

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2001-35563

2001 OCT 30 P 3:55 R

*Glenn J. Lowling*  
REGISTER OF DEEDS

Counter *fw*  
Verify *fw*  
D.E. *m*  
Proof *D*  
Fee \$ *10.50*  
Ok  Cash  Chg   
*27214*

SANITARY AND IMPROVEMENT DISTRICT STATEMENT  
SARPY COUNTY, NEBRASKA

STATE OF NEBRASKA )  
COUNTY OF SARPY ) ss.

Jim Emmons, being first duly sworn, states that he is the Clerk of Sanitary and Improvement District No. 228 of Sarpy County, Nebraska and makes the following statement regarding same:

1. District Number: 228
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 herein above 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.

*[Signature]*  
CLERK

SUBSCRIBED AND SWORN to before me this *27<sup>th</sup>* day of *October*, 2001

MY COMMISSION EXPIRES: *March 5, 2005*  
JULY 26, 2005 Notary Public

*RJR*  
Return to

FULLENKAMP, DOYLE & JOBEUN  
11440 WEST CENTER ROAD  
OMAHA, NEBRASKA 68144-4482

35563



FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2003-53628

2003 SEP 22 A 8:20 B

*Steve J. Lawing*  
REGISTER OF DEEDS

Counter                       
Verify                       
D.E.                       
Proof                       
Fee \$ 164.50  
Ck  Cash  Chg

30124

SUPPLEMENTAL  
SANITARY AND IMPROVEMENT DISTRICT STATEMENT  
SARPY COUNTY, NEBRASKA

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF SARPY            )

Jim Emmons, being first duly sworn, states that he is the Clerk of Sanitary and Improvement District No. 228 of Sarpy County, Nebraska and makes the following statement regarding same:

1. District Number: 228
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.

53628

RTR  
FULLENKAMP, DOYLE & JOBEUN  
11440 WEST CENTER ROAD  
OMAHA, NEBRASKA 68144-4482  
*Haren*

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.

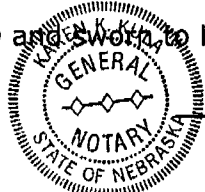
6. In all years when a budget is required by law, the District's annual budget is filed with the County Clerk, which budget shows anticipated revenue and expenses, levy, and indebtedness of the District.

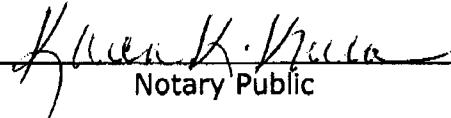
7. The actual current levy of the District may be obtained from the County Clerk.

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.

CLERK 

SUBSCRIBED and sworn to before me this 22<sup>nd</sup> day of July, 2003



  
Notary Public

MY COMMISSION EXPIRES:  
JULY 26, 2005

B

SEE SHEET 2

NORTH LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34-T14N-R12E

EAST LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34-T14N-R12E

NORTHEAST CORNER OF THE SW 1/4 SECTION 34-T14N-R12E

NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34-T14N-R12E

SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 34-T14N-R12E

SECTION 33-T14N-R12E

NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 34-T14N-R12E

SOUTHWEST CORNER OF SECTION 34-T14N-R12E

UNPLATTED

TAX UNPLATTED

UNPLATTED

S87°29'26"W 1368.0'

SOUTHEAST CORNER OF SW 1/4 OF SECTION 34-T14N-R12E

TAX LOT 13A

N05°38'37"W 1322.95'

SCHRAM ROAD 33.00' ROW

TAX LOT 19

33.00' ROW  
50.00' ROW

S87°24'13"W 1206.76'

WALNUT CREEK  
R=175.00' L=8  
LC=N73°32'  
N59°4'

N87°21'11"E 635.19'

S70°59'49"E 131.26'

STATE HIGHWAY NO. 370

S05°29'24"E 889.24'

S53°44'58"E 191.70'

S60°33'12"E 528.95'

N87°24'17"E 718.08'

N02°19'39"W 663.26'

N02°18'28"W 1319.25'

RIVERCHASE STREET

MARGARET CIRCLE

VIVIAN CIR

ELAINE CIRCLE

WOODVIEW DRIVE

WALNUT CREEK DRIVE

UNPLATTED

GOLD COAST ROAD

WALNUT CREEK DRIVE

VALLEYVIEW DRIVE

WALNUT CREEK DRIVE

DIANE STREET

FENWICK STREET

96TH STREET

RIVERCHASE REPLAT ONE

JOY CIRCLE

STATE HIGHWAY

NO. 370

TIMBERLINE DRIVE

WOODVIEW DRIVE

EDWARD DRIVE

COAST ROAD

WALNUT CREEK DRIVE

VALLEYVIEW DRIVE

WALNUT CREEK DRIVE

DIANE STREET

FENWICK STREET

LAKENWOOD DRIVE

OUTLOT 'K'

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190



D

**LEGAL DESCRIPTION**

**DISTRICT BOUNDARY SARPY COUNTY S. & I. D. No. 228**

SEE SHEET 1 OF 2 FOR BOUNDARY

All of Lots 1 thru 17, inclusive, Walnut Creek Hills, a subdivision located in the West 1/2 of Section 34; and also together with all of Lots 38 thru 55, inclusive, said Walnut Creek Hills; and also together with all of Lots 58 thru 154, inclusive, said Walnut Creek Hills; and also together with all of Lots 220 thru 229, inclusive, said Walnut Creek Hills; and also together with all of Lots 249 thru 258, inclusive, said Walnut Creek Hills; and also together with all of Lot 277, said Walnut Creek Hills; and also together with all of Lots 1 thru 9, inclusive, Walnut Creek Hills Replat One, a subdivision located in said West 1/2 of Section 34; and also together with all of Lots 12 thru 23, inclusive, said Walnut Creek Hills Replat One; and also together with all of Lots 30 thru 34, inclusive, said Walnut Creek Hills Replat One; and also together with all of Lots 1 thru 15, inclusive, Walnut Creek Hills Replat Two, a subdivision located in said West 1/2 of Section 34; and also together with all of Lots 18 thru 28, inclusive, said Walnut Creek Hills Replat Two; and also together with all of Lots 1 thru 36, inclusive, Walnut Creek Hills Replat Three, a subdivision located in said West 1/2 of Section 34; and also together with all of Outlots "A", "B" and "C", said Walnut Creek Hills Replat Three; and also together with all of Lots 1 and 2, Walnut Creek Hills Replat Four, a subdivision located in said West 1/2 of Section 34; and also together with all of Lots 1A and 1B, Walnut Creek Hills Replat Five, a subdivision located in said West 1/2 of Section 34; and also together with all of Lots 1A, 1B, 2A and 2B, Walnut Creek Hills Replat Six, a subdivision located in said West 1/2 of Section 34; and also together with all of Lots 1A, 1B, 2A and 2B, Walnut Creek Hills Replat Seven, a subdivision located in said West 1/2 of Section 34; and also together with all of Lots 1A, 1B, 2A, 2B, 3A and 3B, Walnut Creek Hills Replat Eight, a subdivision located in said West 1/2 of Section 34; and also together with all of Lots 1A, 1B, 2A, 2B, 3A and 3B, Walnut Creek Hills Replat Nine, a subdivision located in said West 1/2 of Section 34; and also together with part of Tax Lots 13A and 14, Tax Lots located in the South 1/2 of the SW 1/4 of said Section 34; and also together with all of the included street rights-of-way of 90th Street, Eastview Drive, Kelsey Street, Southview Drive, Ridgeview Drive, Lakewood Drive, Diane Street, Walnut Creek Drive, 96th Street, Schram Road, Fenwick Street, Valleyview Drive, Gold Coast Road, Edward Street, Woodview Circle, Woodview Drive and Timberline Drive; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said South 1/2 of the SW 1/4 of Section 34, said point also being the Northeast corner of said Tax Lot 14; thence S 87°24'13" W (assumed bearing) along the North Line of said South 1/2 of the SW 1/4 of Section 34, said line also being the North line of said Tax Lot 14, a distance of 50.00 feet to the point of intersection of the West right-of-way line of said 90th Street and the South right-of-way line of said Fenwick Street; thence S 02°39'00" E, along said West right-of-way line of 90th Street, a distance of 480.00 feet to a point on the North line of Tax Lot 13B, a Tax Lot located in said South 1/2 of the SW 1/4 of Section 34, said line also being the Southerly line of said Tax Lot 14; thence S 87°24'13" W along said North line of Tax Lot 13B, said line also being said Southerly line of Tax Lot 14, a distance of 238.00 feet to the Northwest corner of said Tax Lot 13B; thence S 02°39'00" E along the West line of said Tax Lot 13B, said line also being said Southerly line of Tax Lot 14, a distance of 160.00 feet to the Southwest corner of said Tax Lot 13B, said point also being on the Northerly line of said Tax Lot 13A; thence N 87°24'13" E along the South line of said Tax Lot 13B, said line also being said Northerly line of Tax Lot 13A, a distance of 238.00 feet to a point on said West right-of-way line of 90th Street; thence S 02°39'00" E along said West right-of-way line of 90th Street, a distance of 650.08 feet to the point of intersection of said West right-of-way line of 90th Street and the North right-of-way line of said Schram Road; thence N 87°29'26" E along the Easterly extension of said North right-of-way line of Schram Road, a distance of 50.00 feet to the East line of said South 1/2 of the SW 1/4 of Section 34, said line also being the East line of said Tax Lot 13A; thence S 02°39'00" E along said East line of the South 1/2 of the SW 1/4 of Section 34, said line also being said East line of Tax Lot 13A, a distance of 33.00 feet to the Southeast corner of said SW 1/4 of Section 34, said point also being the Southeast corner of said Tax Lot 13A; thence S 87°29'26" W along said South line of the SW 1/4 of Section 34, said line also being the South line of said Tax Lot 13A, a distance of 1368.96 feet; thence N 05°38'37" W, a distance of 1322.95 feet to a point on said North Line of the South 1/2 of the SW 1/4 of Section 34, said line also being the North line of said Tax Lot 13A, said line also being the South line of said Outlot "A", Walnut Creek Hills Replat Three; thence S 87°24'13" W along said North line of the South 1/2 of the SW 1/4 of Section 34, said line also being said North line of Tax Lot 13A, said line also being said South line of Outlot "A", Walnut Creek

Hills Replat  
right-of-way  
and the V  
of Section  
of Tax Lot  
line of said  
Southerly  
Hills, said  
of said Se  
of said Se  
thence N  
Walnut C  
Walnut C  
also the E  
the SW 1/4  
said point  
Lot 46, sa  
73, Waln  
said Rive  
said SW  
NW 1/4 of  
point also  
Southerly  
63, Waln  
State Hig  
Northeast  
Creek Hill  
the North  
Walnut C  
of Section  
being said  
Hills, a di  
Northwest  
54, inclus  
889.24 fe  
said Lot  
thence E  
said Lot  
feet; the  
a long ch  
feet; the  
long cho  
line of 90  
of said L  
SW 1/4 of  
791.65 f  
  
Said trac

2003-53628 E

**PARTIAL DRAWING**

at Three, and also the South line of said Lot 36, Walnut Creek Hills Replat Three, and also the South  
 ay line of said Lakewood Drive, and also the South line of said Lots 96 thru 108, inclusive, Walnut Creek Hills,  
 westerly extension thereof, a distance of 1206.76 feet to the Northwest corner of said South 1/2 of the SW 1/4  
 n 34, said point also being the Northwest corner of said Tax Lot 13A, said point also being on the Easterly line  
 t 19, a Tax Lot located in the East 1/2 of the SE 1/4 of Section 33; thence N 02°18'28" W along the West  
 d Section 34, said line also being the West line of said Lots 85 thru 88, inclusive, Walnut Creek Hills, and the  
 and Northerly extensions thereof, and also the West line of said Lots 81 thru 84, inclusive, Walnut Creek  
 line also being said East line of Tax Lot 19, a distance of 1319.25 feet to the Southwest corner of the NW 1/4  
 ection 34, said point also being the Southeast corner of Lot 1, Riverchase, a subdivision located in the NE 1/4  
 ection 33, and also said NW 1/4 of Section 34, said point also being the Northwest corner of said Tax Lot 19;  
 02°19'39" W along the West line of said Section 34, said line also being the West line of said Lot 80,  
 reek Hills, and the Northerly extension thereof, and also the West line of said Lots 73, 74, 75, 78 and 79,  
 reek Hills, said line also being the East line of said Lot 1, Riverchase and the Northerly extension thereof, and  
 East line of Outlot "A" said Riverchase, a distance of 663.26 feet to the Northwest corner of the South 1/2 of  
 /4 of said NW 1/4 of Section 34, said point also being the Northwest corner of said Lot 73, Walnut Creek Hills,  
 t also being the Northeast corner of said Outlot "A", Riverchase, said point also being on the South line of  
 id Riverchase; thence N 87°24'17" E along the North line of said Lots 63, 64, 65, 66, 67, 68, 71, 72 and  
 ut Creek Hills, said line also being said South line of Lot 46, Riverchase, and also the South line of Lot 44,  
 rchase, and also the South line of Lot 12, Riverchase Replat One, a subdivision located in the North 1/2 of  
 1/4 of the NW 1/4 of Section 34, said line also being the North line of said South 1/2 of the SW 1/4 of the  
 f Section 34, a distance of 718.08 feet to the Southeast corner of said Lot 12, Riverchase Replat One, said  
 o being on the Southerly right-of-way line of State Highway No. 370; thence S 53°44'58" E along said  
 y right-of-way line of State Highway No. 370, said line also being the Northeasterly line of said Lots 61, 62 and  
 ut Creek Hills, a distance of 191.70 feet; thence S 60°33'12" E along said Southerly right-of-way line of  
 hway No. 370, said line also being said Northeasterly line of Lot 61, Walnut Creek Hills, and also the  
 terly line of said Lots 58, 59 and 60, Walnut Creek Hills, and also the Northeasterly line of said Lot 17, Walnut  
 ls Replat Three, and also the Northeasterly line of said Outlot "C", Walnut Creek Hills Replat Three, and also  
 easterly line of said Lot 16, Walnut Creek Hills Replat Three, and also the Northeasterly line of said Lot 55,  
 reek Hills, a distance of 528.95 feet to a point on the East line of said South 1/2 of the SW 1/4 of the NW 1/4  
 n 34; thence S 70°59'49" E along said Southerly right-of-way line of State Highway No. 370, said line also  
 d Northeasterly line of Lot 55, Walnut Creek Hills, and also the Northerly line of said Lot 54, Walnut Creek  
 stance of 131.26 feet to the Northeast corner of said Lot 54, Walnut Creek Hills, said point also being the  
 st corner of Lot 278, said Walnut Creek Hills; thence S 05°29'24" E along the East line of said Lots 43 thru  
 sive, Walnut Creek Hills, said line also being the West line of said Lot 278, Walnut Creek Hills, a distance of  
 eet to the Southeast corner of said Lot 43, Walnut Creek Hills, said point also being the Southwest corner of  
 278, Walnut Creek Hills, said point also being on the Northerly right-of-way line of said Gold Coast Road;  
 asterly along said Northerly right-of-way line of Gold Coast Road, said line also being the Southerly line of  
 278, Walnut Creek Hills on the following described courses; thence N 87°21'11" E, a distance of 635.19  
 nce Northeasterly on a curve to the left with a radius of 175.00 feet, a distance of 84.37 feet, said curve having  
 ord which bears N 73°32'30" E, a distance of 83.55 feet; thence N 59°43'49" E, a distance of 125.18  
 nce Easterly on a curve to the right with a radius of 592.17 feet, a distance of 285.49 feet, said curve having a  
 rd which bears N 73°32'30" E, a distance of 282.73 feet to the point of intersection of said West right-of-way  
 th Street and said Northerly right-of-way line of Gold Coast Road, said point also being the Southeast corner  
 ot 278, Walnut Creek Hills; thence N 87°21'11" E, a distance of 50.00 feet to a point on the East line of said  
 i Section 34; thence S 02°38'49" E along said East line of the SW 1/4 of Section 34, a distance of  
 eet to the point of beginning.

ct of land contains an area of 5,275,097 square feet or 121.100 acres, more or less.

**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS



7130 SOUTH 29TH STREET, SUITE D  
LINCOLN, NE 68516-5841  
PHONE: (402) 420-7217  
FAX: (402) 420-7218

12001 Q STREET  
OMAHA, NE 68137  
PHONE: (402) 895-4700  
FAX: (402) 895-3599

**DISTRICT BOUNDARY**  
**SARPY COUNTY**  
**S. & I. D. NO. 228**

Revised: 9/17/2003

Proj: 2001059.06	Drawn By: J.A.F.
Date: 5/09/2003	Chkd by: _____
Scale: 1" = 400'	Date: _____
Sheet No: 2 of 2	Chkd by: _____
	Date: _____