

DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR.

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BOOK 30 PAGE 929 ✓
OF MISC INST# 18 ✓

Don Clark 100 ✓

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SUBDIVISION/DEVELOPMENT AGREEMENT

This Subdivision Development Agreement made this 31st day of July, 1996, by and between Lloyd H. Boone and Judy L. Boone (hereinafter referred as either "Subdivider/Developer"), and the County of Saunders (hereinafter referred to as "County").

WHEREAS, the Subdivider is the owner of the land shown on the proposed plat attached hereto as Exhibit "A" (hereinafter referred to as "Property"); and,

WHEREAS, the Subdivider proposes to build public improvements on the property; and,

WHEREAS, the Subdivider proposes to treat waste water with septic systems; and,

WHEREAS, the Subdivider and County desire to agree on the method for the installation and allocation of expenses for public improvements to be constructed in the property.

NOW, THEREFORE, in consideration of the above the following is agreed between the parties hereto:

1. IMPROVEMENTS - "Exhibit B" (the plat) is incorporated herein by reference. The improvements cited herein or depicted on the plat are understood to be the minimum acceptable to County.

1.1 WATER - Each lot will have at least one well which (exclusively for such lot) provides potable water for human consumption and use. Each well will be designed and installed using State Regulations.

1.2 DISPOSAL - Each lot shall be equipped with a sanitary "septic" system. Such system will be designed using State Regulations.

1.3 ELECTRIC POWER - The Subdivider agrees to enter into an Agreement with the Omaha Public Power District for power lines to be installed on the property. Copies of all Agreements with Omaha Public Power District will be provided to the County within 4 months from the date of this Agreement.

1.4 STREETS - The interior streets are to be asphalt surfaced construction, as shown in Exhibit B attached. The developer requests that the interior streets be dedicated streets. Street right-of-way will be 70 feet wide.

1.4.1 Approval of this Agreement does not constitute creation of a County acceptance of roads or streets for

maintenance by the County.

1.5 SIDEWALKS - Saunders County has agreed to waive this requirement governed by the existing County Subdivision regulations.

1.6 INSTALLATION OF IMPROVEMENTS AND RECORDING OF PLATS - The Subdivider agrees, that contemporaneously with the filing of the final plat, the Subdivider shall file the following with the County of Saunders.

A. Certificate signed by the Registered Land Surveyor who signed the final plat certifying that permanent markers have been set at all corners, angle points, and points of curve.

B. A certificate signed by a licensed Nebraska engineer that the public improvements on Exhibit "B" have been installed in accordance with the plans approved by Saunders County or contracts that the public improvements on Exhibit "B" will be installed in a timely and orderly manner.

C. A copy of the Agreement with the Omaha Public Power District to install power lines to serve each lot.

1.7 PERMIT(S)/APPROVALS - Developer shall be responsible for securing all local and state permits necessary for construction, and to construct all systems in accordance with existing environmental, health, safety, and welfare rules, regulations and standards as may be in place at the time of construction.

1.7.1 Prior to the commencement of the construction of the improvements contemplated by this agreement, Developer shall submit all plans and specifications to the Saunders County Building Inspector or his agent for review and approval.

2 PAYMENT FOR IMPROVEMENTS - The County will bear no cost for the installation of the improvements. The entire cost of the improvements, including, but not limited to construction costs, engineering fees, attorney's fees, testing expenses, inspection costs, financing and miscellaneous costs shall be at the sole expense of the Developer.

3. HORSES - Persons building with the subdivision shall be allowed to have horses at the rate of 1 horse per pasture acre.

4. EROSION CONTROL - The Developer shall be required to seed the area covered by the subdivision to control erosion of areas disturbed by grading operations, construct temporary terraces on slopes, temporary silting basins, swells and spillways and whatever measures necessary to prevent erosion, damage and sedimentation to adjacent properties and public right-of-ways. These practices shall be done at the sole expense of

the developer.

5. BINDING EFFECT - This Development Agreement shall be binding upon the parties, their respective successors and assigns.

5.1 Where the owner(s) signatory(s) of the real property, the subject of this agreement is not also the Developer, execution of this agreement constitutes acceptance of all rights, duties, and responsibilities contained herein and authorization to Developer to act as development agent for such owner signatory.

Approved as to Form:

Lloyd Boone
Judy Boone
Subdivider/Developer

Marvin V. Millh
Saunders County Attorney

County of Saunders:

Steve M. Karloff
Chairperson, Saunders County

Attest:

Paul Hudgins
Saunders County Clerk

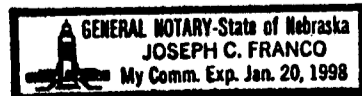
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)



On this 31 day of JULY, 1996, before me, a notary public, duly commissioned and qualified in and for said County and State, personally came Lloyd H. Boone and Judy L. Boone, personally known to me to be the identical person who executed the foregoing agreement and he acknowledged that he executed said agreement as his voluntary act.

Joseph C. Franco
Notary Public



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PLATTE VUE

UNITS 1 thru 26, ROCKWELL and OUTLOT A
BEING A PLATING OF PART OF THE NE 1/4 OF SECTION 25, T18N, R02E
OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA.

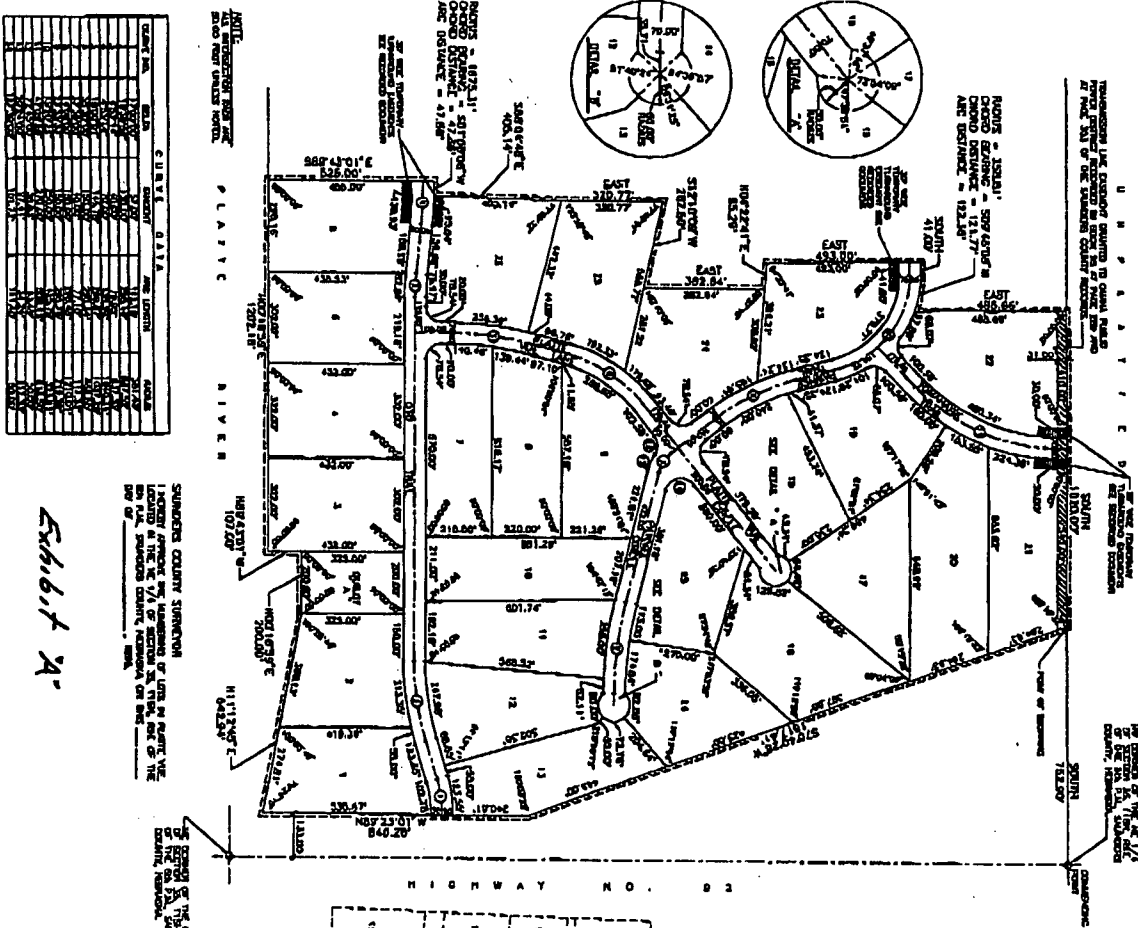


Exhibit A

NOTICE TO THE PUBLIC: The undersigned hereby certifies that the above and foregoing platting was prepared by him or under his direct supervision and that he is a duly licensed and qualified professional engineer or surveyor in the State of Nebraska. He further certifies that the platting was prepared in accordance with the laws and regulations of the State of Nebraska and that the same is a true and correct representation of the facts as shown by the field notes and other data on which the same is based. This platting was prepared on the _____ day of _____, 19__.

PLATTE VUE

JAMES T. GIBSON
Professional Engineer
No. 28

DESCRIPTION
 THE ABOVE AND FOREGOING PLATING WAS PREPARED BY THE UNDERSIGNED IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE STATE OF NEBRASKA AND THE SAID PLATING IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS SHOWN BY THE FIELD NOTES AND OTHER DATA ON WHICH THE SAME IS BASED. THIS PLATING WAS PREPARED ON THE _____ DAY OF _____, 19__.

ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA)) SS
 COUNTY OF _____))
 I, _____, a Notary Public in and for the State of Nebraska, do hereby certify that the above and foregoing platting was prepared by _____, a duly licensed and qualified professional engineer or surveyor in the State of Nebraska, and that the same is a true and correct representation of the facts as shown by the field notes and other data on which the same is based. This platting was prepared on the _____ day of _____, 19__.

SAUNDERS COUNTY TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLATING WAS PREPARED BY _____, a duly licensed and qualified professional engineer or surveyor in the State of Nebraska, and that the same is a true and correct representation of the facts as shown by the field notes and other data on which the same is based. This platting was prepared on the _____ day of _____, 19__.

SAUNDERS COUNTY REGISTER OF DEEDS
 THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLATING WAS PREPARED BY _____, a duly licensed and qualified professional engineer or surveyor in the State of Nebraska, and that the same is a true and correct representation of the facts as shown by the field notes and other data on which the same is based. This platting was prepared on the _____ day of _____, 19__.

SAUNDERS COUNTY PLANNING COMMISSION
 BEING A PLATING OF PART OF THE NE 1/4 OF SECTION 25, T18N, R02E OF THE 6th P.M., SAUNDERS COUNTY, NEBRASKA.

SAUNDERS COUNTY BOARD OF SUPERVISORS
 THE PLAT OF PLATTE VUE WAS APPROVED BY THE SAUNDERS COUNTY BOARD OF SUPERVISORS ON THE _____ DAY OF _____, 19__.

SAUNDERS COUNTY CLERK

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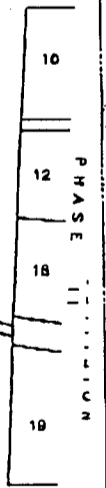
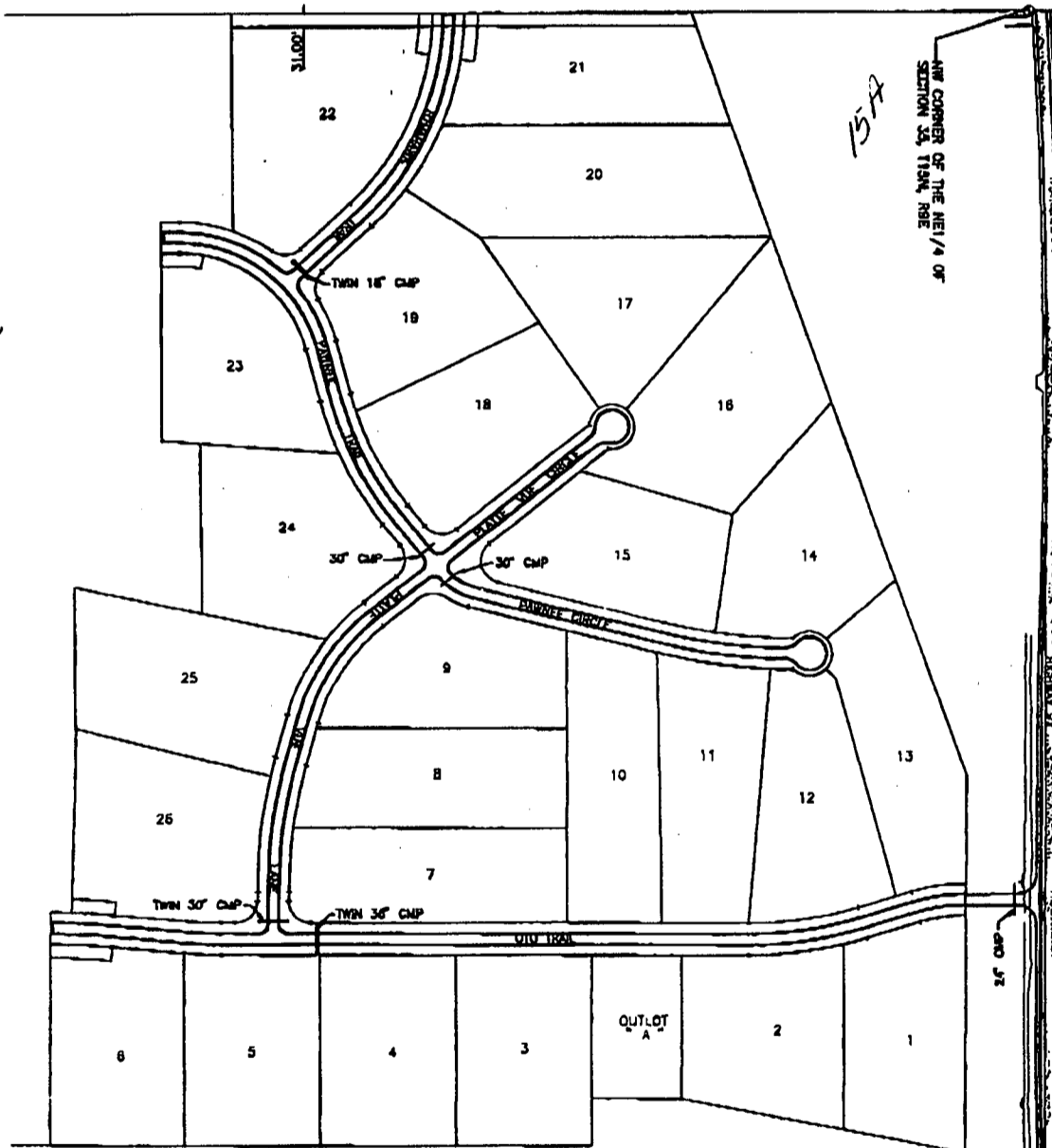
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295 A thru
60 A instructions

PLATTE VUE

5"

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5



PLATTE RIVER

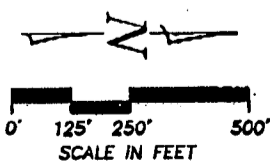


EXHIBIT "B"