

DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR.

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BOOK 385 PAGE 100
OF GEN INST# 106

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**SUBDIVISION DEVELOPMENT AGREEMENT
WOLF LAKES ESTATES FIRST ADDITION
SAUNDERS COUNTY, NEBRASKA**

This Subdivision Development Agreement is entered into this 5th day of DECEMBER, 2000, by and between Robert E. Wolf, President of Wolf Sand and Gravel Company, hereinafter called DEVELOPER, and the County of Saunders, a political subdivision of the State of Nebraska, hereinafter called COUNTY,

WHEREAS, DEVELOPER is the owner of land legally described as follows, to wit:

See Exhibit, "A" attached hereto,

WHEREAS, DEVELOPER desires to subdivide and develop the above described real estate, hereinafter called PROPERTY, and,

WHEREAS, PROPERTY is located within the zoning jurisdiction of COUNTY, and,

WHEREAS, the Final Plat of PROPERTY is hereby submitted by DEVELOPER for acceptance and approval by COUNTY, and,

WHEREAS, the Final Plat of PROPERTY indicated that PROPERTY is to be known as WOLF LAKE ESTATES FIRST ADDITION, and,

WHEREAS, the Final Plat in an accurate map and plat of WOLF LAKES ESTATES FIRST ADDITION designating explicitly thereon the land division and particularly describing the lots belonging to said subdivision, and,

WHEREAS, the DEVELOPER proposes to cause the Final Plat of WOLF LAKES ESTATES FIRST ADDITION, when finally approved by COUNTY'S Planning Commission and Board of Supervisors, to be acknowledged by DEVELOPER, certified as to accuracy of survey by a Registered Land Surveyor, and to contain the dedication of the easements to the use and benefit of utilities and of the streets to the use of the licensees, and their invitees, of said PROPERTY, forever.

NOW, THEREFORE, in consideration of the acceptance of the Final Plat of WOLF LAKES ESTATES FIRST ADDITION, the DEVELOPER and COUNTY consent and agree as follows:

1. That the findings made above should be and are hereby made a part of the Agreement as fully as if set out at length herein.
2. Each lot on the Final Plat of WOLF LAKES ADDITION FIRST ADDITION, shall have at least one well which provides potable water for human consumption and use exclusively for said lot.
3. Each lot on the Final Plat shall be equipped with a sanitary "septic" system for use exclusively for said lot.

4. Each well and sanitary "septic" system shall be constructed pursuant to rules and regulations of the State of Nebraska, Department of Health and Human Services, and the State of Nebraska, Department of Environmental Quality, as said rules and regulations exist at the time of construction of said well and/or sanitary "septic" system on each lot.
5. DEVELOPER agrees to enter into an agreement or a series of agreements with the Omaha Public Power District for the installation of electricity to service the lots of WOLF LAKES ESTATES FIRST ADDITION. A copy of said agreement or agreements will be provided to COUNTY by DEVELOPER as soon as each agreement has been fully executed.
6. All of the development, maintenance, or repair of the dedicated streets and common areas in WOLF LAKES ESTATES FIRST ADDITION, shall be at the sole cost and expense of DEVELOPER, provided, however, DEVELOPER may assess said cost for said streets and common areas maintenance against the lots within WOLF LAKES ESTATES FIRST ADDITION; COUNTY shall bear no cost for the installation of any improvements, including, but not limited to, construction cost, engineering fees, attorney's fees, testing expenses, inspection costs, financing and miscellaneous costs. All such costs shall be at the sole expense of the DEVELOPER.
7. Streets within WOLF LAKES ESTATES FIRST ADDITION, shall have at least a gravel and/or rock roadway surface.
8. DEVELOPER agrees to maintain and enforce a no-parking regulation on all dedicated streets within WOLF LAKES ESTATES FIRST ADDITION.
9. Approval of this Agreement does not constitute acceptance by COUNTY of said streets for maintenance by COUNTY.
10. COUNTY waives the requirement of the existing COUNTY Subdivision Regulations for installations of sidewalks.
11. Prior to construction of any structure upon a lot within WOLF LAKES ESTATES FIRST ADDITION, a plot plan shall be prepared and submitted to the Saunders County Building Inspector for approval. This plot plan shall show the perimeter of the lot being developed, along with the building, sanitary "septic" system, and water well envelopes, as indicated on the Final Plat hereof. This plot plan shall also show the proposed locations of the building, sewer system, and water well. Further, prior to construction, all of the necessary permits allowing for the construction of buildings, sewer systems, and water wells shall be secured from COUNTY and the State of Nebraska. Copies of state permits shall be submitted to the Saunders County Zoning Office.
12. DEVELOPER agrees that prior to construction of any structure upon Lots 41, 54, 56 and 57, of said WOLF LAKES ESTATES FIRST ADDITION, that fill

material shall be placed on each of the aforementioned lots to create a land area identical to the boundaries set forth on the Final Plat of WOLF LAKES ESTATES FIRST ADDITION.

- 13. DEVELOPER shall be required, at DEVELOPER'S expense, to seed any area of WOLF LAKES ESTATES FIRST ADDITION disturbed by grading operations and construct temporary terraces on slopes, temporary silting basins, swells and spillways and whatever other measures necessary to prevent or control erosion, damage and sedimentation to adjacent properties and public right-of-ways.
- 14. DEVELOPER shall erect and maintain at all entrances into WOLF LAKES ESTATES FIRST ADDITION a permanent sign that identifies each lot and street within WOLF LAKES ESTATES FIRST ADDITION.
- 15. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns. Where the term DEVELOPER is used in this agreement, the subsequent owner of any lot in WOLF LAKES ESTATES FIRST ADDITION shall be responsible to perform any of the conditions of this Agreement if the DEVELOPER has not performed such conditions.

Robert E Wolf
 Robert E. Wolf, President of
 Wolf Sand and Gravel Company

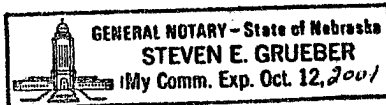
SAUNDERS COUNTY, NEBRASKA

BY: Daryl Watson
 Daryl Watson, Chairman
 Saunders County Board of Supervisors

STATE OF NEBRASKA)
 COUNTY OF SAUNDERS) ss.

The foregoing Subdivision Development Agreement was acknowledged before me this 9th day of April, 2000, by Robert E. Wolf, President of Wolf Sand and Gravel Company.

Steven E. Grueber
 Notary Public



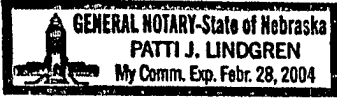
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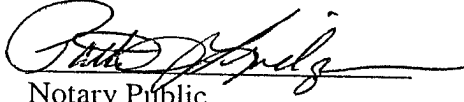
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STATE OF NEBRASKA)
COUNTY OF SAUNDERS) ss.

The foregoing Subdivision Development Agreement was acknowledged before me this
5 day of December, 2000, by Daryl Watson, Chairman of the Saunders County
Board of Supervisors, on behalf of Saunders County, Nebraska.




Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION OF WOLF LAKES ESTATES FIRST ADDITION:

ALL OF LOTS 38 THROUGH 61, INCLUSIVE, AND ALL DEDICATED STREETS, WITHIN WOLF LAKES ESTATES FIRST ADDITION, AS PLATTED AND BEING PART OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 5) OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, TOGETHER WITH ACCRETIONS THERETO, AND PART OF GOVERNMENT LOT 1 OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, TOGETHER WITH ACCRETIONS THERETO.

XO
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