



2020-23996

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Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

Submitter: TITLECORE NATIONAL, LLC

S-File



Recording fees paid:

\$22.00

Pages: 3

By: LM

AMRC

Please Return To: Michael D. Matejka, Woods & Aitken LLP, 10250 Regency Circle, Suite 525, Omaha, NE 68114

**FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
PLAMBECK ADDITION REPLAT 1**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PLAMBECK ADDITION REPLAT 1 ("First Amendment") is made effective on this 3 day of August, 2020 ("Effective Date").

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements Plambeck Addition Replat 1 ("Declaration") was recorded on May 29, 2020, in the office of the Register of Deeds of Sarpy County, Nebraska, as Instrument No. 2020-14384; and

WHEREAS, Declarant desires to amend the Declaration as set forth in this First Amendment.

NOW, THEREFORE the Declaration is amended as follows:

1. Exhibit "C" to the Declaration is hereby deleted in its entirety and replaced with the Exhibit "C" attached hereto.
2. Except as amended by this First Amendment, the Declaration is hereby ratified and affirmed in all respects.

IN WITNESS WHEREOF, this First Amendment is adopted effective as of the Effective Date.

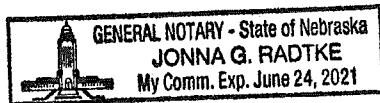
LKM INVESTMENTS, LLC, a Nebraska limited liability company, Declarant,

By: Michael P. Earl mgr
Michael Earl, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, the undersigned Notary Public in and for said county and state, appeared Michael Earl, the Manager of LKM Investments, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said company.

WITNESS my hand and Notarial Seal this 3rd day of August, 2020.



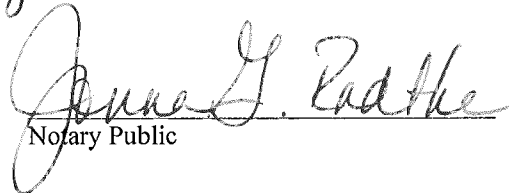
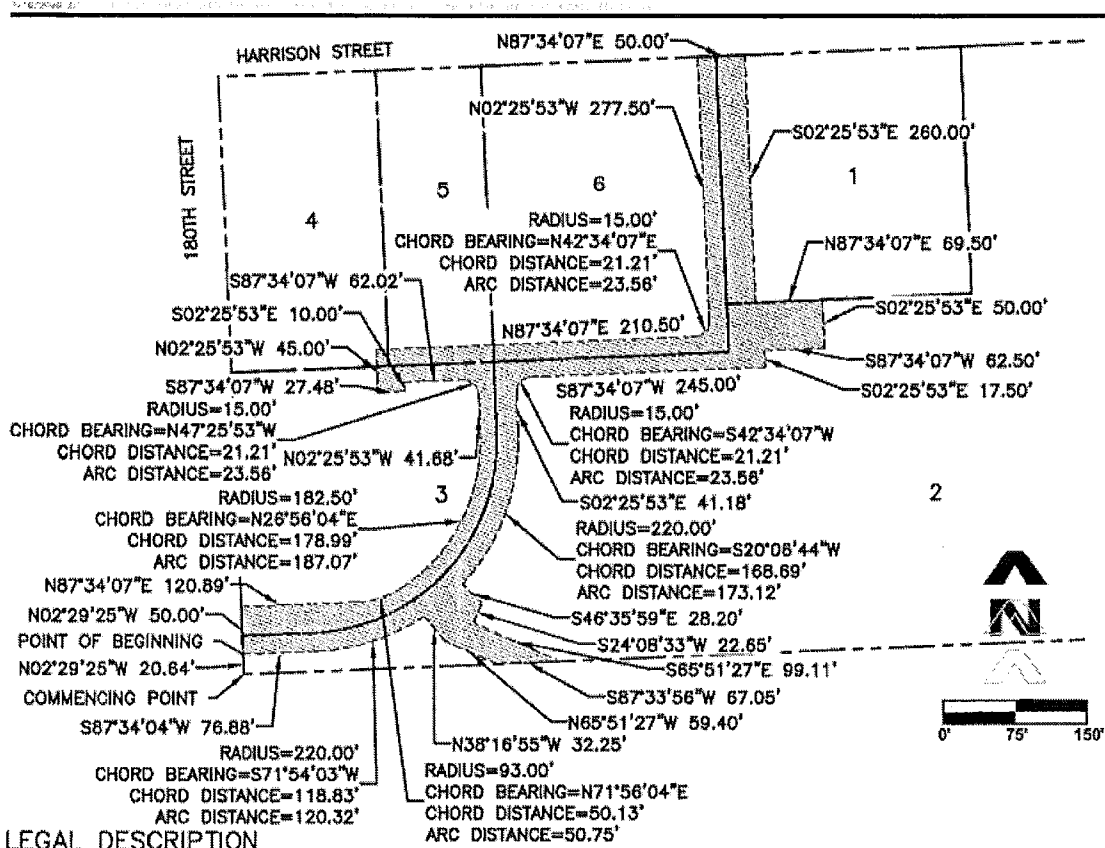

Notary Public

EXHIBIT "C"

Roadway and Sewer Easement



LEGAL DESCRIPTION

THAT PART OF LOTS 1, 2, 3, 4, 5, & 6 PLAMBECK ADDITION REPLAT 1, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID LOT 2; THENCE N02°29'25"W (ASSUMED BEARING) 20.64 FEET ALONG WEST LOT LINE OF SAID LOT LINE 2 TO THE POINT OF BEGINNING; THENCE N02°29'25"W 50.00 FEET ALONG WEST LOT LINE OF LOTS 2 & 3; THENCE N87°34'07"E 120.89 FEET; THENCE NORTH EASTERLY ON A 93.00 RADIUS TO THE LEFT, CHORD BEARING N71°56'04"E, CHORD DISTANCE 50.13 FEET, AN ARC DISTANCE OF 50.75 FEET; THENCE NORTH EASTERLY ON A 182.50 RADIUS TO THE LEFT, CHORD BEARING N26°56'04"E, CHORD DISTANCE 178.99 FEET, AN ARC DISTANCE OF 187.07 FEET; THENCE N02°25'53"W 41.68 FEET; THENCE NORTH WESTERLY ON A 15.00 RADIUS TO THE LEFT, CHORD BEARING N47°25'53"W, CHORD DISTANCE 21.21 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE S87°34'07"W 62.02 FEET; THENCE S02°25'53"E 10.00 FEET; THENCE S87°34'07"W 27.48 FEET; THENCE N02°25'53"W 45.00 FEET; THENCE N87°34'07"E 210.50 FEET; THENCE NORTH EASTERLY ON A 15.00 RADIUS TO THE LEFT, CHORD BEARING N42°34'07"E, CHORD DISTANCE 21.21 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE N02°25'53"W 277.50 FEET TO NORTH LINE OF SAID LOT 6; THENCE N87°34'07"E 50.00 FEET ALONG NORTH LOT LINES OF SAID LOTS 1 & 6; THENCE S02°25'53"E 260.00 FEET TO SOUTH LINE OF SAID LOT 1; THENCE N87°34'07"E 69.50 FEET ALONG SOUTH LINE OF SAID LOT 1; THENCE S02°25'53"E 50.00 FEET; THENCE S87°34'07"W 62.50 FEET; THENCE S02°25'53"E 17.50 FEET; THENCE S87°34'07"W 245.00 FEET; THENCE SOUTH WESTERLY ON A 15.00 RADIUS TO THE LEFT, CHORD BEARING S42°34'07"W, CHORD DISTANCE 21.21 FEET, AN ARC DISTANCE OF 23.56 FEET; THENCE S02°25'53"E 41.18 FEET; THENCE SOUTH WESTERLY ON A 220.00 RADIUS TO THE RIGHT, CHORD BEARING S20°06'44"W, CHORD DISTANCE 168.69 FEET, AN ARC DISTANCE OF 173.12 FEET; THENCE S46°35'59"E 28.20 FEET; THENCE S24°08'33"W 22.65 FEET; THENCE S65°51'27"E 99.11 FEET TO SOUTH LINE OF SAID LOT 6; THENCE S87°33'56"W 67.05 FEET ALONG SOUTH LINE OF SAID LOT 6; THENCE N65°51'27"W 59.40 FEET; THENCE N38°16'55"W 32.25 FEET; THENCE SOUTH WESTERLY ON A 220.00 RADIUS TO THE LEFT, CHORD BEARING S71°54'03"W, CHORD DISTANCE 118.83 FEET, AN ARC DISTANCE OF 120.32 FEET; THENCE S87°34'04"W 76.88 FEET TO THE POINT OF BEGINNING.



Job Number: 1480-110
thompson, dreesen & gartner, inc.
10836 Old Mill Rd
Omaha, NE 68154
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Date: 07-16-2020
Drawn By: BAD
Reviewed By: DOH
Revision Date: ..

Plambeck Addition, Replat 1

Exhibit A