

Bent Creek

Lots 1-148

P-D

1790-503

P-C

816-590

1st Amend

823-472

2nd Amend

854-376

Lots 149 —

P-D

1828-740

EASE

866-173

Bent Creek

Lots 1-148

PID
1790 5/27/86
503 10/27/86

Perp ease to
OPPD, NWBT & CATV
for 211M. 5'18'16'
Contains restrictions

P/C
816 6/3/87
590 6/3/87

"Homeowners Assn -"
Contains restrictions,
dues & fees. Ease to
MUD, OPPD, NWBT
& CATV for 211M
5'18'16'. Also has
setback regulations

1st Amend to P/C
823 7/3/87
472 8/11/87

✓

2nd Amend P/C
854 6/29/88
376 7/6/88

Adds Lots 148-
349 & O.L.A. also
Changes setbacks

Notice of terms of
Status of Declarant

1126 7/18/94
592 8/10/94

Maenner Trust Ltd. partnership
↓
Bent Creek Homeowners Assoc.

Bent Creek

P/D
1790 5/27/86
503 10/27/86

Lts 1-148

Contains restrictions
& ease to OPPD, NWBT
& PATU for UTM
5'18'11/6'

P/C Lts 1-147
816 5/21/87
590 7/3/87

Contains setbacks &
restrictions: "Homeowners
Ass". Easements to
utility Co's. Also
ease to declarant &
The "Ass" the rear 10'
to maintain fence
Lts 14-15, 148 & 16-25.

1st Amend to P.C
823 7/31/87
472 8/11/87

✓

2nd Amend to P.C
854 4/29/88
376 7/6/90

✓

Term of Status Reclav-
1126 7/18/94
592 8/10/94

Manner/First
Limited Partnership
released to Bent
Creek Homeowners Ass.

Bent Creek

Plat

1828

740

6/26/88

prep. easemt. to
OPPD, NWBT, &
Cable T.V. 5', 8', & 16'
for U/I/M.

P/C,

816

6/3/87

590

6/3/87

"Homeowners Assn -"
Contains restrictions,
dues & fees. Eas to
MUD, OPPD, NWBT
& CATV for U/I/M
5' 18' 16'. Also has
setback regulations

1st Amend to P/C

823

7/3/87

472

8/11/87

2nd Amend P/C

854

6/29/88

376

7/6/88

Addr Lots 148-
349 & O.L.A., also
Changes setbacks

Notice of terms of
Status of Declarant

1126

7-18-94

592

8-10-94

Maenner Trust Ltd. partnership
↓
Bent Creek Homeowners Assoc.

Bent Creek
Cont.

Notice of Termination of
Status as Declarant

1126
592 7/18/94 Manner/First
 8/10/94 Limited Partnership.

To

Bent Creek Homeowners
Assoc.

Easmt. + R/Way

866
173 10/6/88
 10/25/88

Manner/First
Limited Partnership

To

MUD

Easmt. for UT/M
on pipe lines.

The westerly 5' of
s/p.

Bent Creek Cont.

Decl. of Cod., Cond., Rest., + Easmts.

816
590 5/21/87
6/3/87

Setback lot lines.
Bent Creek Home-
Owners Assoc.
Imposition of Dues
& Assess. Perp.
Casmt to OPD,
NWBT, Cable TV,
MUD, + SID #339
for UT/M. (5'8" #6")
perp. Casmt. to
MUD for UT/M.
Subutting all Cul-
de-sac Streets.
Also contains cer-
tain restrictions.

First Amend. to Cod.

823 7/31/87
472 8/11/87

✓

2nd. Amend. to Cod.

854 6/29/88
376 7/6/88

Adding more lots.

✓

See Attach

Bent Creek
Cont.

33226
696

Notice of Termination of
Status as Declarant

1126
592

7/18/94 Manner/First
8/10/94 Limited Partnership.

To

Bent Creek Homeowners
Assoc.

Bent Creek

Plat

1828

740

6/26/88

prop. easemt. to
OPPD, NWBT, &
Cable T.V. 5', 8', & 16'
for U/I/M.

Easemt. + R/Way

866

173

10/6/88

10/25/88

Manner/First
Limited Partnership

To

MUD

Easemt. for U/I/M
on pipe lines.

The westerly 5' of
s/p.

Bent Creek
Cont.

Notice of Termination of
Status as Declarant

1126
592

7/18/94 Manner/First
8/10/94 Limited Partnership.

To

Bent Creek Homeowners
Assoc.

BENT CREEK

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT OF BENT CREEK DATED MAY 21, 1987 AND RECORDED JUNE 3, 1987 IN BOOK 816 AT PAGE 590, 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 THE LIEN FOR DUES AND ASSESSMENTS AS CONTAINED IN ARTICLE II, HOMEOWNERS' ASSOCIATION.

A PERPETUAL LICENSE AND EASEMENT IS HEREBY RESERVED IN FAVOR OF AND GRANTED TO THE 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, AND THE METROPOLITAN UTILITIES COMPANY, AND SANITARY AND IMPROVEMENT DISTRICT NO. 339 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 SUCH ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

contains certain restrictions on sp

A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY 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 FOR UTILITIES ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AS CONTAINED IN THE PLAT AND DEDICATION FILED OCTOBER 27, 1986 IN BOOK 1790 AT PAGE 503, DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA.

(Sec Hochstedt)

Bent Creek

First Amendment
to Declaration

823 7/31/87 ✓

472 8/11/87

Second Amendment
to Declaration

854 6/29/88 ✓

376 7/26/88

Notice of Termination of Status of
Declarant

1126 7/12/94 From: Maenner/First

592 8/10/94 Limited Partnership

To: Bent Creek Home-
owners Assoc -

5/6/5

EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY 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 FOR UTILITIES ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AS CONTAINED IN THE PLAT AND DEDICATION FILED OCTOBER 27, 1986 IN BOOK 1790 AT PAGE 503, DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA.

Exempt ad

R/W

809 3/25/87 to MUD - of Omaha for I/M of
712 4/02/87 pipelines and all appurtenances on,
over, under and through a 5'
SL in lot 85 immediately
abutting 162nd St.

Bent Creek.

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT OF BENT CREEK DATED MAY 21, 1987 AND RECORDED JUNE 3, 1987 IN BOOK 816 AT PAGE 590, 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 THE LIEN FOR DUES AND ASSESSMENTS AS CONTAINED IN ARTICLE II. HOMEOWNERS' ASSOCIATION.

A PERPETUAL LICENSE AND EASEMENT IS HEREBY RESERVED IN FAVOR OF AND GRANTED TO THE 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, AND THE METROPOLITAN UTILITIES COMPANY, AND SANITARY AND IMPROVEMENT DISTRICT NO. 339 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 FLATTED 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 FLATTED AND RECORDED LOTS. THE SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN SUCH ADJACENT LAND IS SURVEYED, FLATTED AND RECORDED.

First Amendment to Declaration

823 7/31/87

472 8/11/87 ✓

Second Amendment to Declaration

854 6/27/88

376 7/06/88 ✓

See Attached

BENT CREEK

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT OF BENT CREEK DATED MAY 21, 1987 AND RECORDED JUNE 3, 1987 IN BOOK 816 AT PAGE 590, 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. *setback lot lines.*

SUBJECT TO THE LIEN FOR DUES AND ASSESSMENTS AS CONTAINED IN ARTICLE II, HOMEOWNERS' ASSOCIATION,

A PERPETUAL LICENSE AND EASEMENT IS HEREBY RESERVED IN FAVOR OF AND GRANTED TO THE 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, AND THE METROPOLITAN UTILITIES COMPANY, AND SANITARY AND IMPROVEMENT DISTRICT NO. 339 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 SUCH ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.

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Bent Creek Homeowners Assoc., Imposition of Dues + Assess

(See Attached)

U.S.

Book	Page	Dated	Filed	Inst. Type	From	To	Comments	OR EASES
380	593	8/4/14	8/7/14	WD	Emma Kushmann.	Rosa Dina Reese.		
598	411	5/11/80	2/23/32	Rel.	United States	John Nooney.		
105	616	7/27/34	4/27/34	Deeree	Matters of Estate.	Claus Reese.		
694	591	9/19/41	9/19/41	QCD.	Engel Lena Reese	Clauss Rosa Dina Reese		
694	618	9/19/41	9/20/41	QJD	Rosa Dina Reese.	Nelson Bell		
X 237	290	8/26/48	9/22/48	EASE.		← NUSB	Released	
1343	247	2/23/68	2/27/68	DD.	Herbert Bell	Ruth Bell Dygard		
461	195	3/13/68	3/21/68	Deeree	Matters of Estate.	Almadam, Bell		
1120	398	11/16/70	11/17/70	WD	Ruth I Dygard	Jane D. Fleming.		
496	219	12/24/70	1/27/71	Rel of ease.	MUSB.	To whom,	Released 2/27/20	
✓ 661	85	10/8/81	10/15/81	Ease	Jane Fleming	Co. of Do,	Does not affect s/p.	
1762	375	8/27/85	8/27/85	WD.	Jane Fleming.	Westridge Dev.		
1785	26	8/2/86.	8/7/86	QCD.	← John R. Maerner et al			
1814	231	10/22/84	10/23/84	WD.	William Stolley.	← Maerner/First Ltd		
1819	327.	1/20/88	1/29/88	QCD.		← Maerner/Horgan Dev.		

⊕ Mtg call rel.

Bent Creek

Lots 1-148

P/D

1790 5/27/86
503 10/27/86

perp ease to
OPPD, NWBT & CATV
for UIM. 5'8'16"
contains restriction

P/C

816 6/3/87
590 6/3/87

"Homeowners Ass-"
contains restrictions,
dues & fees. Ease to
MUD, OPPD, NWBT
& CATV for UIM.
5'8'16". Also has
setback regulations

1st Amend to P/C

823 7/3/87
472 8/11/87

✓ your
lot

2nd Amend P/C

854 6/29/88
376 7/6/88

Adds lots 148-
349 & O.L.A. Also
Changes setbacks