



C/LIEN 2016086434



OCT 18 2016 10:53 P 3

Fee amount: 22.00
FB: 01-60000
COMP: AH

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/18/2016 10:53:06.00



2016086434

WHEN RECORDED MAIL TO:

PINNACLE BANK
LINCOLN BRANCH OFFICE
1401 N STREET
LINCOLN, NE 68508

FOR RECORDER'S USE ONLY

NOTICE OF COMMENCEMENT

To Whom It May Concern:

The undersigned hereby informs all concerned that improvements will be made to certain real property, and in accordance with Neb. Rev. Stat. 52-145, the following information is stated in this NOTICE OF COMMENCEMENT.

Description of Property:

See EXHIBIT 'A', which is attached to this Notice and made a part of this Notice as if fully set forth herein.

The Real Property or its address is commonly known as 288TH & WEST VALLEY STREET, VALLEY, NE 68064.

General Description of Improvements:

DEVELOPE 107 LAKE FRONT LOTS LOCATED AT 288TH & WEST VALLEY ST., VALLEY, NE

FLATWATER LAKE, LLC

Contracting Owner

4089 S 84TH ST STE 302, OMAHA, NE 68127

Address

Interest in the Real Estate

FLATWATER LAKE, LLC

Fee Simple Title Holder (if other than contracting owner)

4089 S 84TH ST, STE 302, OMAHA, NE 68127

Address

NOTE:

If, after this Notice of Commencement is recorded, a lien is recorded as to an improvement covered by this Notice of Commencement, the lien has priority from the time this Notice of Commencement is recorded.

NOTICE OF COMMENCEMENT
(Continued)

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Duration of this Notice of Commencement: TEN YEARS

Executed this 14th Day of October, 2016

CONTRACTING OWNER:

FLATWATER LAKE, LLC

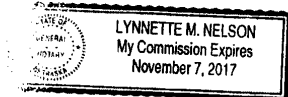
HAMPTAB, LLC, Managing Member of FLATWATER LAKE, LLC

By: Robert D. Hampton
ROBERT D. HAMPTON, Manager of HAMPTAB, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Nebraska)
) SS
COUNTY OF Lancaster)

On this 14th day of October, 2016, before me, the undersigned Notary Public, personally appeared **ROBERT D. HAMPTON, Manager of HAMPTAB, LLC, Managing Member of FLATWATER LAKE, LLC**, and known to me to be member or designated agent of the limited liability company that executed the Notice of Commencement and acknowledged the Notice to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Notice and in fact executed the Notice on behalf of the limited liability company.



By: Lynnette M. Nelson
Printed Name: Lynnette M. Nelson
Notary Public in and for the State of Nebraska
Residing at Lincoln
My commission expires _____

EXHIBIT "A"

Those portions of the Southwest Quarter (SW¼) and of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 36, Township 16 North, Range 9 East of the 6th P.M., in Douglas County, Nebraska, lying North and West of the Union Pacific Railroad right-of-way, EXCEPT that part of the Northwest Quarter of the Southeast Quarter described as follows:

Beginning at the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence along the Easterly line of said Northwest Quarter of the Southeast Quarter, South 00°00'52" East, 211.94 feet, to a point on the Northerly right-of-way line of the Beatrice Branch of the Union Pacific Railroad Company; thence along said Northerly right-of-way line, South 58°07'54" West, 360.15 feet, to a point being on a non-tangent curve, concave Northwesterly, to which point a radial line bears South 45°09'45" East, 914.28 feet; thence Northeasterly, along said curve, 470.15 feet, to a point on the Northerly line of said Northwest Quarter of the Southeast Quarter; thence along said Northerly line, South 89°52'14" East, 72.58 feet, to the Point of Beginning;

AND, EXCEPT that part of the Northwest Quarter of the Southeast Quarter described as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 36; thence South 88°04'34" West (assumed bearing), along the North line of said Southeast Quarter, 1,392.98 feet; thence South 01°55'26" East, perpendicular to said North line, 7.00 feet, to a point on the South right-of-way line of Valley Street, said point being the Point of Beginning; thence Southwesterly, on a 914.28 foot radius curve to the right (chord bearing South 20°03'20" West, chord distance of 200.91 feet), an arc length of 201.32 feet; thence North 04°58'54" West, 186.57 feet, to a point on the South right-of-way line of Valley Street; thence North 88°04'34" East, along said right-of-way line, 85.15 feet, to the Point of Beginning;

AND, EXCEPT that part of the Southwest Quarter described as follows:

Beginning at the intersection of the North right-of-way line of County Road 25 and the East right-of-way line of County Road 104, said point being 32.95 feet North and 33.00 feet East of the Southwest corner of said Section 36; thence North, along said East right-of-way line of County Road 104, 1,292.60 feet, to a point, said point lying on the North line of the Southwest Quarter of the Southwest Quarter of Section 36; thence East, along said North line, 17.00 feet, to a point; thence South, parallel to and 50.00 feet Easterly of the West line of said Southwest Quarter, 944.16 feet, to a point, said point being 381.44 feet North of and 50.00 feet East of the Southwest corner of said Southwest Quarter; thence on a curve to the left (radius equals 331.97 feet, and delta angle equals 59°08'30"), for 342.66 feet, to a point which lies on the Westerly right-of-way line of the Union Pacific Railroad; thence Southwesterly, along said railroad right-of-way line, for 120.49 feet, to a point which lies on the North right-of-way line of County Road 25, said point being 32.85 feet North of and 109.37 feet East of the Southwest corner of said Southwest Quarter; thence West, along said North right-of-way line, 76.37 feet, to the Point of Beginning;

AND, EXCEPT that part of the Northwest Quarter of the Southwest Quarter described as follows:

The East 17.0 feet of the West 50.0 feet of the Northwest Quarter of the Southwest Quarter of said Section 36;

AND, EXCEPT that part thereof described as follows:

Commencing at the Northwest corner of said Southwest Quarter of said Section 36; thence North 88°04'34" East (assumed bearing), along the North line of said Southwest Quarter, 50.00 feet, to a point of intersection of the South right-of-way line of Valley Street and the East right-of-way line of 288th Street, said point being the Point of Beginning; thence continuing North 88°04'34" East, along said South right-of-way line of Valley Street, 2,591.49 feet, to the Northeast corner of said Southwest Quarter; thence continuing North 88°04'34" East, along said South right-of-way line, 1,247.79 feet; thence Southwesterly, on a 914.28 foot radius curve to the right (chord bearing South 13°32'57" West, chord distance 7.26 feet), an arc length of 7.26 feet; thence South 88°04'34" West, along a line 7.0 feet South of and parallel to the South right-of-way line of Valley Street, 1,245.84 feet, to a point on the East line of said Southwest Quarter; thence continuing South 88°04'34" West, along a line 7.00 feet South of and parallel to said South right-of-way line of Valley Street, 2,591.49 feet, to a point on the East right-of-way line of 288th Street; thence North 02°02'50" West, along said East line, 7.00 feet, to the Point of Beginning;

Subject to public roads and/or highways.

(Note for Indexing: NESW, NWSW, SWSW, SESW & NWSE)