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Register of Deeds, please return to:  
Andrew Broeker  
Olsson  
601 P Street Ste. 200  
Lincoln, NE 68508

### AGREEMENT

THIS AGREEMENT is made and entered into by and between **HERITAGE LAKES, LLC, a Nebraska limited liability company** and the **CITY OF LINCOLN, NEBRASKA, a municipal corporation**, hereinafter called "City."

WHEREAS, Subdivider has made application to City for permission to subdivide and for approval of the subdivision plat of **HILLCREST CC 7<sup>TH</sup> ADDITION**; and

WHEREAS, the Planning Director's letter regarding corrections needed for the City to complete the review and approval of said plat contains certain provisions requiring an agreement between Subdivider and City relating to said plat and the development thereof.

NOW, THEREFORE, IN CONSIDERATION of City granting permission to plat and approval of the plat of **HILLCREST CC 7<sup>TH</sup> ADDITION**, it is agreed by and between Subdivider and City as follows:

1. The Subdivider agrees to complete the street paving of public streets, temporary turnarounds and barricades located at the temporary dead-end of the streets shown on the final plat within two (2) years following the approval of this final plat.
2. The Subdivider agrees to complete the public water distribution system to serve this plat within two (2) years following the approval of this final plat.

3. The Subdivider agrees to complete the public wastewater collection system to serve this plat within two (2) years following the approval of this final plat.
4. The Subdivider agrees to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of this final plat.
5. The Subdivider agrees to complete the installation of public street lights along streets within this plat within two (2) years following the approval of this final plat.
6. The Subdivider agrees to complete the planting of the street trees within this plat within six (6) years following the approval of this final plat.
7. The Subdivider agrees to complete the installation of the permanent markers prior to construction on or conveyance of any lot in the plat.
8. The Subdivider agrees to timely complete any other public or private improvement or facility required by the Land Subdivision Ordinance which have not been waived but which inadvertently may have been omitted from the above list of required improvements.
9. The Subdivider agrees to submit to the Director of Transportation and Utilities a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
10. The Subdivider agrees to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
11. The Subdivider agrees to complete the public and private improvements shown on the preliminary plat.
12. The Subdivider agrees to keep taxes and special assessments on the outlots from becoming delinquent.
13. The Subdivider to maintain the outlots on a permanent and continuous basis.

14. The Subdivider agrees to maintain the private improvements in good order and state of repair, including the routine and reasonable preventive maintenance of the private improvements, on a permanent and continuous basis.

15. The Subdivider agrees to maintain and supervise the private facilities which have common use or benefit in good order and condition and state of repair including the routine and preventable maintenance of the private facilities, on a permanent and continuous basis.

16. The Subdivider agrees to acknowledge that there may be additional maintenance issues or costs associated with providing for the proper functioning of stormwater detention/retention facilities and stormwater quality facilities as they were designated and constructed within the development and that these are the responsibility of the Subdivider.

17. The Subdivider agrees to retain ownership of and the right of entry to the outlots in order to perform the above-described maintenance of the outlots and private improvements on a permanent and continuous basis. However, Subdivider(s) may be relieved and discharged of such maintenance obligations upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance subject to the following conditions:

- i. Subdivider shall not be relieved of Subdivider's maintenance obligation for each specific private improvement until a register professional engineer or nurseryman who supervised the installation of said private improvement has certified to the City that the improvement has been installed in accordance with approved plans and that the City has verified the certification.
- ii. The maintenance agreements are incorporated into covenants and restrictions in deeds to the subdivided property and the documents creating the association and the restrictive covenants have been reviewed and approved by the City Attorney and filed of record with the Registered of Deeds.

18. The Subdivider agrees to pay all design, engineering, labor, material, inspection, and other improvement costs.

Dated this 23 day of May, ~~2024~~: 2022

**HERITAGE LAKES LLC,**

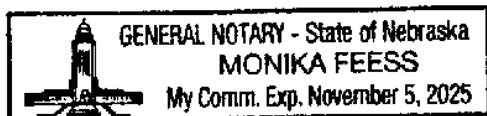
a Nebraska limited liability company

**By: HBII, INC. A Nebraska Corporation**

By: Gerald L. Kort  
Gerald L. Kort, President

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )

The foregoing instrument was acknowledged before me this 23 day of May, 2022, by Gerald L. Kort, President, HBII, Inc., a Nebraska Corporation, Manager for Heritage Lakes, LLC, a Nebraska limited liability company.



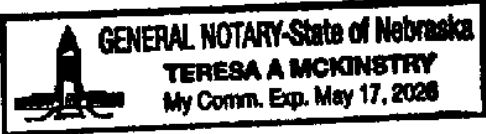
[Signature]  
Notary Public

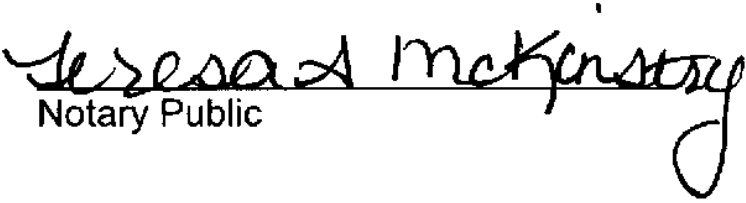
CITY OF LINCOLN, NEBRASKA,  
a municipal corporation

  
\_\_\_\_\_  
David R. Cary, Planning Director

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )

The foregoing instrument was acknowledged before me this 6 day of June, 2022, by David R. Cary, Planning Director of the City of Lincoln, Nebraska, a municipal corporation.



  
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Notary Public

Hillcrest CC 7<sup>th</sup> Addition

Block 1: Lots 1 through 8  
Block 2: Lots 1 through 7

Friday, April 29, 2022

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HILLCC7