

# BACKGROUND - EAGLE RIDGE

BRIEF LEGAL: \_\_\_\_\_

NE<sup>4</sup> 25-14-12

SINCE DATE: \_\_\_\_\_

PRIOR POLICY: TA- \_\_\_\_\_

SEARCHER NOTES

PMM SEE ATTACHED

NWNE & NENE

FIRST SPLIT \_\_\_\_\_

BOOK/PAGE	DATE	INST.	INDEX GRANTOR	GRANTEE
+ F-112	H-125			
+ F-331	H-162			NE <sup>4</sup>
+ F-474	H-181			
+ 5-570	H-227			
+ 6-199	H-232			
+ 6-501	K-145			
+ 43-437		WD	HAMMON	LUTZ
+ 4-427		MISC	HAMMON	'WIMON'
+ 4-618		AFFID	BEHRENDT	WHOM
+ 5-567		Lease		?
+ 6-373		Affid	DONNISON	WHEAT
+ 58-687		Sher Deed	SEN SKORIFF	EDUITOUS LIFE NE <sup>4</sup> ASS.
+ 59-180				
+ 59-180		Deed		A H. & ELISIE HUBONKA
+ 64-453		QCD	ELISIE HUBONKA ALL NE <sup>4</sup>	ALBIN H. HUBONKA NE <sup>4</sup>
+ 13-598		AFFID	LEWIS R. LUKH	
+ 67-27	7/2/48	WD	A. H. HUBONKA ALL NE <sup>4</sup> HOFER RW	MORRIS B. LAMOR -
- 67-33	7-7-48	WD	1/2 SEC <sup>4</sup> N. OF R.R. - EXCEPT RW & E 100 ACRES MORRIS B. LORIMORE W/ROBSON	Peter Hansen + Marie Hansen, H & W (JT)
+ 67-597	6/5/50	WD	pt NENE & SENG SROBERT	RODPA SCHOBERT - - 6100 ACRES E 1/2 LIND N. OF LARSEN RW AND RW & MCDONALD
+ 19-439		AGT	" "	↓
+ 20-22		ASSGN PUR AGT	" "	↓
+ 20-37		Pln. Agt	" "	↓ MCDONALD AND RAS ALL RW C1

-/ Takeoff  
C/ copy  
T/ T file  
+/looked at and OK

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BOOK/PAGE	DATE	INST.	INDEX GRANTOR	GRANTEE
+ 21-484		AGT	E 100 ac of pt E 2	FINNICE IMPROVEMENTS
+ 29-143		REH	State NTHLY 33' along SCHOENBROT	Jarvis Co N line NE 4
+ 121-554	3/22/65	WD	pt. NENE & SENE SCHOENBROT	MCANDLOSS TH 4 & 6 ANDROW S
+ 121-555	3/22/65	WD	" " SCHOENBROT	TH 4 & 6 MCANDLOSS
+ 121-681	4/16/65	QCD	" " MCANDLOSS	TH 4 & 6
+ 40-187	4/20/68	PROBATE	EST OF PATRICIA ANDROWS pt. NENE & SENE	TH 4 & 6
+ 40-673	12/13/68	Death Cert	PATRICIA ANDROWS	TH 4 & 6
+ 146-804	8/31/71	WD	" " ANDROWS	ANDROWS - TH 4 & 6
+ 416-280	5/24/73	AGED.	" " MCANDLOSS	WOMAN
+ 148-1193	5/24/73	WD	MCANDLOSS	T.H. INVEST CO / E 100 AC OF E 2 N OF RR
+ 148-1194	5/24/73	QCD	MCANDLOSS - ANDROW MARPOL	T.H. INVEST CO
+ 148-1195	5/24/73	QCD	T.H. INVEST	" "
+ 192	5/24/73	QCD	" "	OMAHA NATL BK TR -
- 148-1771	13-7-73	WD	Marie Hansen, a widow	" " W 1/2 NW 4
- 148-1772	13-7-73	WD	Ervin J Hansen, Melvin K Hansen, Lloyd C. Hansen, Earl K Hansen, & Maxine A Hansen	The Omaha National Bank (ours) (no marital status)
C* 47-271	16-5-74	EMSE	ON E 100' ROW N OF RR TO RR ROW SOUTH OF EAGLE RIDGE	(check later Eagle Ridge platting)
+ 48-222	12-5-75	Ret App	pt. NENE & SENE	- no case -
+ 152-673	3/28/77	Trus. Deed	pt. NENE & TL4	OMAHA NATL BK TR TO SENE
C # 50-404	275-77	Ret App	pt. NENE - add Corbett	pt E 100 ac NE 4 NE 4
- 154-2219	30-7-79	WD	Ervin J Hansen & Edna I Hansen, H & W, Melvin R. Hansen, single, Lloyd C. Hansen & Donna L Hansen, H & W, Earl Hansen, single, Maxine H Hansen & Elmer J Hansen, W & H	The Omaha National Bank, Trustee

- / Takeoff  
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(ours) corrects 148-1772  
 E 1/2 25-11-12 1/4  
 N. OF RR ROW EXCEPT ROWS & LESS 100 ACRES N OF UPPL ROW



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FIRST SPLIT \_\_\_\_\_

BOOK/PAGE	DATE	INST.	INDEX GRANTOR	GRANTEE
90-15813	29-10-90	QCD	SID #143 pt. NENE	Westgate Plaza Inc. (4A2)
90-15814	29-10-90	QCD	"	"
90-15815	29-10-90	QCD	"	"
90-15816	29-10-90	QCD	"	"
90-4375		EASE	South of - Westgate Plaza	
90-10104		QCD		
90-15812		QCD		
90-15813		QCD		
90-15814		"		
90-15815		"		
90-15816		"		
C 91-4930	4-11-91	EASE	lt 1 Eagle Ridge	
93-30415		SID	#143	
C 93-32709		Plat		
94-5743		PER PER PER		
C 94-5744	3-14-94	WD	±100' North of VPKR.....	
C 94-12847		Plat	Lts 197-261	
15028 94- <del>12847</del>		EASE	South of <del>lt 225</del> 404 → 524 PLATTING	

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BOOK/PAGE	DATE	INST.	DEED/MORTGAGE INFORMATION	(EASE/COV)/(REL)
94-17366		RAT PL		
44- <del>200</del> 24549		WD		
94-24756		WD		
95-05679		SID	# 113	
C 95-10925		PLAT	Lts 262 - 403	
C 97-00415		PLAT	Lts 404 - 594	
				D-16 → 10.14.97 CR

EAGLE RIDGE, Lots 1 thru 105

(EARI)

! AFFECTS Lots 1 thru 105 ]

MASTER FILE NAME EAGLE RIDGE

CODE 47 PLAT

Easements granted by Plat and Dedication filed 5-3-88,  
of the at Instrument Number 88-05037  
Records of SARPY County, Nebraska, affecting the front  
5 feet / side 5 feet, and the rear eight / sixteen feet.

WITH Provision for said SIXTEEN FOOT WIDE EASEMENT TO BE  
Reduced to 8 feet.

[ USE with Instrument # 88-05037 above  
AFFECTS Lots 16 and 17 ]

Plat survey reveals a Permanent Sewer Easement

lying, partly either side of the common boundary lot line of lots  
16 and 17.

! USE with Instrument # 88-05037 above - AFFECTS Lots 24 + 25 ]

Plat survey reveals a

Permanent Sewer and Drainage Easement

lying, partly either side of the common boundary lot line of lots  
24 and 25.

USE with Instrument # 88-05037 Above,  
! AFFECTS Lots 1 thru 105 ]

Covenants, conditions and restrictions contained in instrument dated 11-14-90, filed  
11-15-90 AS INSTRUMENT NUMBER 90-16700 of the Records of SARPY County,  
Nebraska, which contains no forfeiture provision.

leave in T-file

# Eagle Ridge

88-16779 EASE

90-16700 Cors

88-5307 PLAT

47-271 EASE

97-00415 PLAT

95-10925 PLAT

95-12901 Cors

~~95-11920~~

98-30909 98 sid

97-03023 Cors

93-32709 PLAT

94-12847 PLAT

98-30974 sid

98-30973 sid

99-04344 sid

97-28178 sid

94-15431 Cors

94-17300 RAT

94-12810 WD

97-28177 sid

94-24750 WD

94-24049 WD

94-05744 WD

94-15028 EASE

91-04930 EASE

50-404 Return

90-04375 EASE