



MISC Inst. # 2017101368, Pg: 1 of 1 Rec Date: 12/15/2017 14:48:26.823
Fee Received: \$10.00 By: SN
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

**STATEMENT REGARDING
SANITARY AND IMPROVEMENT DISTRICT NO. 554
OF DOUGLAS COUNTY, NEBRASKA**

1. NAMES OF CURRENT BOARD OF TRUSTEES:

Loren Johnson
Paula Johnson
Randy Baker
Stan Isham
Scott Wichert

2. NAME OF CURRENT ATTORNEY, ACCOUNTANT & FISCAL AGENT:

- a) Attorney: Fullenkamp, Doyle & Jobeun
- b) Accountant: Awerkamp Goodnight Schwaller & Nelson PC
- c) Fiscal Agent: Kuehl Capital Corporation

3. PRINCIPAL INDEBTEDNESS AS OF JUNE 30, 2017 :

Warrants: \$ 2,541,015.14
Bonds: \$ 7,040,876.67

4. CURRENT LEVY (per \$100 of actual valuation):

General Fund: \$0.399994
Bond Fund: \$0.499998

DATED: Dec 13, 2017 .

**SANITARY AND IMPROVEMENT
DISTRICT NO. 554 OF DOUGLAS COUNTY,
NEBRASKA**

By: 
Loren Johnson, Chairman

FULLI

RJR
OWL
FULENKAMP, DOYLE & JOBEUN
11440 WEST CENTER ROAD
OMAHA, NEBRASKA 68144-4482

SUPPLEMENTAL
SANITARY AND IMPROVEMENT DISTRICT STATEMENT
DOUGLAS COUNTY, NEBRASKA

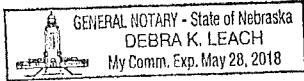
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Loren Johnson, being first duly sworn, states that se is the Clerk of Sanitary and Improvement District No. 554 of Douglas County, Nebraska and makes the following statement regarding same:

1. District Number: 554
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 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.
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.

Loren Johnson
Clerk

SUBSCRIBED and sworn to before me this 21 day of February 2018.



Debra K. Leach
Notary Public

RJR
Fullenkamp Jobeun Johnson & Beller LLP
11440 West Center Road, Suite "C"
DL Omaha, NE 68144-4482

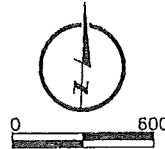
Inst. # 2018013596, Pages: 3 of 7

S.I.D. 554 BOUNDARY

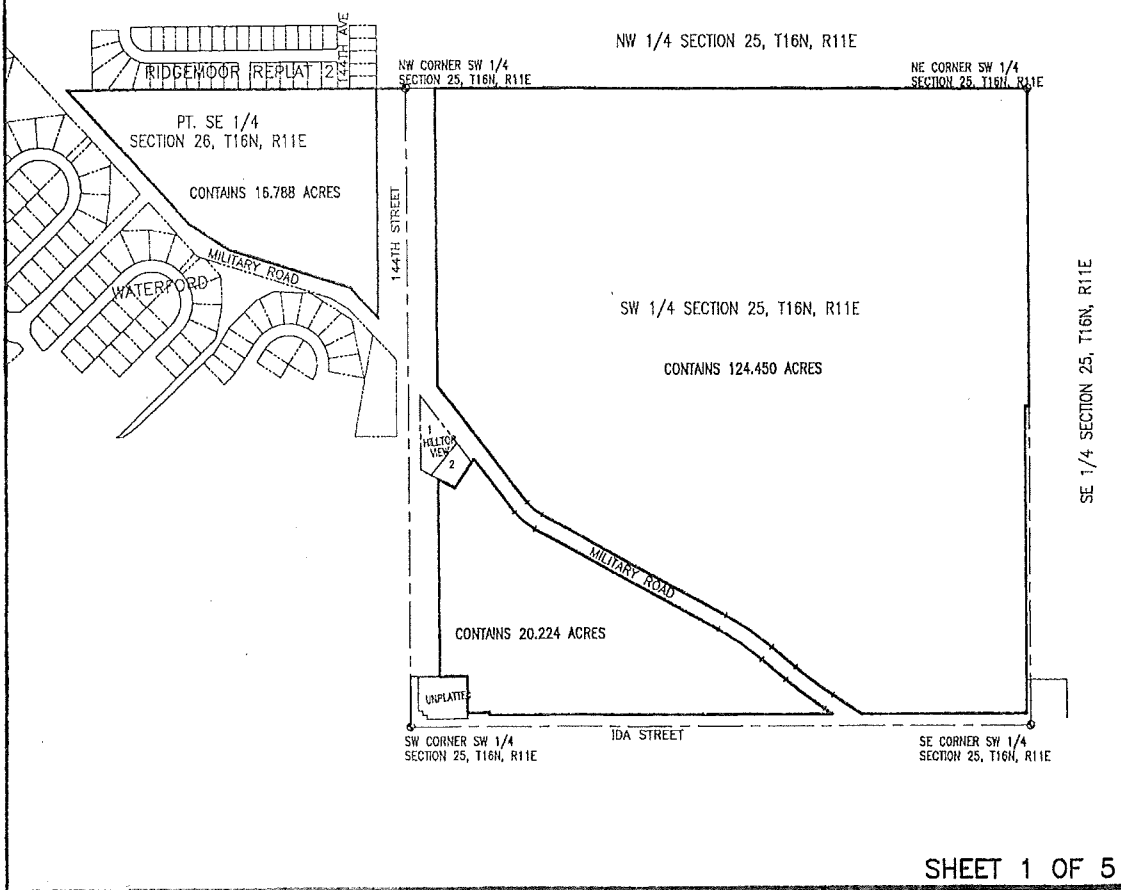
LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST, LYING NORTH OF MILITARY ROAD AND WEST OF 144TH STREET TOGETHER WITH PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:
(SEE ATTACHED SHEET FOR COMPLETE LEGAL DESCRIPTION)

LEGEND



- SID BOUNDARY
- - - LOT LINE
- - - SECTION LINE
- ⊕ SECTION CORNER



SHEET 1 OF 5



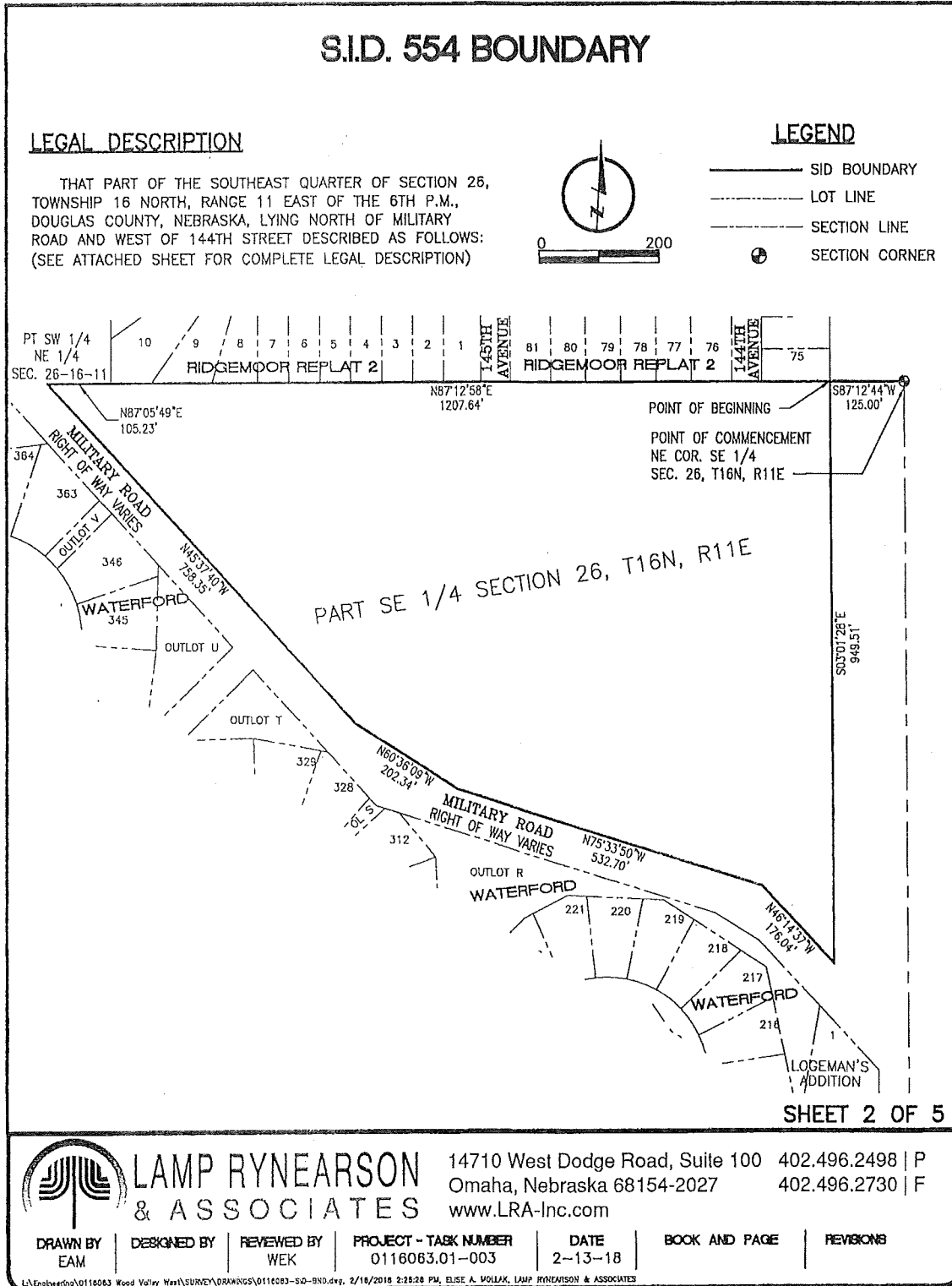
LAMP RYNEARSON & ASSOCIATES

14710 West Dodge Road, Suite 100 402.496.2498 | P
 Omaha, Nebraska 68154-2027 402.496.2730 | F
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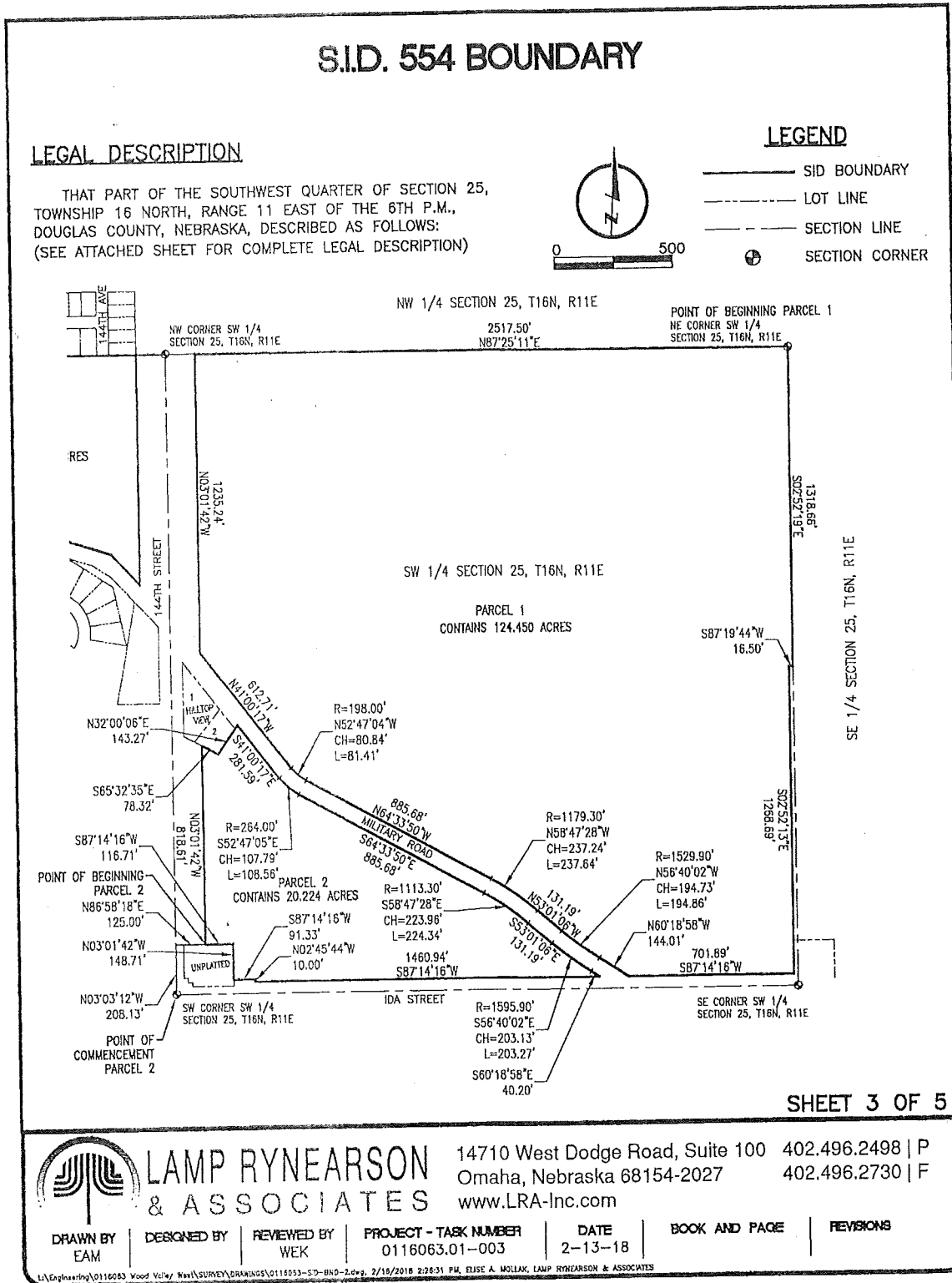
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S.I.D. 554 BOUNDARY

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, LYING NORTH OF MILITARY ROAD AND WEST OF 144TH STREET DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE SOUTH 87°12'44" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 125.00 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE WEST RIGHT OF WAY LINE OF 144TH STREET AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 03°01'28" EAST FOR 949.51 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID 144TH STREET TO THE NORTH RIGHT OF WAY LINE OF MILITARY ROAD;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MILITARY ROAD FOR THE FOLLOWING 4 COURSES;

THENCE NORTH 46°14'37" WEST FOR 176.04 FEET;

THENCE NORTH 75°33'50" WEST FOR 532.70 FEET;

THENCE NORTH 60°36'09" WEST FOR 202.34 FEET;

THENCE NORTH 45°37'40" WEST FOR 758.35 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26;

THENCE NORTH 87°05'49" EAST FOR 105.23 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE SOUTHWEST CORNER OF LOT 10, RIDGEMOOR REPLAT 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;

THENCE NORTH 87°12'58" EAST FOR 1207.64 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 TO THE POINT OF BEGINNING.

CONTAINS 16.788 ACRES.

SHEET 4 OF 5



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& ASSOCIATES**

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S.I.D. 554 BOUNDARY

LEGAL DESCRIPTION

TOGETHER WITH
(PARCEL 1)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 02°52'19" EAST (BEARINGS REFERENCED TO THE FINAL PLAT OF WOOD VALLEY) FOR 1318.66 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 87°19'44" WEST FOR 16.50 FEET;

THENCE SOUTH 02°52'13" EAST FOR 1268.69 FEET TO THE NORTH RIGHT OF WAY LINE OF IDA STREET;

THENCE SOUTH 87°14'16" WEST FOR 701.89 FEET ALONG SAID NORTH RIGHT OF WAY LINE;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MILITARY ROAD THE FOLLOWING 7 COURSES;

1. THENCE NORTH 60°18'58" WEST FOR 144.01 FEET;
2. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1529.90 FEET AND A LONG CHORD BEARING NORTH 56°40'02" WEST FOR 194.73 FEET) FOR AN ARC LENGTH OF 194.86 FEET;
3. THENCE NORTH 53°01'06" WEST FOR 131.19 FEET;
4. THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1179.30 FEET AND A LONG CHORD BEARING NORTH 58°47'28" WEST FOR 237.24 FEET) FOR AN ARC LENGTH OF 237.64 FEET;
5. THENCE NORTH 64°33'50" WEST FOR 885.68 FEET;
6. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 198.00 FEET AND A LONG CHORD BEARING NORTH 52°47'04" WEST FOR 80.84 FEET) FOR AN ARC LENGTH OF 81.41 FEET;
7. THENCE NORTH 41°00'17" WEST FOR 612.71 FEET TO THE EAST RIGHT OF WAY LINE OF 144TH STREET;

THENCE NORTH 03°01'42" WEST FOR 1235.24 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25;

THENCE NORTH 87°25'11" EAST FOR 2517.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25 TO THE POINT OF BEGINNING.

CONTAINS 124.450 ACRES.

AND ALSO TOGETHER WITH
(PARCEL 2)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 03°03'12" WEST FOR 208.13 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH 86°58'18" EAST FOR 125.00 FEET TO THE EAST RIGHT OF WAY LINE OF 144TH STREET;

THENCE NORTH 03°01'42" WEST FOR 818.81 FEET ALONG SAID EAST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF LOT 2, HILLTOP VIEW, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA;

THENCE SOUTH 65°32'35" EAST FOR 78.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, HILLTOP VIEW;

THENCE NORTH 32°00'06" EAST FOR 143.27 FEET ALONG THE EAST LINE OF SAID LOT 2, HILLTOP VIEW TO THE SOUTH RIGHT OF WAY LINE OF MILITARY ROAD;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF MILITARY ROAD THE FOLLOWING 7 COURSES;

1. THENCE SOUTH 41°00'17" EAST FOR 281.59 FEET;
2. THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 264.00 FEET AND A LONG CHORD BEARING SOUTH 52°47'05" EAST FOR 107.79 FEET) FOR AN ARC LENGTH OF 108.56 FEET;
3. THENCE SOUTH 64°33'50" EAST FOR 885.68 FEET;
4. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1113.30 FEET AND A LONG CHORD BEARING SOUTH 58°47'28" EAST FOR 223.96 FEET) FOR AN ARC LENGTH OF 224.34 FEET;
5. THENCE SOUTH 53°01'06" EAST FOR 131.19 FEET;
6. THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1595.90 FEET AND A LONG CHORD BEARING SOUTH 56°40'02" EAST FOR 203.13 FEET) FOR AN ARC LENGTH OF 203.27 FEET;
7. THENCE SOUTH 60°18'58" EAST FOR 40.20 FEET TO THE NORTH RIGHT OF WAY LINE OF IDA STREET;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF IDA STREET THE FOLLOWING 3 COURSES;

1. THENCE SOUTH 87°14'16" WEST FOR 1460.94 FEET;
2. THENCE NORTH 02°45'44" WEST FOR 10.00 FEET;
3. THENCE SOUTH 87°14'16" WEST FOR 91.33 FEET;

THENCE NORTH 03°01'42" WEST FOR 148.71 FEET;

THENCE SOUTH 87°14'16" WEST FOR 116.71 FEET TO THE POINT OF BEGINNING;

CONTAINS 20.224 ACRES.

SHEET 5 OF 5



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