



0238 227 C/LIEN



01116 00 227-

Nebr Doc  
Stamp Tax

Date \_\_\_\_\_

**S**

By

RICHARD H. JAMES  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 JUN 22 PM 12:20

~~SECRET~~

NOTICE OF COMMENCEMENT

FEE \_\_\_\_\_ FB \_\_\_\_\_  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN *2* \_\_\_\_\_ FV \_\_\_\_\_

TO WHOM IT MAY CONCERN:

The undersigned hereby informs all concerned that improvements will be made to certain real property, and in accordance with Neb. Rev. Stat. 52-145, the following information is stated in this NOTICE OF COMMENCEMENT.

Description of property: THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30,  
TOWNSHIP 15, RANGE 11, EAST OF THE 6<sup>TH</sup> P.M., DOUGLAS  
COUNTY, NEBRASKA.

General Description of improvements: LAND DEVELOPMENT

Contracting Owner: WOODLAND HOMES, INC.  
A NEBRASKA CORPORATION.  
5004 S. 110<sup>TH</sup> STREET, OMAHA, NE 68137

Interest in real estate: FEE SIMPLE

NOTE: If, after this Notice of Commencement is recorded, a lien is recorded as to an improvement covered by this Notice of Commencement, the lien has priority from the time this Notice of Commencement is recorded.

Duration of this Notice of Commencement: 12 MONTHS

Executed: JUNE 15, 2000

WOODLAND HOMES, INC.,  
A NEBRASKA CORPORATION

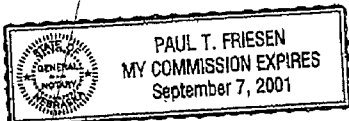
BY: Gerald L. Torczon  
GERALD L. TORCZON, PRESIDENT

STATE OF NEBRASKA) ) ss.  
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me June 16, 2000 by GERALD L. TORCZON, PRESIDENT OF WOODLAND HOMES, INC., A NEBRASKA CORPORATION. Witness my hand and notarial seal at Omaha, Nebraska in said County, the date aforesaid.

Notary Public

My Commission Expires:



Return To -  
Great Western Bank  
PO Box 4070  
Omaha, Nebr. 68104-0070

OT 38080



BK 1376 PG 717-720



MISC 2001 04892

 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NE

01 APR -6 PM 3:49

RECEIVED

# EASEMENT FOR STREET RIGHT-OF-WAY, PAVEMENT AND STORM SEWER AND INGRESS AND EGRESS

This indenture made this 28 day of January, 2001, by and between F. WILLIAM KARRER (hereinafter referred to as "Grantor"), and SANITARY AND IMPROVEMENT DISTRICT NO. 464 OF DOUGLAS COUNTY, NEBRASKA (hereinafter referred to as "Grantee").

## WITNESSETH:

That Grantor, in consideration of the sum of One and no/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee, its successors and assigns, a permanent easement for the construction, installation, dedication, and maintenance of street right-of-way, pavement and storm sewer and for ingress and egress over that part of the Southeast Quarter of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more specifically located and described on Exhibit "A" attached hereto which is hereby incorporated in and made a part of this Easement by reference.

Any maintenance and repair of the pavement and storm sewer constructed within the Easement shall be the sole cost and responsibility of the Grantee. No improvements other than pavement for street and right-of-way improvements shall be permitted in the Easement area.

In further consideration of the grant of this Easement, Grantee agrees to plant and install, at no cost to Grantor, the trees, shrubs, retaining walls and related improvements as shown on Exhibit "B" attached hereto and incorporated herein by this reference as soon after the pavement and storm sewer improvements contemplated by this Easement are installed by Grantee, weather permitting. Upon completion of Grantee's improvements, and as soon as reasonably possible thereafter, Grantor agrees to install a wood fence along the south side of Grantor's property and adjoining Grantee's Shadow View subdivision lots.

To have and to hold said Easement and right-of-way unto the said Grantee, its successors and assigns, in perpetuity. The approval of this term by Grantor and its successors and assigns shall be shown by recording this document with the Douglas County Register of Deeds. This Easement and the license contained herein is given without any warranty whatsoever.

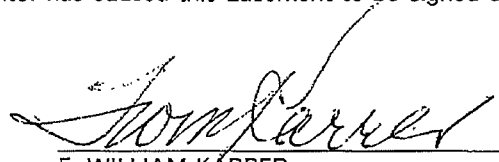
After recording, please return to:

John Q. Bachman  
 GAINES, PANSING & HOGAN  
 10050 Regency Circle, Suite 200  
 Omaha, NE 68114

MISC. 20.50  
 FEE 20.50 FB 01-60000  
4  
1 BKP 30-15-11 C/O COMP  
 DEL SCAN ds FV \_\_\_\_\_

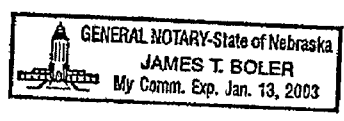
✓ 2286

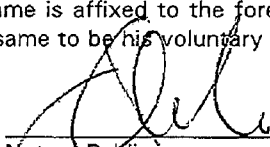
IN WITNESS WHEREOF, the Grantor has caused this Easement to be signed on the day and year first above written.

  
F. WILLIAM KARRER

STATE OF NEBRASKA       )  
                                      ) ss.:  
COUNTY OF DOUGLAS    )

On this 28 day of <sup>March</sup>~~January~~, 2001, before me, the undersigned, a Notary Public duly commissioned and qualified for in said County, personally came F. WILLIAM KARRER, to me personally known to be the person whose name is affixed to the foregoing instrument as Grantee, and who acknowledged the execution of the same to be his voluntary act and deed.



  
Notary Public

LAND SURVEYOR'S CERTIFICATE

EXHIBIT "A"

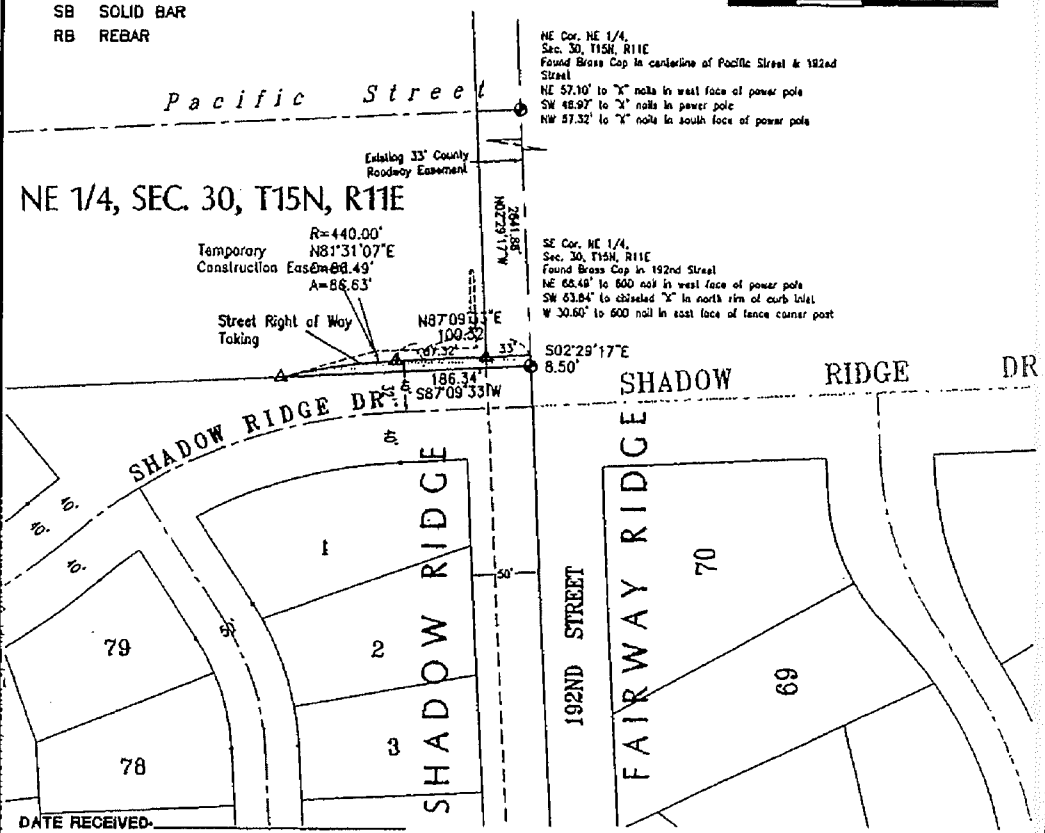
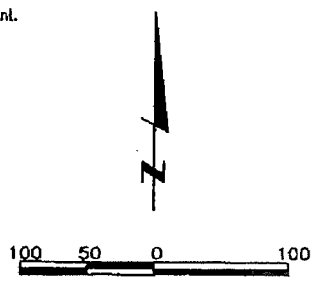
I hereby certify that this plat, map, survey or report was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

LEGAL DESCRIPTION:

That part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:  
Beginning at the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 30;  
Thence South 87°09'33" West (bearings referenced to the Nebraska State Plane System NAD 1983) for 188.34 feet along the south line of the Southeast Quarter of the Northeast Quarter of Section 30;  
Thence along a curve to the right (having a radius of 440.00 feet and a long chord bearing North 81°31'07" East for 86.49 feet) for an arc length of 86.63 feet concentric with and 40.00 feet north of the centerline of Shadow Ridge Drive as dedicated in the Final Plat of SHADOW VIEW, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska;  
Thence North 87°09'33" East for 100.32 feet parallel with and 40.00 feet north of said centerline of Shadow Ridge Drive to the east line of the Southeast Quarter of the Northeast Quarter of Section 30 (centerline of 182nd Street);  
Thence South 02°29'17" East for 8.50 feet to the Point of Beginning.  
Contains 1341 square feet including 281 square feet of existing county roadway easement.

LEGEND

- Δ CORNERS SET (5/8" REBAR)
- CORNERS FOUND
- M MEASURED DIMENSIONS
- P PLAT DIMENSIONS
- L LEGAL DIMENSIONS
- PT PINCH TOP PIPE
- OT OPEN TOP PIPE
- SB SOLID BAR
- RB REBAR




DATE RECEIVED: \_\_\_\_\_

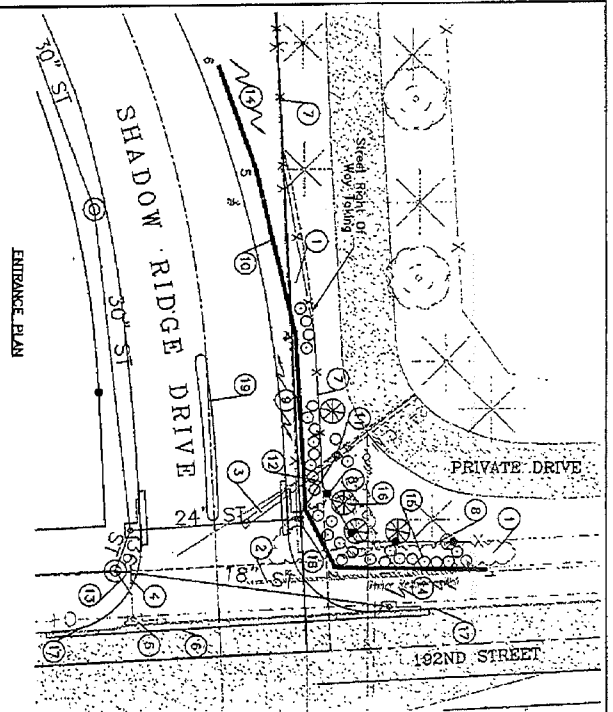
OFFICIAL ADDRESS: \_\_\_\_\_ Signature of Land Surveyor \_\_\_\_\_

BLDG. PERMIT NO. \_\_\_\_\_ Date June 28, 2000 \_\_\_\_\_ Bag No. \_\_\_\_\_

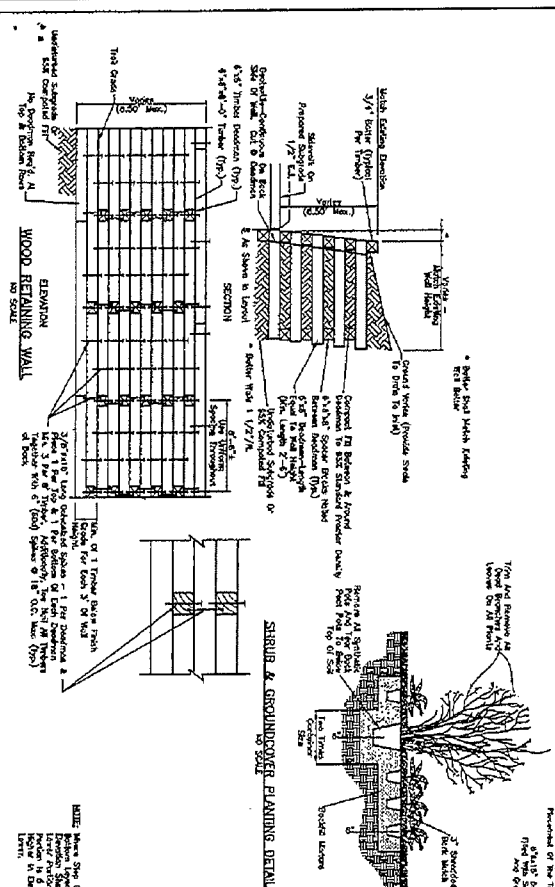
Book \_\_\_\_\_ Page \_\_\_\_\_ Path\Filename 99016\9916E101 Job Number 99016.00-003



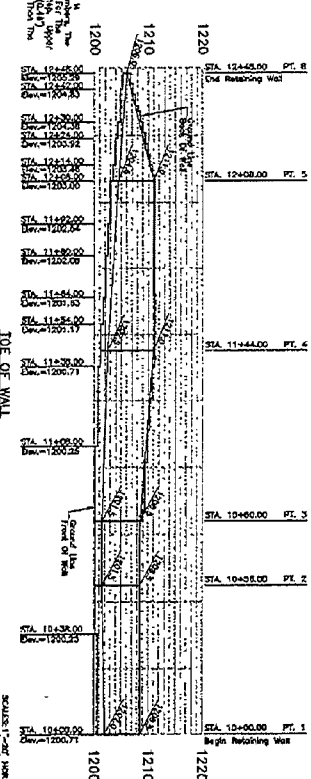
**lamp, rynearson & associates, inc.**  
engineers surveyors planners  
14710 west dodge road, suite 100  
omaha, nebraska 68154-2028  
ph 402-498-2498  
fax 402-498-2730



ENTRANCE PLAN



SHRUB & GROUND COVER PLANNING DETAIL



SIDE OF WALL

THE PLANNING DETAIL

THE PLANNING DETAIL

- LEGEND**
- 1. Existing Road
  - 2. Proposed Road
  - 3. Proposed Road
  - 4. Proposed Road
  - 5. Proposed Road
  - 6. Proposed Road
  - 7. Proposed Road
  - 8. Proposed Road
  - 9. Proposed Road
  - 10. Proposed Road
  - 11. Proposed Road
  - 12. Proposed Road
  - 13. Proposed Road
  - 14. Proposed Road
  - 15. Proposed Road
  - 16. Proposed Road
  - 17. Proposed Road
  - 18. Proposed Road
  - 19. Proposed Road
  - 20. Proposed Road

- GENERAL NOTES**
1. The under the existing wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  2. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  3. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  4. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  5. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  6. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  7. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  8. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  9. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  10. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  11. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  12. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  13. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  14. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  15. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  16. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  17. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  18. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  19. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.
  20. The wall shall be constructed of 8" x 8" COA Trunked Timber, spaced 4' on center.

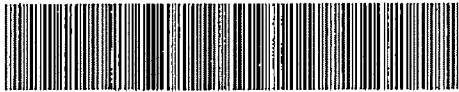
**lamp, ryneanson & associates, inc.**  
engineers surveyors planners  
14700 west dodge road, suite 400  
omaha, nebraska 68144-2020  
ph 402-496-2480  
fax 402-496-2790

**SANITARY AND IMPROVEMENT DISTRICT NO. 464 DOUGLAS COUNTY, NEBRASKA**  
PAVING, SECTION 1 (SHADOW VIEW)

drawn by  
checked by  
designed by  
approved by  
revised by  
revision  
date  
scale  
sheet  
5 of 13

**TIMBER RETAINING WALL DETAIL**

EXHIBIT "B"



BK 1376 PG 721-723



MISC 2001 04893

REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 APR -6 PM 3:50

RECEIVED

### TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, F. WILLIAM KARRER, hereinafter referred to as GRANTOR, for and in consideration of the sum of One and no/100 Dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto SANITARY AND IMPROVEMENT DISTRICT NO. 464 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision, hereinafter referred to as GRANTEE, and to its successors and assigns, an easement for the right to enter upon and use for working space for construction and grading in connection with a paving project, the parcel of land described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

It is further agreed as follows:

1. That this easement runs with the land and terminates thirty (30) days after the improvement is completed, with the total duration of actual use of this Temporary Construction Easement not to exceed one hundred twenty (120) calendar days from the date construction begins on August 30, 2001, whichever date should first occur.
2. That said easement is granted upon the condition that GRANTEE will remove or cause to be removed and replaced pursuant to Paragraph 3 all presently existing improvements thereon, including but not limited to crops, vines, gardens, retaining walls, landscaping and lawns within the easement area as necessary for construction with the following exceptions: NONE.
3. That the GRANTEE shall cause any trench made on said easement strip to be properly refilled and shall cause the area disturbed under this easement to be sodded and a new retaining wall and landscaping installed pursuant to the plan set forth on Exhibit "B" attached hereto and incorporated herein by this reference upon completion of construction. This Temporary Construction Easement is also for the benefit of any contractor, agent, employee, public utility company and representative of the GRANTEE in any of said construction work.
4. That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, except an Easement for Street Right-of-Way, Pavement and Storm Sewer and Ingress and Egress, between the GRANTOR and the GRANTEE or its agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon

After recording, please return to:

John Q. Bachman  
Games, Pansing & Hogan  
10050 Regency Circle, Suite 200  
Omaha, NE 68114

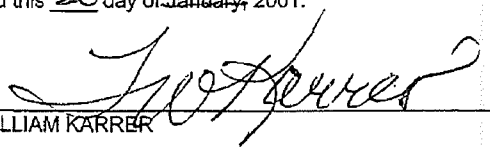
Misc. 15.50  
FEE 15.50 FB 01-60000  
BKP 30-15-11 C/O        COMP         
DEL        SCAN dl FV         
3  
1

V 2286

promises, inducements or representations of the GRANTEE or its agents or employees, except as are set forth herein.

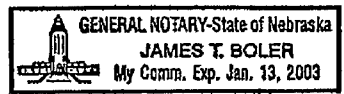
5. The easement and the license contained herein are given without any warranty whatsoever.

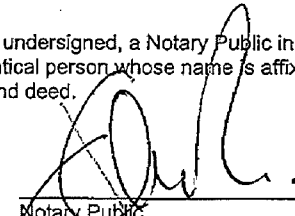
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand this 28 day of <sup>March</sup>~~January~~, 2001.

  
F. WILLIAM KARRER

STATE OF NEBRASKA        )  
                                      ):ss.  
COUNTY OF DOUGLAS     )

On this 28 day of <sup>March</sup>~~January~~, 2001, before me, the undersigned, a Notary Public in and for said County, personally appeared F. WILLIAM KARRER, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed.

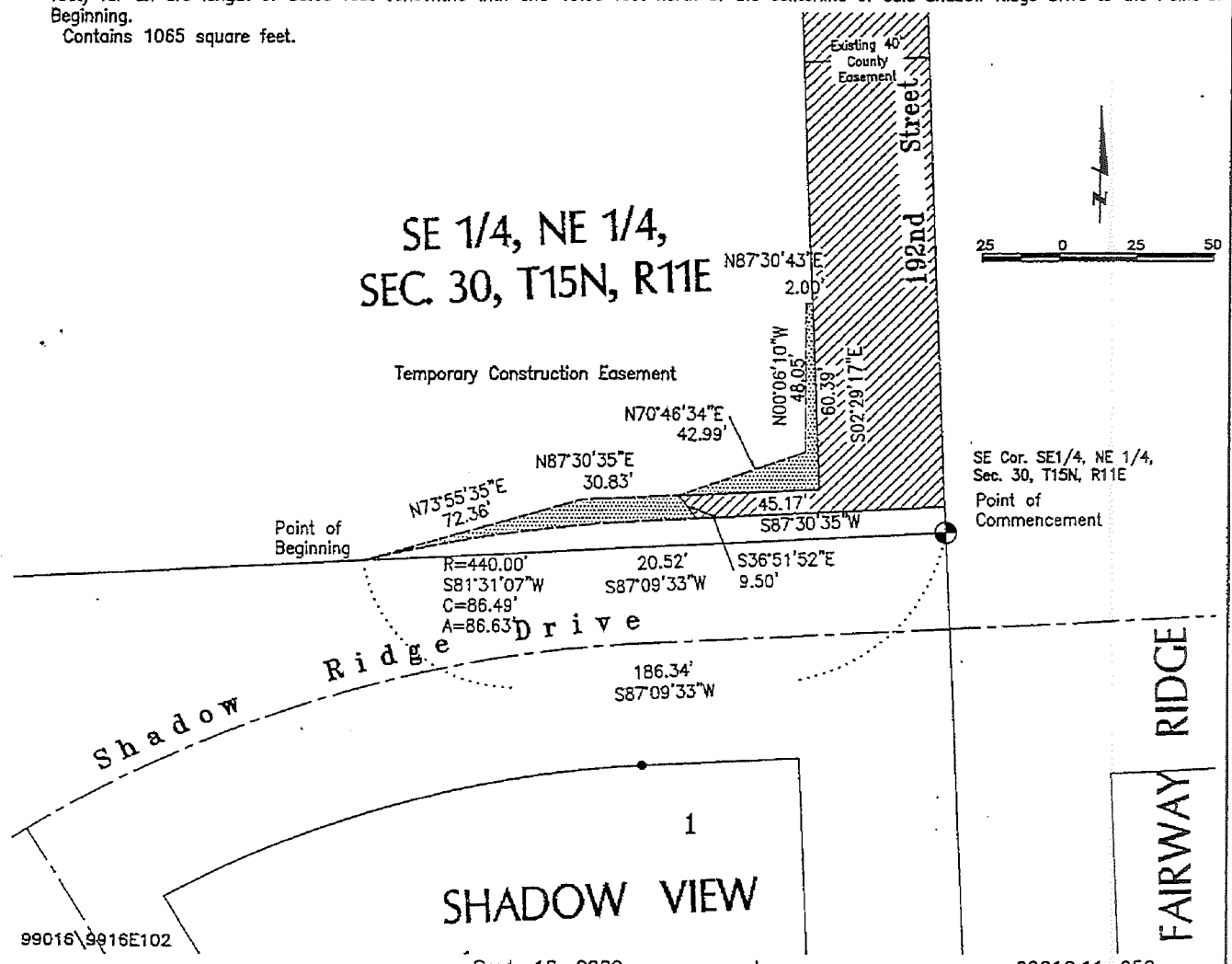


  
Notary Public


# EXHIBIT "A"

## LEGAL DESCRIPTION

A temporary easement for construction and grading over that part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:  
Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 30;  
Thence South 87°09'33" West (bearings referenced to the Nebraska State Plane System NAD 1983) for 186.34 feet along the south line of the Southeast Quarter of the Northeast Quarter of Section 30 to the TRUE POINT OF BEGINNING; Thence North 73°55'35" East for 72.36 feet; Thence North 87°30'35" East for 30.83 feet; Thence North 70°46'34" East for 42.99 feet; Thence North 00°06'10" West for 48.05 feet; Thence North 87°30'43" East for 2.00 feet to the west line of the existing county roadway easement; Thence South 02°29'17" East for 60.39 feet along said easement line parallel with and 40.00 feet west of the east line of the Southeast Quarter of the Northeast Quarter of Section 30; Thence South 87°30'35" West for 45.17 feet along said easement line;  
Thence South 36°51'52" East for 9.50 feet along said easement line to the north right of way line of Shadow Ridge Drive; Thence South 87°09'33" West for 20.52 feet along said north right of way line parallel with and 40.00 feet north of the centerline of Shadow Ridge Drive as dedicated in the Final Plat of SHADOW VIEW, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; Thence along a curve to the left (having a radius of 440.00 feet and a long chord bearing South 81°31'07" West for 86.49 feet) for an arc length of 86.63 feet concentric with and 40.00 feet north of the centerline of said Shadow Ridge Drive to the Point of Beginning.  
Contains 1065 square feet.



99016/9916E102 Book \_\_\_\_\_ Page \_\_\_\_\_ Date Sept. 18, 2000 Dwn.By act Job Number 99016.11-050

**lamp, rynearson & associates, inc.**

engineers      surveyors      planners

14710 west dodge road, suite 100  
omaha, nebraska 68154-2029

ph 402-496-2498  
fax 402-496-2730