



BK 1484 PG 042-045



MISC 2003 00268

CLERK OF DISTRICT
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

03 JAN -6 PM 2:04

RECEIVED

SUPPLEMENTAL
SANITARY AND IMPROVEMENT DISTRICT STATEMENT
DOUGLAS COUNTY, NEBRASKA

01-60000
04-21498

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

misc
FEE 117.00 FB _____
BKP 23-16-17th C/O _____ COM [Signature]
DEL _____ SCAN [Signature] FV _____
(S) 4/194

Jim Emmons being first duly sworn, states that he is the Clerk of Sanitary and Improvement District No. 445 of Douglas County, Nebraska and makes the following statement regarding same:

1. District Number: 445
2. Outer Boundaries: See Exhibit "A" attached hereto and by this reference made a part hereof.
3. The purpose of this District shall be acquiring, installing, repairing, maintaining, renewing, operating and replacing electrical service lines and conduits, a sewer system, a water system, a system of sidewalks, public roads, streets and highways, a civil defense warning system, to contract for water for fire protection and for resale to the residents of the District, and to contract for gas and electricity, for street lighting for the public streets and highways within the District and to acquire, improve and operate public parks, playgrounds and recreational facilities. The District shall have all of the powers and authorities as are permitted by law, to achieve the purposes hereinabove set forth, including, but not in limitation of the foregoing, the power and authority to contract with corporations, utility companies, or municipalities for water for fire protection and for resale to the residents of the District, and for electricity and gas, for street lighting of the public streets and highways within the District and for the disposal of sewage in the use of existing sewer improvement facilities and for the operation and maintenance of electrical service lines and conduits.
4. The District has the power to levy an unlimited property tax to pay its debts and its expenses of operation and maintenance.

29192 ✓

Return to:
FULENKAMP, DOYLE & JOBEUM
11440 WEST CENTER ROAD
OMAHA, NE 68144-4482
Karen

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.

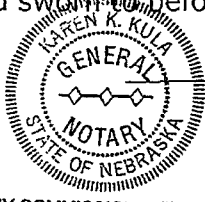
6. In all years when a budget is required by law, the District's annual budget is filed with the County Clerk, which budget shows anticipated revenue and expenses, levy, and indebtedness of the District.

7. The actual current levy of the District may be obtained from the 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.

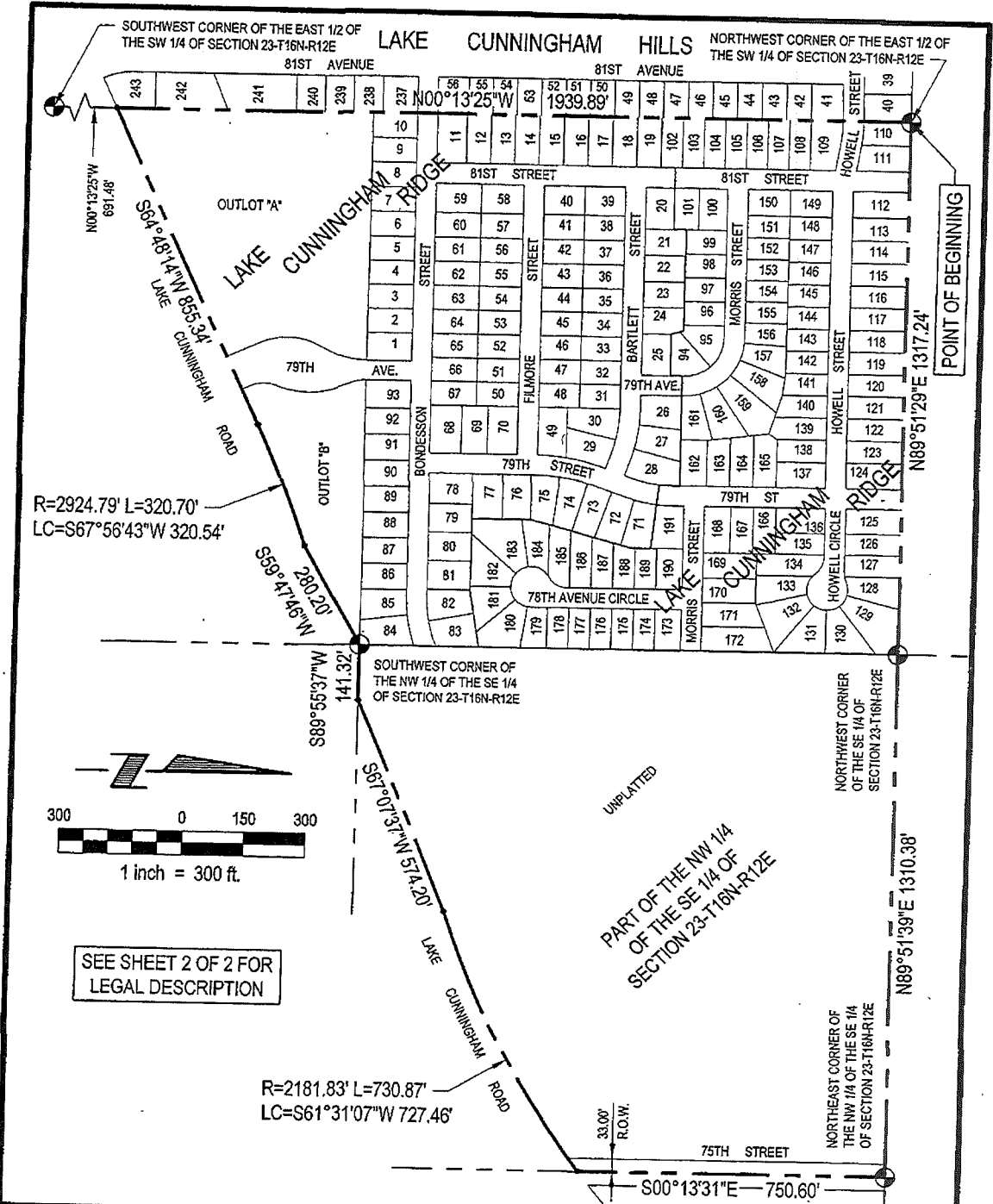
[Signature]
CLERK

SUBSCRIBED and sworn to before me this 31st day of December, 2002



[Signature]
Notary Public

MY COMMISSION EXPIRES:
JULY 26, 2005



SEE SHEET 2 OF 2 FOR
LEGAL DESCRIPTION

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
1201 G STREET OMAHA, NE 68137 PHONE: (402) 855-4700

Drawn by: J.A.F. Chkd by: _____ Date: _____ Chkd by: _____ Date: _____

Job No.: 98084.2 Date: 12/05/2002 SHEET 1 OF 2

DISTRICT BOUNDARY
DOUGLAS COUNTY
S. & I. D. NO. 445

I:\Projects\98084\DWGS\EXHIBITS\SID-445-TOTAL-000.dwg, SID-445-TOTAL-1of2, 12/11/02 08:26:05 AM, James F
Exhibit "A"

SEE SHEET 1 OF 2 FOR
BOUNDARY DRAWING

LEGAL DESCRIPTION

DISTRICT BOUNDARY DOUGLAS COUNTY S. & I. D. NO. 445

All of Lots 1 thru 93, inclusive, Lake Cunningham Ridge (Lots 1 thru 93 inclusive and Outlots "A" & "B"), a subdivision located in the East 1/2 of the SW 1/4 of Section 23; and also together with all of Outlots "A" and "B", said Lake Cunningham Ridge (Lots 1 thru 93 inclusive and Outlots "A" & "B"); and also together with all of Lots 94 thru 191, inclusive, Lake Cunningham Ridge (Lots 94 thru 191 inclusive), a subdivision located in the NE 1/4 of said SW 1/4 of Section 23; and also together with part of the NW 1/4 of the SE 1/4 of said Section 23; and also together with the included Street rights-of-way of Bondesson Street, Fillmore Street, Bartlett Street, Morris Street, Howell Circle, Howell Street, 75th Street, 78th Avenue Circle, 79th Street, 79th Avenue and 81st Street; all located in Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said East 1/2 of the SW 1/4 of Section 23, said point also being the Northwest corner of said Lot 110, Lake Cunningham Ridge (Lots 94 thru 191 inclusive), said point also being the Northeast corner of Lot 40, Lake Cunningham Hills, a subdivision located in the West 1/2 of said SW 1/4 of Section 23; thence N 89°51'29" E (assumed bearing) along the North line of said SW 1/4 of Section 23, said line also being the North line of said Lake Cunningham Ridge (Lots 94 thru 191 inclusive), a distance of 1317.24 feet to the Northwest corner of said SE 1/4 of Section 23, said point also being the Northeast corner of said Lot 129, Lake Cunningham Ridge (Lots 94 thru 191 inclusive); thence N 89°51'39" E along the North line of said SE 1/4 of Section 23, a distance of 1310.38 feet to the Northeast corner of said NW 1/4 of the SE 1/4 of Section 23; thence S 00°13'31" E along the East line of said NW 1/4 of the SE 1/4 of Section 23, a distance of 750.60 feet to the point of intersection of said East line of the NW 1/4 of the SE 1/4 of Section 23 and the Northerly right-of-way line of Lake Cunningham Road; thence Southwesterly along said Northerly right-of-way line of Lake Cunningham Road on the following described courses; thence Southwesterly on a curve to the right with a radius of 2181.83 feet, a distance of 730.87 feet, said curve having a long chord which bears S 61°31'07" W, a distance of 727.46 feet; thence S 67°07'37" W, a distance of 574.20 feet to a point on the South line of said NW 1/4 of the SE 1/4 of Section 23; thence S 89°55'37" W along said South line of the NW 1/4 of the SE 1/4 of Section 23, said line also being said Northerly right-of-way line of Lake Cunningham Road, a distance of 141.32 feet to the Southwest corner of said NW 1/4 of the SE 1/4 of Section 23, said point also being the Southeast corner of said Lot 84, Lake Cunningham Ridge (Lots 1 thru 93 inclusive and Outlots "A" & "B"), said point also being the Northeast corner of said Outlot "B", Lake Cunningham Ridge (Lots 1 thru 93 inclusive and Outlots "A" & "B"); thence continuing Southwesterly along said Northerly right-of-way line of Lake Cunningham Road on the following described courses; thence S 59°47'46" W, a distance of 280.20 feet; thence Southwesterly on a curve to the left with a radius of 2924.79 feet, a distance of 320.70 feet, said curve having a long chord which bears S 67°56'43" W, a distance of 320.54 feet; thence S 64°48'14" W, a distance of 855.34 feet to a point on the West line of said East 1/2 of the SW 1/4 of Section 23, said point also being the Southwest corner of said Outlot "A", Lake Cunningham Ridge (Lots 1 thru 93 inclusive and Outlots "A" & "B"), said point also being the Southeast corner of Lot 243, said Lake Cunningham Hills; thence N 00°13'25" W along said West line of the East 1/2 of the SW 1/4 of Section 23, said line also being the West line of said Lake Cunningham Ridge (Lots 1 thru 93 inclusive and Outlots "A" & "B") and the West line of said Lake Cunningham Ridge (Lots 94 thru 191 inclusive), said line also being the East line of said Lake Cunningham Hills, a distance of 1939.89 feet to the point of beginning.

Said tract of land contains an area of 3,583,471 square feet or 82.265 acres, more or less.



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
7201 G STREET OMAHA, NE 68137 PHONE: (402) 855-4700

Drawn by: J.A.F. Chkd by: _____ Date: _____ Chkd by: _____ Date: _____

Job No.: 98084.2 Date: 12/05/2002 SHEET 2 OF 2

**DISTRICT BOUNDARY
DOUGLAS COUNTY
S. & I. D. NO. 445**