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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
5/3/2017 15:09:39.28  
  
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**SANITARY AND IMPROVEMENT DISTRICT STATEMENT  
DOUGLAS COUNTY, NEBRASKA**

STATE OF NEBRASKA )  
) ss.  
COUNTY OF DOUGLAS )

Jay Noddle, being first duly sworn, states that he is the Clerk of Sanitary and Improvement District No. 583 of Douglas County, Nebraska, and makes the following statement regarding same:

- 1. District Number: 583
- 2. Outer Boundaries: See Exhibit "A" attached hereto.

3. The purpose for which the District is organized are, in general, to acquire, build, improve, install, maintain, remove, renew, repair, replace, or otherwise conduct or operate electrical service lines and conduits, a system of sanitary and storm sewers, a water system, a civil defense warning system, a system of sidewalks, public highways, roads, and streets, public waterways, docks or wharfs, and related appurtenances, dikes and levees for flood protection, and public parks, playgrounds, and other recreational facilities, to contract with any one or more corporations, municipalities, or persons for electricity for illumination of public highways, roads, and streets, for gas, for police protection and security services, for water for fire protection and resale to or use by residents within the District, and for disposal of or use of facilities for disposal or refuse, sewage, or other wastes, and to perform any one or more other functions now or hereafter permitted under the provisions of Section 31-727 through 762, R.R.S. of Nebraska, 1943, as amended, or any other applicable provisions of law; and, for the effectuation of its purposes, the powers of the District include without limitation all powers now or hereafter

*Retur*  
PANSING HOGAN ERNST & BACHMAN LLP  
10250 Regency Circle, Suite 300  
Omaha, NE 68114-3728

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granted under said provisions and all other powers now or hereafter granted to public corporations under the law of Nebraska appropriate, convenient, or necessary to said purposes.


4. The District has the power to levy an unlimited property tax to pay its debt and its expenses of operation and maintenance.

5. The District is required by statute to levy special assessments on property in the District to the full extent of special benefits arising by reason of improvements installed by it and may further be required to levy such special assessments in accordance with the terms of a Subdivision Agreement with the City of Omaha.

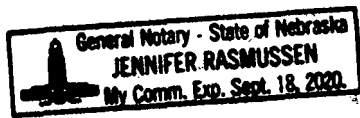
6. In all years when a budget is required by law, the District's annual budget is filed with the County Clerk, which budget shows anticipated revenue and expenses, tax rate (mill levy), and indebtedness of the District.

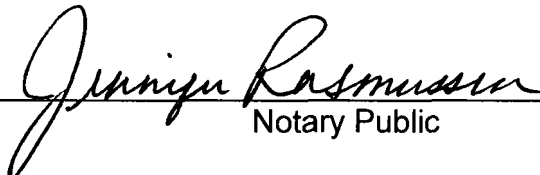
7. The actual current tax rate (mill levy) of the District may be obtained from the County Clerk.

8. A copy of the District's annual financial audit is on file with the Clerk of the District and the State Auditor of Public Accounts.

  
\_\_\_\_\_  
Jay Noddie, Clerk

SUBSCRIBED and sworn to before me this 21st day of April, 2017.

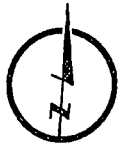


  
\_\_\_\_\_  
Notary Public

{ NOTE: Copies filed with DOUGLAS COUNTY REGISTER OF DEEDS, OMAHA CITY CLERK, DOUGLAS COUNTY CLERK, DOUGLAS COUNTY ELECTION COMMISSIONER, DOUGLAS COUNTY SHERIFF, OMAHA CITY PLANNING DEPARTMENT }

# S.I.D. BOUNDARY

NW COR., NE 1/4 SEC. 23, T15N, R11E WEST DODGE ROAD PUBLIC RIGHT OF WAY VARIES NE COR., NE 1/4 SEC. 23, T15N, R11E



## LEGEND

- SECTION LINE
- SECTION CORNER
- S.I.D. BOUNDARY LINE

0 1000

BOUNDARY CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	785.00'	S17°52'04"E	403.76'	408.35'
C2	659.00'	N27°26'32"W	548.09'	563.06'
C3	791.00'	N47°11'30"W	130.39'	130.54'

WYCLIFFE REPLAT  
WYCLIFFE  
PIEDMONT ADDITION

144TH STREET  
PUBLIC RIGHT OF WAY VARIES

PT NE 1/4  
SEC. 23, T15N, R11E

CONTAINS  
8867717 SQ. FT.  
203.575 ACRES

SW COR., NE 1/4  
SEC. 23, T15N, R11E

SE COR., NE 1/4  
SEC. 23, T15N, R11E

N42°27'50"W  
77.09'

S47°32'10"W  
283.92'

452.60'  
S87°00'43"W

513.40'  
S87°02'05"W

NO2°48'53"W  
136.58'

S87°11'07"W  
790.19'

NO2°57'55"E  
1348.68'

1098.93'  
NO2°57'55"W

SO2°59'17"E  
1814.33'

SO2°57'55"E  
1348.68'

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SO2°59'17"E  
1814.33'

SO2°57'55"E  
1348.68'

## LEGAL DESCRIPTION

PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: (SEE ATTACHED SHEET FOR COMPLETE LEGAL DESCRIPTION.)

NW CORNER E 1/2 NW 1/4  
SEC. 26, T15N, R11E

POINT OF COMMENCEMENT  
NW CORNER NE 1/4  
SEC. 26, T15N, R11E

NE CORNER NE 1/4  
SEC. 26, T15N, R11E

PT. E 1/2 NW 1/4  
SEC. 26, T15N, R11E

PT NE 1/4  
SEC. 26, T15N, R11E

SW CORNER E 1/2  
SEC. 26, T15N, R11E

SW CORNER NE 1/4  
SEC. 26, T15N, R11E

SE CORNER NE 1/4  
SEC. 26, T15N, R11E

SHEET 1 OF 2



**LAMP RYNEARSON  
& ASSOCIATES**

14710 West Dodge Road, Suite 100 402.496.2498 | P  
Omaha, Nebraska 68154-2027 402.496.2730 | F  
www.LRA-Inc.com

DRAWN BY EAM	DESIGNED BY	REVIEWED BY JLC	PROJECT - TASK NUMBER 0116088.01-004	DATE 3-13-17	BOOK AND PAGE	REVISIONS
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# S.I.D. BOUNDARY

## LEGAL DESCRIPTION

PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 23;

THENCE NORTH 02°59'17" WEST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 50.00 FEET ON THE WEST LINE OF SAID EAST HALF OF SECTION 23 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 02°59'17" WEST FOR 2596.28 FEET CONTINUING ON SAID WEST LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 02°59'04" WEST FOR 2100.69 FEET CONTINUING ON SAID WEST LINE TO THE SOUTH RIGHT OF WAY LINE OF WEST DODGE ROAD;

THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING FIVE (5) COURSES;

1. THENCE NORTH 53°00'35" EAST FOR 713.51 FEET;

2. THENCE NORTH 80°35'15" EAST FOR 352.28 FEET;

3. THENCE NORTH 87°06'26" EAST FOR 400.00 FEET;

4. THENCE SOUTH 87°10'56" EAST FOR 1004.99 FEET;

5. THENCE SOUTH 66°20'02" EAST FOR 207.93 FEET TO THE WEST RIGHT OF WAY LINE OF 144TH STREET;

THENCE SOUTH 02°54'51" EAST FOR 2349.64 FEET ON SAID WEST RIGHT OF WAY LINE TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 02°55'23" EAST FOR 994.96 FEET CONTINUING ON SAID WEST RIGHT OF WAY LINE;

THENCE SOUTH 87°11'07" WEST FOR 790.19 FEET;

THENCE NORTH 02°48'53" WEST FOR 136.58 FEET;

THENCE SOUTH 87°02'05" WEST FOR 513.40 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 785.00 FEET AND A LONG CHORD BEARING SOUTH 17°52'04" EAST FOR 403.76 FEET) FOR AN ARC LENGTH OF 408.35 FEET;

THENCE SOUTH 02°57'55" EAST FOR 1348.68 FEET TO THE NORTH RIGHT OF WAY LINE OF PACIFIC STREET;

THENCE SOUTH 87°12'29" WEST FOR 133.50 FEET ON SAID NORTH RIGHT OF WAY LINE;

THENCE NORTH 02°57'55" WEST FOR 174.50 FEET;

THENCE NORTH 02°45'24" EAST FOR 75.22 FEET;

THENCE NORTH 02°57'55" WEST FOR 1098.93 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 659.00 FEET AND A LONG CHORD BEARING NORTH 27°26'32" WEST FOR 546.09 FEET) FOR AN ARC LENGTH OF 563.06 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 791.00 FEET AND A LONG CHORD BEARING NORTH 47°11'30" WEST FOR 130.39 FEET) FOR AN ARC LENGTH OF 130.54 FEET;

THENCE NORTH 42°27'50" WEST FOR 77.09 FEET;

THENCE SOUTH 47°32'10" WEST FOR 283.92 FEET;

THENCE SOUTH 87°00'43" WEST FOR 452.60 FEET;

THENCE SOUTH 02°59'17" EAST FOR 1814.33 FEET TO SAID NORTH RIGHT OF WAY LINE OF PACIFIC STREET;

THENCE SOUTH 87°12'29" WEST FOR 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 8,867,717 SQUARE FEET OR 203.575 ACRES.

NOW KNOWN AS LOTS 1 THROUGH 11, WEST FARM, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

SHEET 2 OF 2



**LAMP RYNEARSON**  
& ASSOCIATES

14710 West Dodge Road, Suite 100 402.496.2498 | P  
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BOOK AND PAGE

REVISIONS