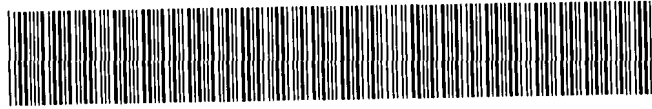


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 8 BKP 12-16-12 C/O vs COMP _____
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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
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Return To: E&H Consulting Group
330 N. 117th St.
Omaha NE 68154
 Attn: Mark Westergard

Check Number

RECEIVED
NOV 17 2011

BY:

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
MAINTENANCE AGREEMENT AND EASEMENT**

Volunteer

WHEREAS, Irvington Fire Department recognizes that stormwater management facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called Smoky Ridge located in the jurisdiction of the City of Omaha, Douglas County, Nebraska; and,

WHEREAS, the Property Owner (whether one or more) is the owner of Smoky Ridge (hereinafter referred to as "the Property"), and,

WHEREAS, the City of Omaha (hereinafter referred to as "the City") requires and the Property Owner, and its administrators, executors, successors, heirs, or assigns, agree that the health, safety and welfare of the citizens of the City require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Post Construction Stormwater Management Plan, OMA-20110315-179-P, Smoky Ridge, (hereinafter referred to as "PCSMP"), should be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the covenants contained herein, and the following terms and conditions, the property owner agrees as follows:

1. The facility or facilities shall be constructed by the Property Owner in accordance with the PCSMP, which has been reviewed and accepted by the City of Omaha or its designee.
2. The Property Owner must develop and provide the "BMP Maintenance Requirements", attached here to as Exhibit "B", which have been reviewed and accepted by the City of Omaha or its designee. The BMP Maintenance Requirements shall describe the specific maintenance practices to be performed for the facilities and include a schedule for implementation of these practices. The Plan shall indicate that the facility or facilities shall be inspected by a professional qualified in stormwater BMP function and maintenance at least annually to ensure that it is operating properly. A written record of inspection results and any maintenance work shall be maintained and available for review by the City.
3. The Property Owner, its administrators, executors, successors, heirs, or assigns, shall construct and perpetually operate and maintain, at its sole expense, the facilities in strict accordance with the attached BMP Maintenance Requirements accepted by the City of Omaha or its designee.
4. The Property Owner, its administrators, executors, successors, heirs, or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. The City shall provide the Owner copies of the inspection findings and a directive to commence with the repairs if necessary.

The City will require the Property Owner to provide, within 7 calendar days, a written response addressing what actions will be taken to correct any deficiencies and provide a schedule of repairs within a reasonable time frame. Whenever possible, the City shall provide notice prior to entry. The City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the property.

5. The Property Owner its administrators, executors, successors, heirs, or assigns, agrees that should it fail to correct any defects in the facility or facilities within reasonable time frame agreed to in the response by the Property Owner for corrective actions, or shall fail to maintain the structure in accordance with the attached BMP Maintenance Requirements and with the law and applicable executive regulation or, in the event of an emergency as determined by the City of Omaha or its designee in its sole discretion, the City of Omaha or its designee is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as the City of Omaha or its designee deems necessary. Notwithstanding the foregoing, the City shall indemnify and hold the Property Owner harmless from any damage by reason of the City's negligent acts during such entry upon the property.

The City of Omaha or its designee shall have the right to recover from the Property Owner any and all reasonable costs the City of Omaha expends to maintain or repair the facility or facilities or to correct any operational deficiencies subject to the provisions of the immediately preceding sentence relating to negligence or intentional acts of the City. Failure to pay the City of Omaha or its designee all of its expended costs, after forty-five days written notice, shall constitute a breach of the agreement. The City of Omaha or its designee shall thereafter be entitled to bring an action against the Property Owner to pay, or foreclose upon the lien hereby authorized by this agreement against the property, or both. Interest, collection costs, and reasonable attorney fees shall be added to the recovery to the successful party.

6. The Property Owner shall not obligate the City of Omaha to maintain or repair the facility or facilities, and the City of Omaha shall not be liable to any person for the condition or operation of the facility or facilities.
7. The Property Owner, its administrators, executors, successors, heirs, or assigns, hereby indemnifies and holds harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims that may arise or be asserted against the City from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim unless due solely to the negligence of the City in which event the City shall be required to defend any such suit at its own expense. Notwithstanding the foregoing, if any claims are made against both the City of Omaha and the Property Owner, each will be required to defend any such suit or claim against it at its own expense. Each shall be responsible for payment of any recovery to the extent determined in such suit. If any judgment or claims against the City, its authorized agents or employees shall

be allowed, the Property Owner shall pay for all costs and expenses in connection herewith except to the extent of the negligent act of the City.

8. The Property Owner shall not in any way diminish, limit, or restrict the right of the City of Omaha to enforce any of its ordinances as authorized by law.
9. This Agreement shall be recorded with the Register of Deeds of Douglas County, Nebraska and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, successors, heirs, or assigns, including any homeowners or business association and any other successors in interest.

IN WITNESS WHEREOF, the Property Owner (s) has/ have executed this agreement this 10th day of NOVEMBER, 2011.

INDIVIDUAL, PARTNERSHIP and/or CORPORATION

<u>Irvington Vol. Fire Dept.</u> Name of Individual, Partnership and/or Corporation	_____
<u>GREGG GUMORE</u> Name	_____
<u>PRESIDENT</u> Title	_____
<u>[Signature]</u> Signature	_____

ACKNOWLEDGMENT

NEBRASKA)
State

DOUGLAS)
County

On this 10TH day of NOVEMBER 20 11 before me, a Notary Public, in and for said County, personally came the above named:

GREGG GILMORE

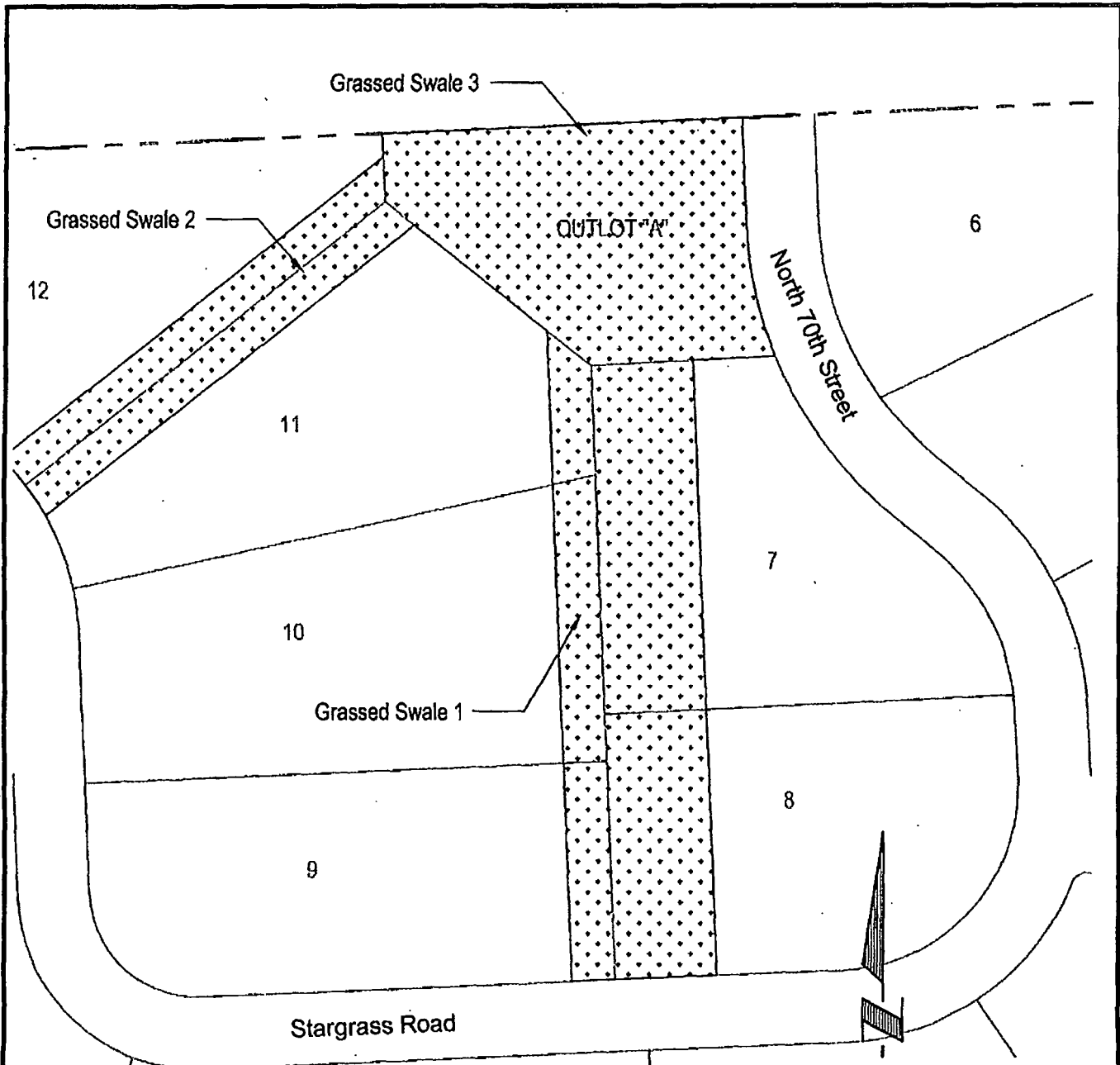
who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Frank D. Holmes III
Notary Public



Notary Seal



*Note:
See Exhibit "C" for legal
description of parcel prior to
Smoky Ridge plat recording.*

LEGAL DESCRIPTION: PARTS OF LOTS
7-12 & OUTLOT "A" OF SMOKY RIDGE A
SUBDIVISION LOCATED IN PART OF THE
NORTHWEST CORNER OF THE SW 1/4 OF
THE NW 14 SECTION 12 - T16N-R12E

Located north east of the intersection of 72nd
Street and Northern Hills Drive.



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 885-4700

Exhibit 'A' Property Depiction

Job No.: P2009.297.002 Date: 06/10/2011 Drawn by: SSZ

EXHIBIT B

BMP Maintenance Plan 72nd & Northern Hills Drive Smoky Ridge

I. General BMP Information

BMP ID Name	BMP Location
Grassed Swale 1	41.377014°N, -96.021012°W
Grassed Swale 2	41.37759°N, -96.022123°W
Grassed Swale 3	41.377880°N, -96.021234°W

II. BMP Site Location Map (attached)

III. Routine Maintenance Tasks and Schedule for typical BMPs

Grassed Swale/Channel Maintenance Tasks and Schedule	
Task	Schedule
Trash/debris removal	Monthly
Mowing	Monthly-maintain 2-6 inches in height
Inspect for erosion and vegetative failure	Monthly, reseed as necessary
Inspect check dams and diversion devices	Monthly
Remove accumulated sediment	Semi-Annually
Repair any damaged or displaced riprap	As needed

- IV. The Property Owner shall perform maintenance and inspection in accordance with the above table. A written report of all maintenance and inspections shall be prepared annually and kept on file by the Owner for a period covering the last 3 years at all times. The first report shall be prepared within one year of receiving the Certificate of Occupancy. Upon request of the City, the Owner shall provide copies of the annual maintenance inspection reports within three (3) business days.

Exhibit "C"

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS SMOKY RIDGE (THE LOTS NUMBERED AS SHOWN) BEING A TRACT OF LAND LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE S02°35'11"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 12, A DISTANCE OF 431.37 FEET TO THE POINT OF BEGINNING; THENCE N87°37'57"E, A DISTANCE OF 1315.00 FEET; THENCE S02°44'14"E, A DISTANCE OF 889.09 FEET TO A POINT ON THE SOUTH LINE OF SAID NW1/4 OF THE NW1/4 OF SECTION 12; THENCE S87°39'40"W ALONG SAID SOUTH LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 12, A DISTANCE OF 1317.35 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NW1/4 OF SECTION 12; THENCE N02°35'11"W ALONG SAID WEST LINE OF THE NW1/4 OF SECTION 12, A DISTANCE OF 888.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,169,731 SQUARE FEET OR 26.853 ACRES, MORE OR LESS.