



BK 1462 PG 618-622



MISC 2002 22519

REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

02 SEP 20 PM 2:39

RECEIVED

**SANITARY AND IMPROVEMENT DISTRICT STATEMENT  
DOUGLAS COUNTY, NEBRASKA**

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

Misc  
A 5/1

FEE 2550 FB 01-60000  
BRP 27-16-11 C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN A FV \_\_\_\_\_

Donna M. Nissen, being first duly sworn, states that she is the Clerk of Sanitary and Improvement District No. 473 of Douglas County, Nebraska, and makes the following statement regarding same:

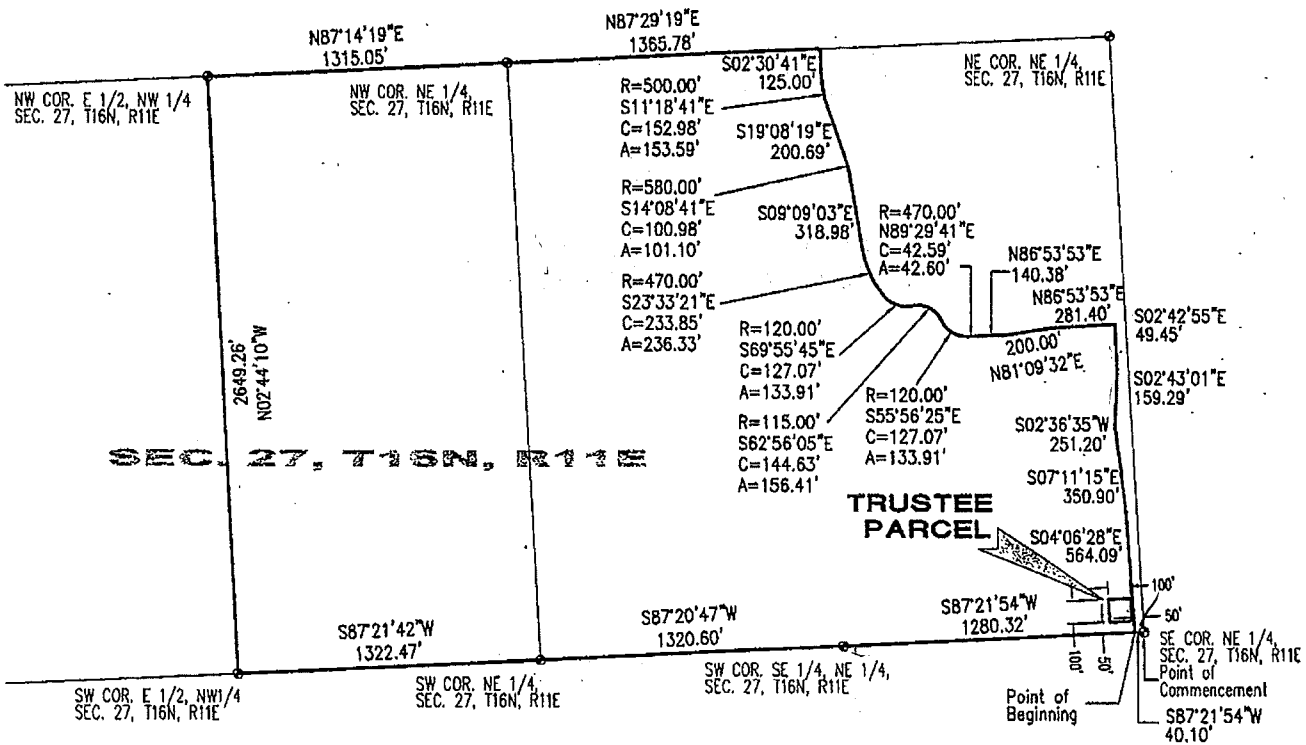
1. District Number: 473
2. Outer Boundaries: See Exhibit "A" attached hereto *{being platted as Lots 1 thru 479 and Outlots 1 through 12, Pine Creek, a Subdivision in Douglas County, Nebraska}*.
3. The purpose for which the District is organized are, in general, to acquire, build, improve, install, maintain, remove, renew, repair, replace, or otherwise conduct or operate electrical service lines and conduits, a system of sanitary and storm sewers, a water system, a civil defense warning system, a system of sidewalks, public highways, roads, and streets, public waterways, docks or wharfs, and related appurtenances, dikes and levees for flood protection, and public parks, playgrounds, and other recreational facilities, to contract with any one or more corporations, municipalities, or persons for electricity for illumination of public highways, roads, and streets, for gas, for police protection and security services, for water for fire protection and resale to or use by residents within the District, and for disposal of or use of facilities for disposal or refuse, sewage, or other wastes, and to perform any one or more other functions now or hereafter permitted under the provisions of Section 31-727 through 762, R.R.S. of Nebraska, 1943, as amended, or any other applicable provisions of law; and, for the effectuation of its purposes, the powers of the District include without limitation all powers now or hereafter granted under said provisions and all other powers now or hereafter granted to public corporations under the law of Nebraska appropriate, convenient, or necessary to said purposes.
4. The District has the power to levy an unlimited property tax to pay its debt 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 and may further be required to levy such special assessments in accordance with the terms of a Subdivision Agreement with the City of Omaha.
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, tax rate (mill levy), and indebtedness of the District.

Gaines, Pansing & Hogan  
10050 Regency Circle, Ste. 200  
Omaha, Nebraska 68114

# SID BOUNDARY AND TRUSTEE PARCEL



SEC. 22, T16N, R11E



98055\9855SID1

Book \_\_\_\_\_ Page \_\_\_\_\_ Date July 16, 2002 Dwn.By aet Job Number 98055.00-003



## lamp, rynearson & associates, inc.

engineers

surveyors

planners

14710 west dodge road, suite 100  
omaha, nebraska 68154 2029

ph 402 498 2498  
fax 402 498 2730

## LEGAL DESCRIPTION

The East Half of the Northwest Quarter, AND part of the Northeast Quarter of Section 27, Township 16 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, EXCEPT that part taken for road right of way purposes, the entire tract described by metes and bounds as follows:

Commencing at the southeast corner of the Northeast Quarter of Section 27;

Thence South 87°21'54" West (assumed bearings) for 40.10 feet along the south line of said Northeast Quarter of Section 27 to the west right of way line of 156<sup>th</sup> Street as described in warranty deed recorded in Deed Book 994 page 221 in the Douglas County Register of Deeds Office and the TRUE POINT OF BEGINNING;

Thence South 87°21'54" West for 1280.32 feet to the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 27;

Thence South 87°20'47" West for 1320.60 feet to the southwest corner of the Northeast Quarter of Section 27;

Thence South 87°21'42" West for 1322.47 feet to the southwest corner of the East Half of the Northwest Quarter of Section 27;

Thence North 02°44'10" West for 2649.26 feet to the northwest corner of the East Half of the Northwest Quarter of Section 27;

Thence North 87°14'19" East for 1315.05 feet to the northwest corner of the Northeast Quarter of Section 27;

Thence North 87°29'19" East for 1365.78 feet along the north line of the Northeast Quarter of Section 27;

Thence South 02°30'41" East for 125.00 feet;

Thence along a curve to the left (having a radius of 500.00 feet and a long chord bearing South 11°18'41" East for 152.98 feet) for an arc length of 153.59 feet;

Thence South 19°08'19" East for 200.69 feet;

Thence along a curve to the right (having a radius of 580.00 feet and a long chord bearing South 14°08'41" East for 100.98 feet) for an arc length of 101.10 feet;

Thence South 09°09'03" East for 318.98 feet;

Thence along a curve to the left (having a radius of 470.00 feet and a long chord bearing South 23°33'21" East for 233.85 feet) for an arc length of 236.33 feet;

Thence along a curve to the left (having a radius of 120.00 feet and a long chord bearing South 69°55'45" East for 127.07 feet) for an arc length of 133.91 feet;

Thence along a curve to the right (having a radius of 115.00 feet and a long chord bearing South 62°56'05" East for 144.63 feet) for an arc length of 156.41 feet;

Thence along a curve to the left (having a radius of 120.00 feet and a long chord bearing South 56°56'25" East for 127.07 feet) for an arc length of 133.91 feet;

Thence along a curve to the left (having a radius of 470.00 feet and a long chord bearing North 89°29'41" East for 42.59 feet) for an arc length of 42.60 feet;

Thence North 86°53'53" East for 140.38 feet;

Thence North 81°09'32" East for 200.00 feet;

Thence North 86°53'53" East for 281.40 feet to said west right of way line of 156<sup>th</sup> Street;

Thence South 02°42'55" East for 49.45 feet along said west right of way line;

Thence South 02°43'01" East for 159.29 feet along said west right of way line;

Thence South 02°36'35" West for 251.20 feet along said west right of way line;

Thence South 07°11'15" East for 350.90 feet along said west right of way line;

Thence South 04°06'28" East for 564.09 feet along said west right of way line to the Point of Beginning.

Contains 205.223 acres including 2.031 acres of existing county roadway easement.

**LEGAL DESCRIPTION**

Trustee Parcel

The North one-hundred foot (100') of the South one-hundred fifty foot (150') of the West one-hundred foot (100') of the East one-hundred fifty foot (150') of the Northeast Quarter of Section 27, Township 16 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska.

NOTE: This tract falls entirely within Outlot 2, PINE CREEK, as it is to be platted and recorded in Douglas County, Nebraska.

July 16, 2002  
LAMP, RYNEARSON & ASSOCIATES, INC.  
98055.00 003 (Trustee Parcel)