

(our lot 144)

40214

Deer Creek (lots 1 - 248)

P/D

2135

✓ 540 10/20/99

ease. to OPPD, US.
west, Cable + V.

for U/I M 5-8-16,
also to MUD.

5' S/L abutting
all circles.

also

20' permanent sewer
and drainage easel.

Granted to SID 405
affects 10 feet along
the Sly. line of Lot
144 and 10 feet
along the Nly line
of lot 145.

MISC

1313 10/20/99

✓ 453 10/20/99.

Reaffirmation of
easements and
acknowledgement
of Drainage Swale
requirements

Affects lots 25, 26,
144, 145, 161, 162,
217 + 218.

Misc.

* 1291/414 12/17/98
to or
referred
DT 12/13/98
148 PRO/COVS

Contains certain
covenants, conditions
and restrictions.

Misc

1325/518 1/31/00
1/31/00

Declaration of Cov's, Cond's.
and restrictions and
easements for Lots 137
through 177 of Deer Creek
sub - (see next pg.)

Cov's.

Cont'd

Known as Deer Creek Fairway Villas contains an Architectural Control Committee; also contains an Association: Deer Creek Fairway Villas Homeowners Association - contains certain provisions for annual homeowner dues and assessments, also contains Golf course easement (see attached), & contains same eases. as contained on P/D, to OPPD, US West Cable T.V. MUD & SID 405

Deer Creek (LTS 1248)

P10

2135

540 102099

Ease to APP, west

Cable TV. for urm

5.816 acres to

M.D. 5' & abutting
all circles.

LTS

36

9-135

178-233

Declar.

1314 101699

380 162799

Contains certain

restrictions

Imp. Homeowner dues +

Assess. Ease same

Ease to SID. 405 per

Urban 58-16. States

the M.D. Ease objects

are childless

Ease to the declarant + the

Assoc on lots 68, 136, 231

+ 5' off 405 for Boundary

fence

46

Deer Creek

Lots 244-459

Plp

2193

— 551 10/20/

Ease to OPPD, USWest +

cable TV fa uim.

5,8+16 also to mod

fa uim 5' 5/6 abutting
bel. curles.

Declar.

1410 11/19/01

53 11/27/01

Contains certain restrictions
Ease reserved to Gay Coarse
fa overspray with Rotating
fertilizing grounds.

Ease in favor of Declarant +
Deer Creek Homeowners Assoc.
fa uim.

Imposition of Dues +
Assessments. Ease to
OPPD, USWest, cable
MUD - \$10,405 for uim
5,8+14. Ease to mod

5' 5/6 abutting cul-desacs.

W.W.J.

Deer Creek Replat 3

P/D

2164 /
152

9-29-00

Utility Easement

5-8-16 on #11
Lots

Declaration of Condominium & Restrictions

1400 /
656

9-10-01

9-28-01

Incorp of the Deer
Creek Villas Homeowners
Association, Dues and
Assessments, Arch
Control, Golf Course
Restrictions and Easements

Association has right to
Access Property, Contains
Certain Restrictions

Deer Creek Replat 4

lots 10-26

P/D

2178/
052

—

4-13-01

Ease to OPPD,
Cable T.V. U.S. West
Comm. for UZIM
5-8-16, mud
5' Abutting All streets
As shown on Plat

Declaration Cou's Cond + Rest

1400/
656

9-10-01

9-28-01

Incorp of the Deer
Creek Villas Homeowners
Association, Dues and
Assessments, Arch
Control, Golf Course
Restrictions and Easements
Association has right to
Access Property, Contains
Certain Restrictions

SW 29.16.12

corrects
2016-88

2107/310	11.24.98	Baumeister → Irish stone
2077/266	12.4.97	Baumeister → Baumeister
2016-88	10.12.95	Harrison Baumeister
2016/85	"	Baumeister → Baumeister
1830/133	7.14.88	Baumeister → Harrison
1830/42	7.13.88	Amer. Natl → Baumeister
1712/26	8.25.83	Kolle → Do. Co.
1645/182	3.12.80	Bang Elk PR. → Kolle
615/21	5.25.79	Do. Co. → Baumeister
1519/679	4.28.75	Jin Shih Inc → Baumeister
1274/427	12.30.65	Gatting → Jin Shih
1274/425	12.30.65	TH Maenner → Gjiba
1260/191	8.2.65	Forest lawn → T.H. Maenner
2863/209	10.14.49	Fedde Baumeister
863/207	10.14.49	Fedde Baumeister
600/418	3.5.32	Johnsen → Fedde
451/571	3.4.30	Fedde → Johnson
439-194	2.26.20	Held → Fedde

W
mfp

331-744 -12 mon

166-85

5316-55

5548-1

29 Dec 20
SE 1/4
30/16/12

Ease	1327/272	2.14.00	
Ease	1327/264	2.14.00	
Plat	2135/540	10.20.99	Plat Deer Creek Lts 1-243. QLA
Cf	1290/133	4.20.99	(annexation)
WD	2137/182	2.9.98	Lanegard → Brushstone 8x11
* State.	1290/ ¹³³ 000	4.20.98	(S10 405)
WD	2104/95	10.16.98	Frost → Jangia w $\frac{1}{2}$ SE $\frac{1}{4}$
WD	2102/160	9.29.98	Rubini → Brushstone w $\frac{1}{4}$ SE $\frac{1}{4}$
WD	2102/158	9.29.98	Ben Inc → Brushstone w $\frac{1}{2}$ SE
WD	2102/156	9.29.98	Rubini → Brushstone w $\frac{1}{2}$ SE
WD	2100/62	9.3.98	Janga → Brushstone SW SE
TD	2090/38	5.20.98	Galdapp → Jangia e $\frac{1}{2}$ SE
ACD	2090/37	5.20.98	Galdapp → Galdapp e $\frac{1}{2}$ SE $\frac{1}{4}$
ACD	2090/36	5.20.98	Galdapp → Galdapp e $\frac{1}{2}$ SE $\frac{1}{4}$
ACD	2075/583	11.13.97	Galdapp → Galdapp e $\frac{1}{2}$ SE
ACD	2075/580	11.13.97	Galdapp → Galdapp e $\frac{1}{2}$ SE $\frac{1}{4}$
WD	2075/576	11.13.97	Galdapp → Galdapp e $\frac{1}{2}$ SE
Cf	1103/687	11.29.93	Co Lt → Ellen Galdapp e $\frac{1}{2}$ SE
WD	1936/214	10.30.92	Rubini → Rubini tr. w $\frac{1}{2}$ SE
Ease	1004/298	4.1.92	Frost → Frost
WD	1920/107	4.1.92	Frost → Janga w $\frac{1}{2}$ SE
WD	1896-440	4.22.91	Frost Frost w $\frac{1}{2}$ SE
WD	1896 438	4.22.91	Frost → Frost
Suv.	960-428	4.22.91	
Ease	950-63	3.14.91	
WD	1867-225		Galdapp → Galdapp e $\frac{1}{2}$ SE
WD	1783-111	7.16.86	Rubini → Frost w $\frac{1}{2}$ SE
Ease	732-687	3.8.85	
WD	1750-417	3.8.85	Rubini → Co. Ne.
Asgn	703-390	1.13.84	Mobil Pipe → Williams 6 ^{60%} 219
* Row/Ease	678-343	10.13.82	Rubini → OPPD N $\frac{1}{2}$ SE
WD	1690-205	8.3.82	Rubini → Rubini w $\frac{1}{2}$ SE

WD 1690/203 8.3.82 Rubin → Rubin w¹/₂ SE
 Agmt 660/222 9.29.81 Rubin → Mobile c¹/₂
 CWD 1670/508 6.8.81 Rosenstock → Rubin w¹/₂ SE
 Qd 543/622 10.21.74 Co.Ct → Ed Rubin
 153.399 156.171 161. 204
 Asgmt 350/29 1.15.60 Assgn 275.421
 QCD 1052/175 12.19.58 Fleischi → Katz w¹/₂ SE
 WD 1048/327 10.27.58 Rosenstock - Vmdnwood Farm "
 WD 1048/325 10.27.58 Katz → Rosenstock w¹/₂ SE
 RW Agmt 275/421 1.19.53 NOT US
 WD 808/652 5.24.47 Fleischi → Katz
 QCD 723/195 11.17.43 Fleischi → Fleischi w¹/₂ SE
 QCD 723/193 11.17.43 Fleischi → Katz "
 QCD 723/191 11.17.43 Fleischi → Fleischi "
 QCD 723/189 11.17.43 Fleischi → Fleischi "
 Adm.D. 714/596 6.1.43 Os.nat'l → Fleischi "
 Ease 761/204 NOT US
 Sc 539/678 3.16.27 Galdapp → Galdapp c¹/₂
 QCD 398/292 3.2.17 Junne → Galdapp
 WD 327/356 3.19.09 Junne → Galdapp
 SWD 320/399 3.19.08 Wack → Galdapp
 WD 322/383 2.16.07 Euckelberg Junne

→ Patent
330-404 4.13.09 Patent

Need to do
 My book before
 this section
 is finished

WILL DUCK CUCK

Mottagels ... Only för Söd. 30 - 16-12

Ext. Type	From	To	Comments
DT	11050	7	13

6/28/01 Note: P/R's contain full legal from D/T
bit Ber Julie (ontinue to show
above D/T's if they affect you.

Paragraph #:1
Deer Creek

Paragraph # : 2

Plat and Dedication filed October 20, 1999 in book 2135 at page 540 of the Deed records of Douglas County, Nebraska, grants easement to OPPD, US West and Cable T.V. for utility installation and maintenance on, over, through, under and across a 5 foot wide strip of land adjoining front and side lot lines; an 8 foot wide strip of land adjoining rear lot lines of interior lots; and a 16 foot wide strip adjoining rear lot lines of exterior lots. Easement to MUD 5 foot strip of land abutting all circles.

Affects lots 1-36 + 69-135 + 178-233.

Paragraph #: 3

Declaration dated October 6, 1999, filed October 27, 1999 in book 1314 at page 3
80 of the Miscellaneous records of Douglas County, Nebraska, contains certain re-
strictions. Impositions of Homeowners dues and assess. Easement stated in Plat a-
nd Dedication also included herein. Easement to SID #405 for utility installation
and maintenance on, over, through, under and across a 5 foot wide strip of lan-
d adjoining front and side lot lines; an 8 foot wide strip of land adjoining rear
lot lines of interior lots; and a 16 foot wide strip adjoining rear lot lines
of exterior lots. States the MUD easement abutts all cul-de-sacs.

Paragraph #14

Miscellaneous dated October 20, 1999, filed October 20, 1999, Book 1313, Page 45
3 of the records of Douglas County, Nebraska, reaffirmation of easements and acknowledgement of Drainage Swale requirements Affects Lots 25, 26, 144, 145, 161, 162, 217 and 218. Terms, conditions, restriction, limitations, reservations and easements as contained within said document.

Paragraph #:5

Miscellaneous dated December 17, 1998, filed April 30, 1999, Book 1291, Page 41
of the records of Douglas County, Nebraska, contains certain restrictions related to subject property. Terms, conditions, restriction, limitations and reservations as contained within said document.

Paragraph #:6