OF 11.58 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N79°00'15"W, A DISTANCE OF 11.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 78, COVENTRY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OUTLOT "A", COVENTRY REPLAT ONE, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 12; THENCE ALONG THE WESTERLY LINE OF SAID LOT 78, COVENTRY, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID OUTLOT "A", COVENTRY REPLAT ONE, ON THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) THENCE N32°45'59"W, A DISTANCE OF 71.80 FEET; (2) THENCE N25°24'24"W, A DISTANCE OF 297.13 FEET; (3) THENCE N29°10'18"W, A DISTANCE OF 424.01 FEET; (4) THENCE N47°27'25"W, A DISTANCE OF 369.59 FEET; THENCE N36°20'23"W, A DISTANCE OF 96.30 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A", COVENTRY REPLAT ONE, SAID POINT ALSO BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGE B. LAKE PARKWAY; THENCE ALONG SAID WESTERLY LINE OF LOT 78, COVENTRY, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF GEORGE B. LAKE PARKWAY ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1,042.50 FEET, A DISTANCE OF 166.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N02°18'33"E, A DISTANCE OF 165.82 FEET; (2) THENCE N02°15'09"W, A DISTANCE OF 10.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 822,225 SQUARE FEET OR 18.876 ACRES, MORE OR LESS.

[signature] April 12, 2021
ERIC A. SCHABEN, LS-608 DATE

NEBRASKA REGISTERED LS-608 LAND SURVEYOR ERIC A. SCHABEN

OMAHA CITY COUNCIL ACCEPTANCE

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

Jean Stothert 6-9-2021
MAYOR DATE

ATTEST [signature]
CITY CLERK

[signature]
PRESIDENT OF COUNCIL

CITY OF OMAHA, NEBRASKA INCORPORATED FEBRUARY 2, 1857

APPROVAL OF OMAHA CITY PLANNING BOARD

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

[signature] 11-4-20
CHAIRMAN OF CITY PLANNING BOARD DATE

APPROVAL OF CITY ENGINEER OF OMAHA

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

Todd Pfitzer 4/15/21
CITY ENGINEER DATE

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

Todd Pfitzer 9/29/21
CITY ENGINEER DATE

REVIEW OF DOUGLAS COUNTY ENGINEER

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

[signature] 4/12/21
DOUGLAS COUNTY ENGINEER DATE

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL NEBRASKA

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.

John W. Ewing Jr. 8/3/21
COUNTY TREASURER DATE
by [signature] (Supv)

John W. Ewing, Jr.

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY, NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 Omaha, NE 68154
Phone: 402.895.4700 Fax: 402.895.3599
www.eacg.com

E & A CONSULTING GROUP, INC.
Engineering Answers

THE ROWS AT COVENTRY
LOTS 1 THRU 180 AND OUTLOTS "A" THRU "W" INCLUSIVE
OMAHA, NEBRASKA

CLUSTER SUBDIVISION
FINAL PLAT

Revisions		
No.	Date	Description

Proj No:	P2019.299.001
Date:	12/10/2020
Designed By:	JRS
Drawn By:	EHN
Scale:	1" = 60'
Sheet:	1 of 1

Jeff Stoll 4/10/2021 7:55 AM K:\Projects\2019\299\p01\Planning & Platting\Platting\Final Plat\FP-LAYOUT-000.dwg