

BAY SHORES

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF BAY SHORES DATED JUNE 6, 1986 AND RECORDED JUNE 6, 1986 IN BOOK 776 AT PAGE 602, MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA, SHALL RUN WITH AND BIND THE LAND FOR A TERM OF THIRTY (30) YEARS FROM THE DATE THIS DECLARATION IS RECORDED, SUBJECT TO ASSESSMENT LIEN AS CONTAINED IN ARTICLE II OF SAID DECLARATION.

A PERPETUAL LICENSE AND EASEMENT IS HEREBY RESERVED IN FAVOR OF AND GRANTED TO OMAHA PUBLIC POWER DISTRICT, NORTHWESTERN BELL TELEPHONE COMPANY, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE LOTS, METROPOLITAN UTILITIES COMPANY, AND SANITARY AND IMPROVEMENT DISTRICT NO. 331 OF DOUGLAS COUNTY, NEBRASKA, THEIR SUCCESSORS AND ASSIGNS, FOR UTILITIES ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF THE LOTS, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

A PERPETUAL EASEMENT IS FURTHER RESERVED FOR THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, FOR UTILITIES ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS, WITH AUTOMATIC TERMINATION AS TO SUCH UNUSED OR ABANDONED EASEMENTWAYS.

A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THE NORTHWESTERN BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR UTILITIES ON OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS FOR UTILITIES ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. THERE WILL BE NO DIRECT ACCESS TO 168TH STREET FROM LOTS 62, 63, 66, 67, 68, 71, 72, 80, 81, 86 AND 87, ALL AS CONTAINED IN THE PLAT AND DEDICATION FILED MARCH 7, 1986 IN BOOK 1774 AT PAGE 376, DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA.

BAY SHORES

LICENSE GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 331 FOR A PERIOD OF ONE (1) YEAR COMMENCING NOVEMBER 18, 1985 AND ENDING NOVEMBER 17, 1986 OR UPON COMPLETION OF THE INSTALLATION OF THE INTERCEPTOR SEWER PIPELINE, DATED NOVEMBER 29, 1985 AND RECORDED DECEMBER 6, 1985 IN BOOK 759 AT PAGE 427, MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA.

EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 331, FOR A PERIOD NOT EXCEEDING FIFTY (50) YEARS FROM THE DATE HEREOF, AN EASEMENT FOR A RIGHT OF WAY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN INTERCEPTOR SEWER DATED NOVEMBER 29, 1985 AND RECORDED DECEMBER 6, 1985 IN BOOK 759 AT PAGE 411, MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA.

SANITARY AND IMPROVEMENT DISTRICT STATEMENT DOUGLAS COUNTY, NEBRASKA, FOR DISTRICT NUMBER 331 RECORDED SEPTEMBER 6, 1985 IN BOOK 750 AT PAGE 633, MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA.

RESOLUTIONS OF RIDGEFIELD DEVELOPMENT COMPANY DATED JULY 22, 1986 AND RECORDED JULY 23, 1986 IN BOOK 782 AT PAGE 298, MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA.

Notice

975 8/11/91

603 8/23/91

by James E. Specht, Treasurer
of the Bay Shores
Homeowners Association