

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2006-36218

2006 OCT 23 A 11:21 B

Sharon J. [Signature]
REGISTER OF DEEDS

COUNTER	WS	C.E.	LM
VERIFY	P	D.E.	P
PROOF	LM		
FEEES \$	62.00		
CHECK #	131703		
CHG		CASH	
REFUND		CREDIT	
SHORT		NCR	

(1) AFTER RECORDING RETURN TO:
CROKER, HUCK, KASHER, DeWITT,
ANDERSON & GONDERINGER, L.L.C. (RJH)
2120 SO. 72 STREET, SUITE 1200
OMAHA, NE 68124-2356

**STATEMENT OF FORMATION
SANITARY AND IMPROVEMENT DISTRICT NO. 280
OF SARPY COUNTY, NEBRASKA**

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

LARRY BAYER, being first duly sworn, states that he is the Clerk of Sanitary and Improvement District No. 280 of Sarpy County, Nebraska, and makes the following statement regarding same:

- District Number: 280.
- Outer boundaries: The same as are pictured and described on Exhibits "A" and "A-1" attached hereto and by this reference incorporated herein.
- The purposes of the District are: to acquire, install, repair, maintain, renew, reconstruct, and replace a sanitary and storm sewer system, disposal plants, a water system, a system of sidewalks, public roads, streets, highways, public waterways, docks or wharfs and related appurtenances; to provide for collection and disposal of drainage, waste, and sewage in a satisfactory manner; to install an emergency management warning system; to contract for water for fire protection and for resale to residents of the District, to contract for police protection and security services, and to contract for gas and for electricity for street lighting for the public streets and highways within the District; to construct electric service lines and conduits, and gas mains, or to contract for the installation and operation thereof; to acquire, build, improve and operate, or, where permitted by law, to contract with other sanitary and improvement districts to acquire, build, improve, and operate public parks, playgrounds and recreational facilities for the joint use of the residents of the contracting districts; and to construct and to contract for the

construction of dikes and levees for flood protection for the District. In lieu of establishing its own water system, the District may contract with any utilities district, municipality or corporation for the installation of a water system and to provide water service for fire protection and for use of the residents of the District. The District may contract with the city or county within whose zoning jurisdiction it is located for intersection and traffic control improvements, which improvements serve or benefit the district and which may be within or without the corporate boundaries of the district and for any of the purposes for which it is formed. The District may also enter into agreements with other public agencies in order to accomplish the purposes of, and pursuant to, the provisions of the Nebraska Interlocal Cooperation Act; and do any and all other activities or functions allowed by the Reissued, Revised Statutes of Nebraska as the same may be amended from time to time.

4. The District has power to levy an unlimited property tax to pay its debt and its expenses of operation and maintenance, subject to limitations imposed by statute.

5. The District is required by statute to levy special assessments on property in the district to the full extent of special benefits arising by reason of improvements installed by it.

6. In all years when a budget is required by law, the District's annual budget is filed with the County Clerk, which budget shows anticipated revenue and expenses, tax levy, and indebtedness of the District.

7. The actual current tax levy of the District may be obtained from the Sarpy County Clerk.

8. A copy of the District's annual financial audit is on file with the Clerk of the District and the State Auditor of Public Accounts.

DATED: Oct 16, 2006.

Larry Bayer
Larry Bayer, Clerk
SID No. 280 of Sarpy County, Nebraska

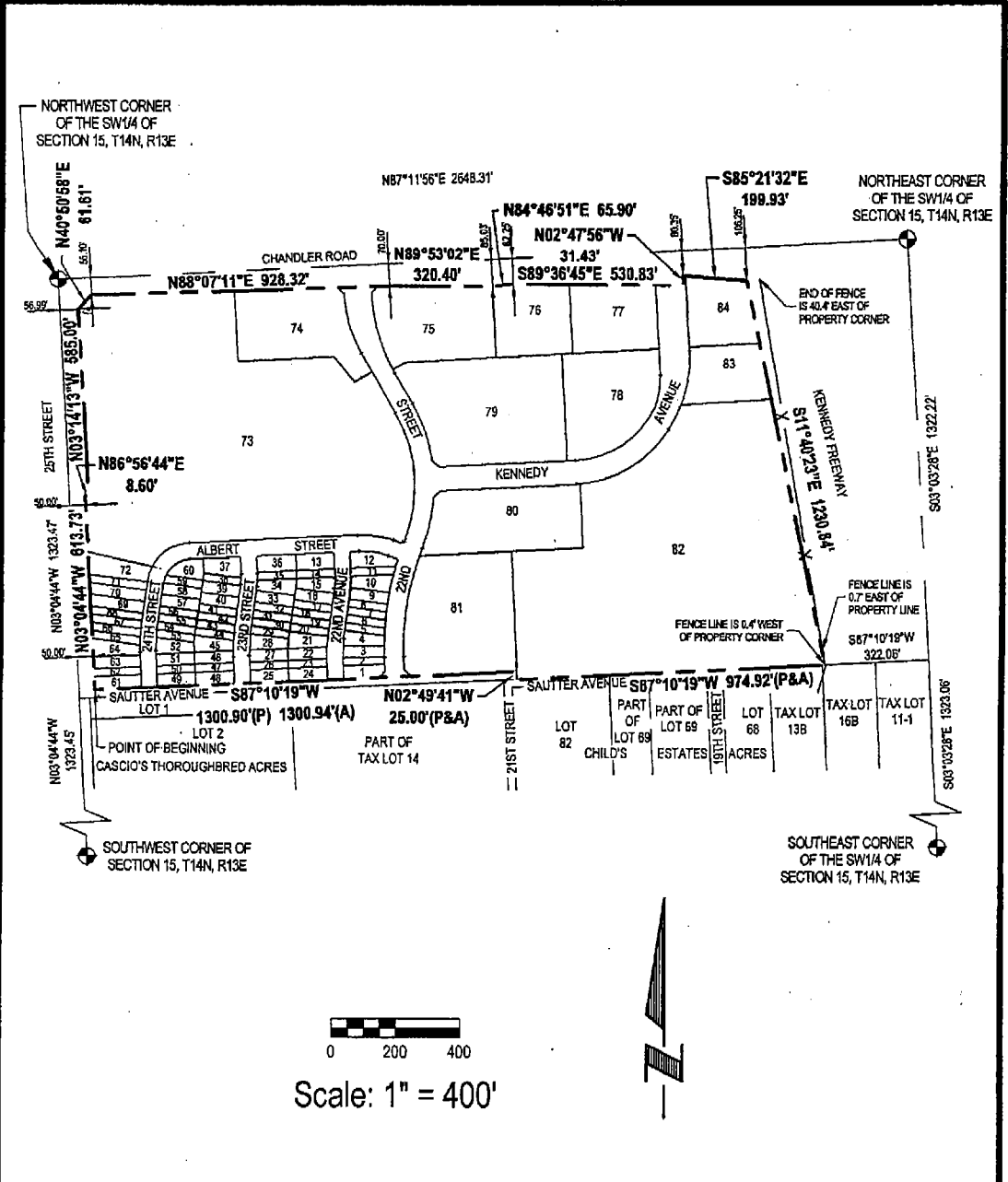
SUBSCRIBED AND SWORN TO before me this 16 day of October, 2006.

GENERAL NOTARY - State of Nebraska
MICHELLE UHING
My Comm. Exp. April 11, 2008

Michelle Uhing
Notary Public

B

EXHIBIT
A



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

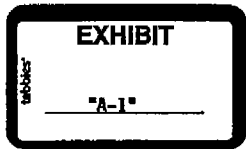
e&a E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET, OMAHA, NE 68154 PHONE: (402) 395-6700

DISTRICT BOUNDARY
SARPY COUNTY S. & I. D. NO. 280
SARPY COUNTY, NEBRASKA

Drawn by: DAS Chkd by: _____ Chkd by: _____
Job No.: P2006.135.01 Date: 06/20/2006 SHEET 1 OF 2

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2006-36218 C



LEGAL DESCRIPTION:

ALL OF LOTS 1 THRU 84, INCLUSIVE, KENNEDY TOWN CENTER, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15; AND ALSO TOGETHER WITH THE INCLUDED STREET RIGHT-OF-WAYS OF 22ND STREET, 22ND AVENUE, 23RD STREET, 24TH STREET, ALBERT STREET AND KENNEDY AVENUE; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 61, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAUTTER AVENUE, AND THE EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET; THENCE N03°04'44"W (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID LOTS 61 THRU 73, INCLUSIVE, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 613.73 FEET; THENCE N86°56'44"E ALONG SAID WESTERLY LINE OF LOT 73, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 8.60 FEET; THENCE N03°14'13"W ALONG SAID WESTERLY LINE OF LOT 73, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 585.00 FEET; THENCE N40°50'58"E ALONG SAID WESTERLY LINE OF LOT 73, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, A DISTANCE OF 61.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 73, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 25TH STREET, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD; THENCE N88°07'11"E ALONG THE NORTHERLY LINE OF SAID LOTS 73 AND 74, KENNEDY TOWN CENTER, AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 22ND STREET, AND ALSO THE NORTHERLY LINE OF SAID LOT 75, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 928.32 FEET; THENCE N89°53'02"E ALONG SAID NORTHERLY LINE OF LOT 75, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 320.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 75, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 76, KENNEDY TOWN CENTER; THENCE N84°46'51"E ALONG THE NORTHERLY LINE OF SAID LOT 76, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 65.90 FEET; THENCE S89°36'45"E ALONG SAID NORTHERLY LINE OF LOT 76, KENNEDY TOWN CENTER, AND ALSO THE NORTHERLY LINE OF SAID LOT 77, KENNEDY TOWN CENTER, AND ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID KENNEDY AVENUE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 530.83 FEET; THENCE N02°47'56"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KENNEDY AVENUE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 31.43 FEET; THENCE S85°21'32"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KENNEDY AVENUE, AND ALSO THE NORTHERLY LINE OF SAID LOT 84, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, A DISTANCE OF 199.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 84, KENNEDY TOWN CENTER, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHANDLER ROAD, AND THE WESTERLY RIGHT-OF-WAY LINE OF KENNEDY FREEWAY; THENCE S11°40'23"E ALONG THE EASTERLY LINE OF SAID LOTS 84, 83 AND 82, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF KENNEDY FREEWAY, A DISTANCE OF 1230.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 82, KENNEDY TOWN CENTER, SAID POINT ALSO BEING ON THE NORTH LINE OF TAX LOT 16B, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 15; THENCE S87°10'19"W ALONG THE SOUTHERLY LINE OF SAID LOTS 82 AND 81, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID NORTH LINE OF TAX LOT 16B, AND ALSO THE NORTH LINE OF TAX LOT 13B, A TAX LOT LOCATED IN SAID SW1/4 OF SECTION 15, AND ALSO SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, A DISTANCE OF 974.92 FEET; THENCE N02°49'41"W ALONG SAID SOUTHERLY LINE OF LOT 81, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, A DISTANCE OF 25.00 FEET; THENCE S87°10'19"W ALONG SAID SOUTHERLY LINE OF LOT 81, KENNEDY TOWN CENTER, AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID 22ND STREET, AND ALSO THE SOUTH LINE OF SAID LOT 1, KENNEDY TOWN CENTER, AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID 22ND AVENUE, AND ALSO THE SOUTH LINE OF SAID LOTS 24 AND 25, KENNEDY TOWN CENTER, AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID 23RD STREET, AND ALSO THE SOUTH LINE OF SAID LOTS 48 AND 49, KENNEDY TOWN CENTER, AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF SAID 24TH STREET, AND ALSO THE SOUTH LINE OF SAID LOT 61, KENNEDY TOWN CENTER, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SAUTTER AVENUE, A DISTANCE OF 1300.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,679,828 SQUARE FEET OR 61.520 ACRES, MORE OR LESS.

SEE SHEET 1 OF 2 FOR DRAWING

	E&A CONSULTING GROUP, INC.	
	ENGINEERING • PLANNING • FIELD SERVICES 300 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 965-4700	

DISTRICT BOUNDARY
SARPY COUNTY S. & I. D. NO. 280
SARPY COUNTY, NEBRASKA

Drawn by: DAS	Chkd by: _____	Chkd by: _____
Job No.: P2006.135.01	Date: 08/20/2006	SHEET 2 OF 2