

CITY OF OMAHA

BOOK 642 PAGE 693

COUNCIL CHAMBER

Omaha, Nebr. November 18, 19 80

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, Knollwood, Inc. proposes to build a Subdivision, Knollwood, which is located East of 105th Street from Spaulding Street to Interstate 680; and,

WHEREAS, Knollwood, Inc. wishes to connect to Omaha's Sanitary Sewer System, the system of sanitary sewers to be constructed by Knollwood, Inc. within the area to be developed; and,

WHEREAS, a special sewer connection fee in the amount of \$510.00 per dwelling unit shall be collected by the City from the owner of each lot or parcel of real estate prior to the time any such lot or parcel is built upon and before the building sewer is connected to the main sewer; and,

WHEREAS, the parties wish to agree upon the manner which public improvements will be built by Knollwood, Inc. and to clarify the responsibilities of the parties in building and maintaining the improvements in the subdivision; and,

WHEREAS, an Agreement has been prepared setting forth all the provisions mentioned above.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the Mayor is authorized to sign and the City Clerk is authorized to attest the Agreement between the City of Omaha and Knollwood, Inc. providing for the public improvements and sewer connections to the Omaha sewer system.

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

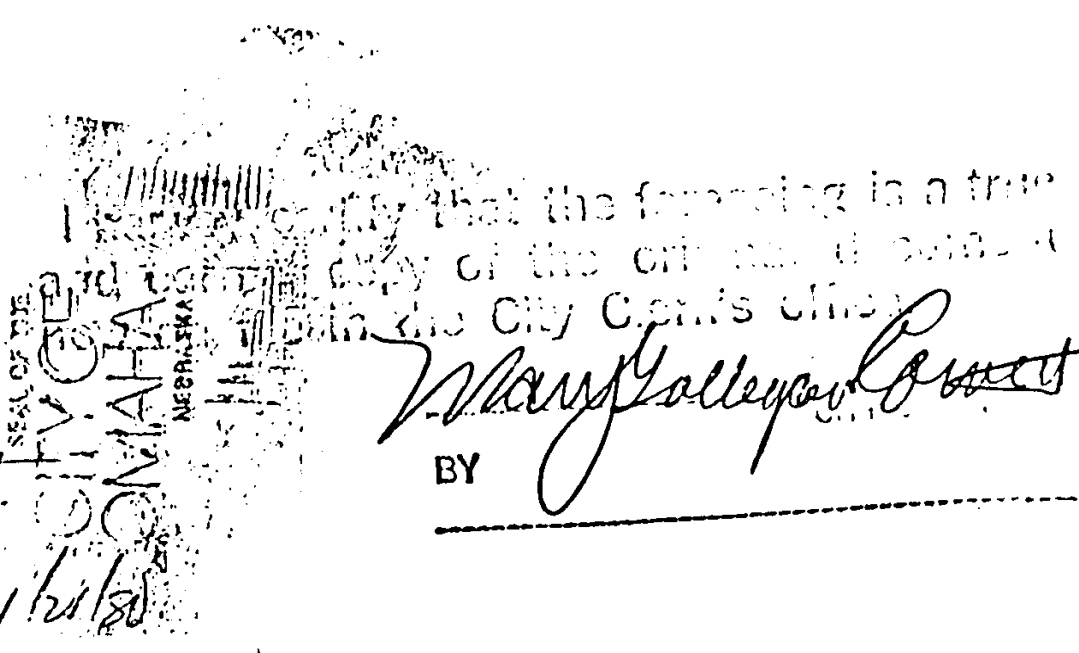
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By [Signature] Councilman

Adopted NOV 18 1980

[Signature] City Clerk

Approved [Signature] Mayor



that the foregoing is a true and correct copy of the original and is in the City Clerk's office.

[Signature] BY

SUBDIVISION AGREEMENT

THIS SUBDIVISION AGREEMENT, made this 15th day of June, 19 , by and between KNOLLWOOD INC., a Nebraska Corporation (hereinafter referred to as "Subdivider"), and the CITY OF OMAHA (hereinafter referred to as "City").

WHEREAS, the Subdivider is the owner of Lot 63, The Knolls, the land included within the proposed plat attached hereto as Exhibit "A" (herein referred to as the "Property"); and,

WHEREAS, the Subdivider and City desire to outline how the improvements in the Property will be installed,

NOW, THEREFORE, the following is agreed between the parties hereto:

1. Water, Gas and Electrical Power. The Subdivider agrees to enter into an agreement with Metropolitan Utilities District regarding all water and gas lines extensions on the Property, and into an agreement with Omaha Public Power District for power lines to be installed in the property. Copies of all agreements with Omaha Public Power District and Metropolitan Utilities District will be provided within four months from the date of this agreement to the City.

2. Payment for the Improvements. The Subdivider shall pay for all improvements, all charges by the Metropolitan Utilities District for water and gas lines, and all charges by the Omaha Public Power District for underground electrical services or overhead power.

3. Private Improvements. All private improvements shall be constructed pursuant to the Subdivision Regulations contained in Chapter 53 of the Omaha Municipal Code unless a particular Section thereof is specifically waived in this Agreement.

The sanitary sewers, storm sewers, and pavements are to be constructed on private property except for the points of connection to the City systems in 105th Street and Spaulding Street right-of-way. The subdivider shall pay the entire cost of all the private improvements. Maintenance of private sewer systems and paving shall not become the obligation of the City or any other public subdivision.

4. Sidewalks along the south side of Sprague Street, and the east side of 105th Street and north side of Spaulding Street shall be constructed by the Owner according to the following schedule:

(A) Sidewalks shall be constructed immediately abutting undeveloped lots on side of dedicated Right-of-Way as soon as the lot comprising 65 percent of the abutting footage on such side have been developed. A lot shall be developed for purposes of paragraph 4 when a dwelling has been constructed on the lot.

(B) Sidewalks shall be constructed immediately abutting developed lots as soon after development as weather permits.

(C) In any event, all sidewalks shall be constructed upon the south side of Sprague Street, the east side of 105th Street and the north side of Spaulding Street within three years of the recording of the subdivision.

5. Right to Connect to City Sewer System. The City hereby acknowledges that it has given the Subdivider the right to connect its sanitary sewer system to the City sanitary sewer system, subject to obtaining proper permits.

6. Payment for Construction of Interceptor Sewers. A special sewer connection fee in the amount of \$510.00 per dwelling unit shall be collected by the City from the owner of each lot or parcel of real estate prior to the time any such lot or parcel is built upon and before the building sewer is connected to the main sewer.

No sewer permit will be issued by the City for any construction on any lot in the area described in Exhibit "A" until the special sewer connection has been paid.

7. Binding Effect. This Subdivision Agreement shall be binding upon the parties, their respective successors, and assigns.

ATTEST:

CITY OF OMAHA

Mary Ellen Porter
CITY CLERK

BY *Les Taylor* 11/21/80
MAYOR DATE

CITY OF OMAHA
APPROVED AS TO FORM:
NEBRASKA

DEVELOPER

Jim Berger
CITY ATTORNEY

KNOLLWOOD INC.

Robert D. Taylor
ROBERT D. TAYLOR, PRESIDENT



POOR INSTRUMENT FILED

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KIVOLLWOOD

(LOTS 1 THRU 33, INCLUSIVE)
BEING A REPLAT OF LOT 63, THE KNOLLS, A
LOCATED IN THE SW 1/4 OF SEC 4, T15N, R12E OF
DOUGLAS COUNTY, NEBR.

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed as shown on the within plat and that a bond has been furnished to the City of Omaha to insure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in Knollwood (Lots 1 thru 33 inclusive), being a replat of lot 63, The Knolls, a subdivision located in the SW 1/4 of Section 4, Township 15 North, Range 12, East of the 6th P.M., Douglas County, Nebraska.

Date 6-24-80

Don W. Elliott
Don W. Elliott U.S. 205

POOR COPY FILED

DEDICATION:

Known by all these presents, we Daniel T. Caniglia and Pamela D. Taylor, owners, and The United States National Bank of Omaha, a Nebraska Corporation, mortgagee of the property described in the certification of survey and embraced within the plat have caused said land to be divided into lots to be numbered as shown, said subdivision to be hereinafter known as Knollwood (lots 1 thru 33 inclusive) and we do hereby ratify and approve the disposition of our property as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, and N.W. Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for transmission of signals and sounds of all kinds and the reception on, over, through, under and across a five foot (5') wide strip of land abutting all front and side boundary lot lines, and eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen foot (16') wide strip of land abutting the rear boundary line of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

In witness whereof we, do hereunto set our hands this 24th day of June, 1980

Daniel T. Caniglia
Daniel T. Caniglia

Pamela D. Taylor
Pamela D. Taylor

R.R. Culver
The United States National Bank of Omaha
R.R. Culver, Vice President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this 24th day of June, 1980, before me, the undersigned a Notary Public in and for said County personally came Daniel T. Caniglia and Pamela D. Taylor, to me personally known to be the identical persons whose names are affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation and that the Corporate Seal of the said corporation was properly affixed by their authority.

Witness my hand and Notarial Seal at Omaha, in said County the day and year last above written.

John M. Kehl
Notary Public

My Commission expires the 24th day of May, 1983

ACKNOWLEDGMENT OF NOTARY

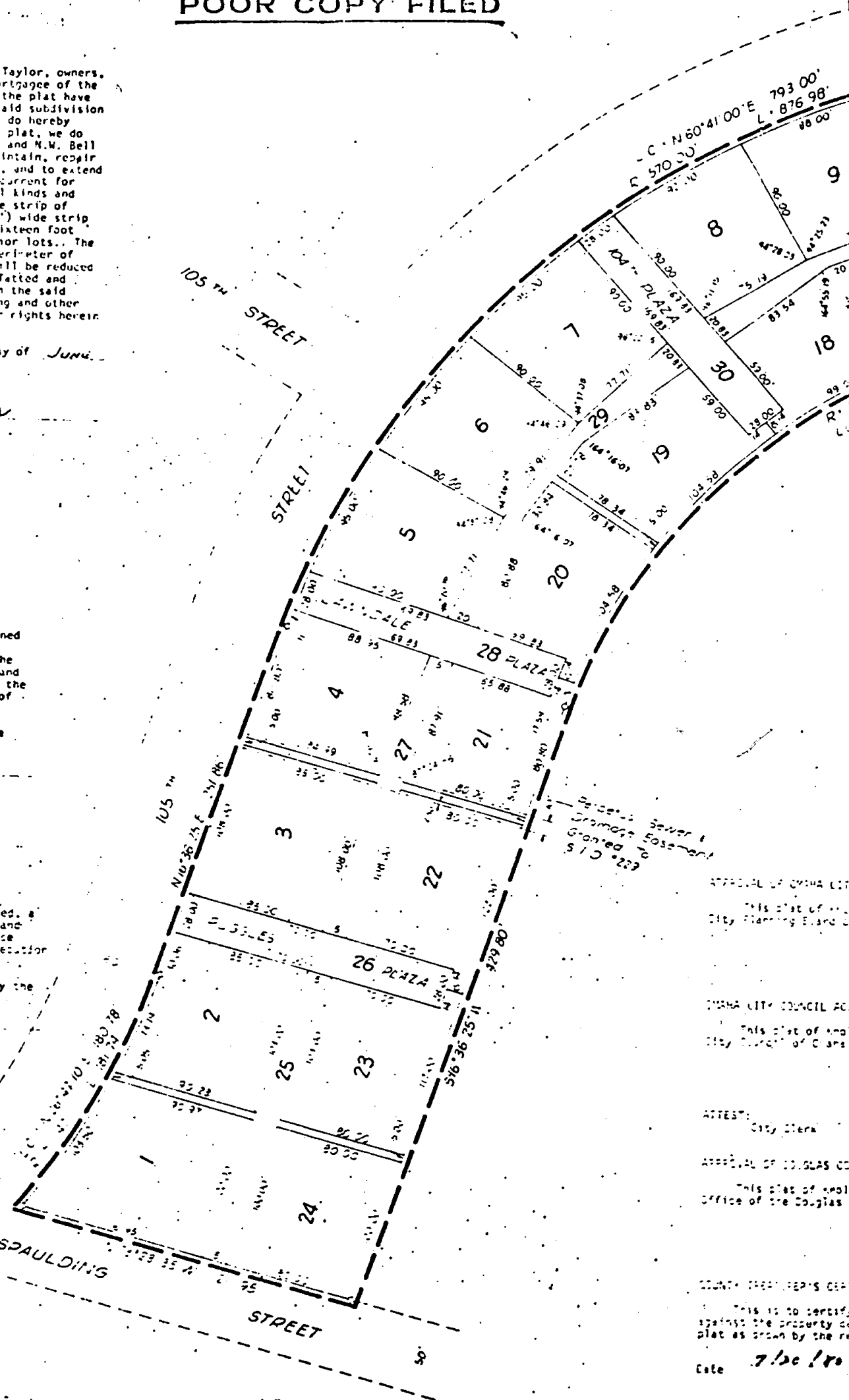
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this 24th day of June, 1980, before me, the undersigned, a Notary Public in and for said County personally came Daniel T. Caniglia and Pamela D. Taylor, to me personally known to be the identical persons whose names are affixed to the dedication on this plat and acknowledged the execution thereof to be their voluntary acts and deeds.

Witness my hand and Notarial Seal at Omaha, Nebraska, in said County the day and year last above written.

John M. Kehl
Notary Public

My Commission expires the 24th day of June, 1983



APPROVAL OF OMAHA CITY
This plat of land
City Planning Board

OMAHA CITY COUNCIL ACT
This plat of land
City Council of Omaha

ATTEST:
City Clerk

APPROVAL OF DOUGLAS CO.
This plat of land
Office of the Douglas

COUNTY DEPT. REC'D
This is to certify
against the property de
plat as shown by the re

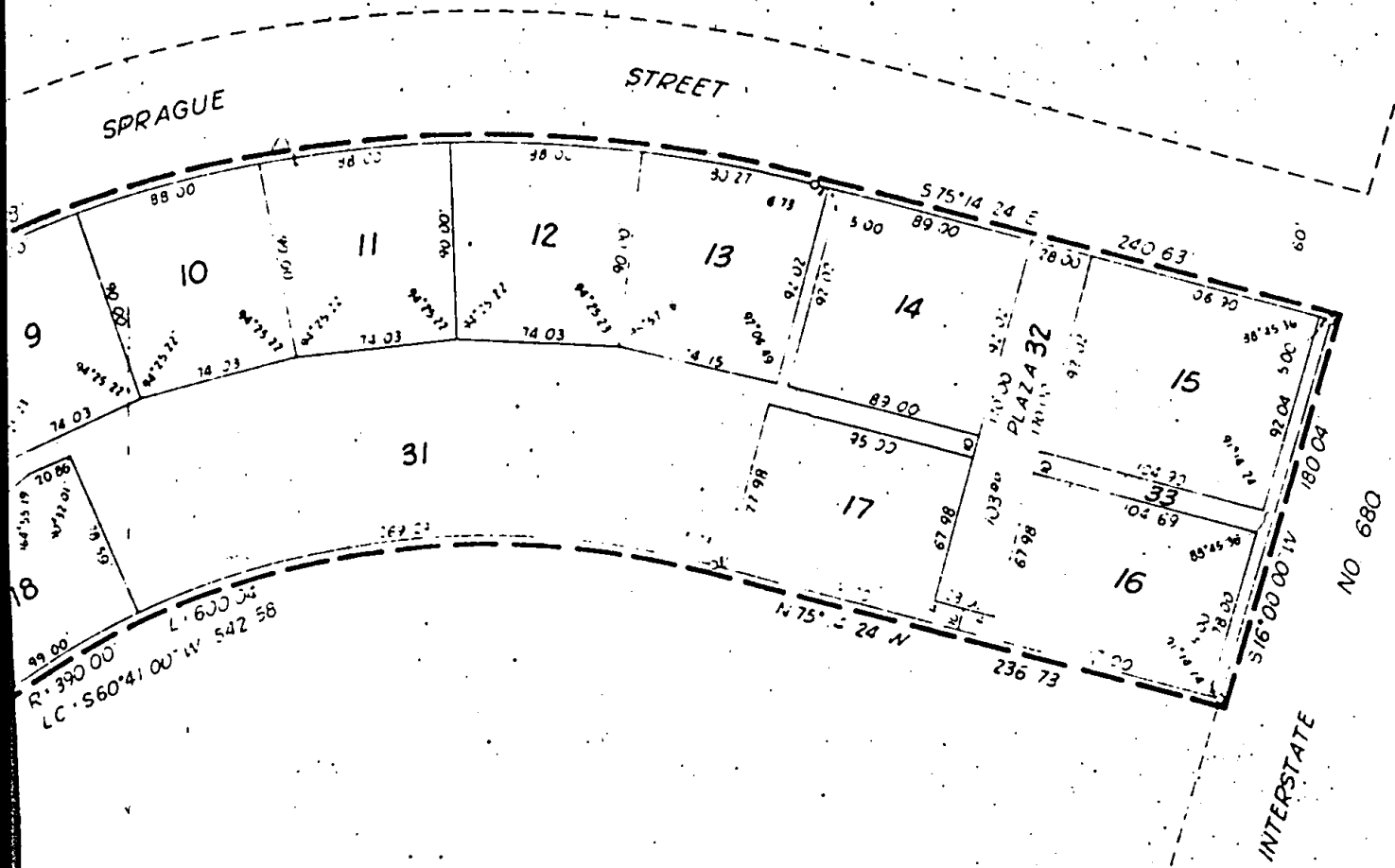
Date 7/26/80

POOR INSTRUMENT FILED

OD

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A SUBDIVISION OF THE 6TH PM.



ELLIOTT & ASSOCIATES

5316 SOUTH 117TH STREET • OMAHA NE 68137 • (402) 895-4700

KNOLLWOOD

OMAHA, NEBR.

FINAL PLAT

CITY PLANNING BOARD
 of Knollwood (Lots 1 thru 33 inclusive) was approved by the
 Board on this _____ day of _____, 198__.

 Chairman of City Planning Board

CITY ACCEPTANCE
 of Knollwood (Lots 1 thru 33 inclusive) was approved by the
 City on this _____ day of _____, 198__.

 Mayor

 President of Council

DOUGLAS COUNTY SURVEYOR
 of Knollwood (Lots 1 thru 33 inclusive) was approved by the
 Douglas County Surveyor on _____ day of _____, 198__.

 Douglas County Surveyor

PLAT CERTIFICATE
 I hereby certify that I find no regular or special taxes due on delinquent
 entry described in the Surveyor's Certificate and entered in this
 the records of this office.

 County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA
 I hereby approve this plat of Knollwood (Lots 1 thru 33 inclusive)
 as to the Design Standards this _____ day of _____, 198__.

 City Engineer

I hereby certify that adequate provisions have been made for compliance with
 Title 93 of the Omaha Municipal Code.

 City Engineer

POOR COPY FILED

EXHIBIT "A"

RECORDING	SCALE 1" = 50'
80017	DATE 6-18-80
PLAT	DATE 11-11-81

60 pages

RECEIVED
 1980 DEC -1 AM 11: 26

C. HAROLD HESTER
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBR.

3006 642
 2:30 693
 08: 79-541
 15-25
 37:02
 60286
 79-526A