

Dan Jolte

REGISTER OF DEEDS

2001 JUN 22 A 10:49

LANCASTER COUNTY, NE

\$15.50

INST. NO 2001

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C-01-206

3 pages

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MAY 1 2001

SUBDIVISION AGREEMENT

LANCASTER COUNTY CLERK

THIS AGREEMENT is entered into this 1 day of May, 2001, by and between

the County of Lancaster, Nebraska (County), and Gerry and Dianne Krieser.

WHEREAS, Brian D. Carstens of Brian D. Carstens and Associates on behalf of Gerry and Dianne Krieser have submitted Final Plat No. 00036, Stevens Creek Ridge Addition, legally described as follows:

Lot 20 I.T., and the Northeast Quarter of the Southeast Quarter of Section 17, Township 10, North Range 8 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

A portion of the southwest quarter of Section 23, Township 7 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the east quarter corner, of Section 17 Township 10 North Range 8 East of the Sixth Principal Meridian, Lancaster County, Nebraska, and the Point of Beginning;

thence South 00-33-39 West (an assumed bearing) on the East line of the Southeast Quarter of Section 17, a distance of 1317.30 feet to the East 1/16 corner of the Southeast Quarter;

thence North 89-51-32 West on the South line of the North one half of the Southeast Quarter a distance of 1319.52 feet to the Center of the Southeast Quarter of said Section 17;

thence South 00-25-48 West on the East line of the West one half of the Southeast Quarter of 17, a distance of 1267.14 feet, to a point on the North Right of Way of Holdrege Street;

thence North 89-51-10 West on said North Right of Way, and parallel to the South line of the Southeast Quarter, a distance of 991.62 feet to the Southeast corner of Lot 19 irregular tract;

thence North 00-17-56 East and parallel to the West line of the Southeast Quarter a distance of 403.00 feet, to the Northeast corner of Lot 19, Irregular Tract;

thence North 89-51-10 West and parallel to the South line of the Southeast Quarter a distance of 325.00 feet, to the Northwest corner of Lot 19 Irregular Tract, said point being on the West line of the Southeast Quarter;

thence North 00-17-56 East on the said West line of the Southeast Quarter, a distance of 2180.99 feet to the Center of Section 17;

thence South 89-51-54 East on the North line of the Southeast Quarter a distance of 2645.06 feet to the Point of Beginning;

Brian Carstens

and containing a calculated area of 5,019,016.59 square feet or 115.221 acres more or less;

to the Lincoln-Lancaster County Planning Department and County Board for its approval; and

WHEREAS, the County Board through passage of County Resolution No. R-01-30, has authorized Gerry and Dianne Krieser to plat said Stevens Creek Ridge Addition subject to entering a Subdivision Agreement containing certain conditions.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants hereinafter contained, it is agreed between the parties as follows:

Gerry and Dianne Krieser their successors and assigns agree:

1. To submit and receive approval from the County Engineer of an erosion control plan.
2. To protect the remaining trees on the site during construction and development.
3. To submit to lot buyers and home builders a copy of the soil analysis and ground water information and methods of correcting those factors.
4. To allow either septic systems or sewage lagoons or other approved methods as means of wastewater control.
5. To complete any private improvements shown on the preliminary plat and community unit plan.
6. To maintain the outlot and any private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.
7. To relinquish the right of direct vehicular access to Holdrege Street, except at North 129th Court.
8. To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

9. To submit in writing, to lot buyers and home builders a disclosure of the potential beltway routes.

EXECUTED this 30th day of April, 2001, by

Gerry Krieser
Gerry Krieser

EXECUTED this 30th day of April, 2001, by

Dianne Krieser
Dianne Krieser

EXECUTED this 1 day of May, 2001, at the County-City Building, Lincoln, Lancaster County, Nebraska.

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA

APPROVED AS TO FORM
this 1st day of
March, 2001.

David W. Johnson
for GARY E. LACEY
County Attorney

Samuel H. Hurler
Bob Friedman
Bernard H. Hurler
Linda Steinman

I, Bruce Medcalf, Clerk of Lancaster County
in Lincoln, Nebraska do hereby certify that
this is a true and accurate copy of an original
record on file in this office at

C-01-206

Date: 6/18/01

By: ss



Bruce Medcalf