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FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2019-26512

10/29/2019 8:38:14 AM

  
COUNTY CLERK/REGISTER OF DEEDS



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SANITARY AND IMPROVEMENT DISTRICT STATEMENT  
SARPY COUNTY, NEBRASKA

STATE OF NEBRASKA       )  
  ) ss.  
COUNTY OF SARPY       )

Peter Katt, being first duly sworn, states that he is the Clerk of Sanitary and Improvement District No. 340 of Sarpy County, Nebraska and makes the following statement regarding same:

1. District Number: 340
2. Outer Boundaries: See Exhibit "A" attached hereto and by this reference made a part hereof.
3. The purpose of this District shall be acquiring, installing, repairing, maintaining, renewing, operating and replacing electrical service lines and conduits, a sewer system, a water system, a system of sidewalks, public roads, streets and highways, a civil defense warning system, to contract for water for fire protection and for resale to the residents of the District, and to contract for gas and electricity, for street lighting for the public streets and highways within the District and to acquire, improve and operate public parks, playgrounds and recreational facilities. The District shall have all of the powers and authorities as are permitted by law, to achieve the purposes herein above set forth, including, but not in limitation of the foregoing, the power and authority to contract with corporations, utility companies, or municipalities for water for fire protection and for resale to the residents of the District, and for electricity and gas, for street lighting of the public streets and highways within the District and for the disposal of sewage in the use of existing sewer improvement facilities and for the operation and maintenance of electrical service lines and conduits.
4. The District has the power to levy an unlimited property tax to pay its debts 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.
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, levy, and indebtedness of the

When recorded return to:

Larry A. Jobeun  
Fullenkamp Jobeun Johnson & Beller, LLP  
11440 West Center Road  
Omaha, NE 68144

District.

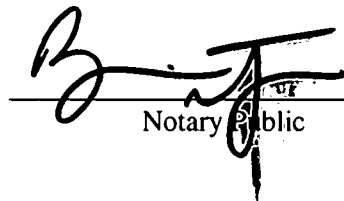
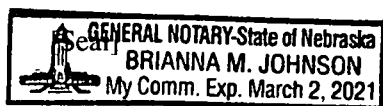
7. The actual current levy of the District may be obtained from the County Clerk.

8. A copy of the District's annual financial audit is on file with the Clerk of the District and the State Auditor of Public Accounts.



PETER KATT, Clerk  
Sanitary and Improvement District  
No. 340 of Sarpy County, Nebraska

SUBSCRIBED and sworn to before me this 24<sup>th</sup> day of October, 2019.

  
Notary Public

When recorded return to:

Larry A. Jobeun  
Fullenkamp Jobeun Johnson & Beller, LLP  
11440 West Center Road  
Omaha, NE 68144

**EXHIBIT "A"**

**ASHBURY FARM**

**POINT OF BEGINNING**

**OUTLOT F**

**NE CORNER SE 1/4 SEC. 31, T14N, R12E**

**ASHBURY CREEK, LLC SEC 32-T14N-R12E**

**SEBOLD FARMS SEC 32-T14N-R12E (TAX LOT 3)**

**SE CORNER SEC. 31, T14N, R12E**

**SCHRAM ROAD**

**LOT 1 SAMSON ADDITION**

**SE 1/4 SECTION 31, T14N, R12E**

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 8**

**LOT 9**

**LOT 10**

**LOT 11**

**LOT 12**

**LOT 13**

**LOT 14**

**LOT 15**

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**LOT 18**

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 <b>E &amp; A CONSULTING GROUP, INC.</b> <i>Engineering Answers</i>	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 10909 Mid Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599	<b>SID LEGAL</b> <b>TRACTS 1 AND 2</b> <b>SE 1/4 SEC 31-14-12</b> SARPY COUNTY, NEBRASKA				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: none;">           Drawn by: CJV    Chkd by:         </td> <td style="width: 50%; border-bottom: none;">           Date: 06-24-2019         </td> </tr> <tr> <td style="border-top: none;">           Job No.: P2017.258.001         </td> <td style="border-top: none;">           SHEET 1 OF 3         </td> </tr> </table>		Drawn by: CJV    Chkd by:	Date: 06-24-2019	Job No.: P2017.258.001	SHEET 1 OF 3	
Drawn by: CJV    Chkd by:	Date: 06-24-2019					
Job No.: P2017.258.001	SHEET 1 OF 3					

## EXHIBIT "A"

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SE 1/4 OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SE 1/4 OF SECTION 31; THENCE S02°40'59"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE 1/4 OF SECTION 31, A DISTANCE OF 2,648.87 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE S87°15'46"W ALONG THE SOUTH LINE OF SAID SE 1/4 OF SECTION 31, A DISTANCE OF 661.50 FEET; THENCE N02°39'04"W, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, SAMSON ADDITION, A SUBDIVISION LOCATED IN PART OF SAID SE 1/4 OF SECTION 31; THENCE N87°15'46"E, A DISTANCE OF 468.99 FEET; THENCE N02°23'54"W, A DISTANCE OF 162.48 FEET; THENCE N87°19'01"E, A DISTANCE OF 138.17 FEET; THENCE S47°40'59"E, A DISTANCE OF 12.02 FEET; THENCE N02°40'59"W, A DISTANCE OF 181.10 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 255.00 FEET, A DISTANCE OF 49.69 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N08°15'57"W, A DISTANCE OF 49.62 FEET; THENCE N13°50'55"W, A DISTANCE OF 354.41 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 255.00 FEET, A DISTANCE OF 284.93 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N45°51'34"W, A DISTANCE OF 270.34 FEET; THENCE N77°52'13"W, A DISTANCE OF 150.94 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 345.00 FEET, A DISTANCE OF 39.30 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N74°36'26"W, A DISTANCE OF 39.28 FEET; THENCE S42°44'15"W, A DISTANCE OF 327.71 FEET; THENCE N46°29'28"W, A DISTANCE OF 124.41 FEET; THENCE S43°30'32"W, A DISTANCE OF 9.14 FEET; THENCE N46°29'28"W, A DISTANCE OF 176.50 FEET; THENCE N41°53'49"E, A DISTANCE OF 112.99 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 235.79 FEET, A DISTANCE OF 15.21 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N13°43'06"W, A DISTANCE OF 15.21 FEET; THENCE N11°52'14"W, A DISTANCE OF 74.71 FEET; THENCE N56°52'14"W, A DISTANCE OF 12.02 FEET; THENCE N11°52'14"W, A DISTANCE OF 50.00 FEET; THENCE N33°07'46"E, A DISTANCE OF 12.02 FEET; THENCE N11°52'14"W, A DISTANCE OF 108.04 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 28.26 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N14°48'53"W, A DISTANCE OF 28.25 FEET; THENCE N17°45'31"W, A DISTANCE OF 43.81 FEET; THENCE S50°33'42"W, A DISTANCE OF 73.73 FEET; THENCE S47°02'13"W, A DISTANCE OF 73.58 FEET; THENCE S41°51'30"W, A DISTANCE OF 777.69 FEET; THENCE S48°06'11"E, A DISTANCE OF 111.52 FEET; THENCE N86°53'49"E, A DISTANCE OF 12.02 FEET; THENCE S48°06'11"E, A DISTANCE OF 50.00 FEET; THENCE S03°06'11"E, A DISTANCE OF 12.02 FEET; THENCE S48°06'11"E, A DISTANCE OF 228.16 FEET; THENCE N86°53'49"E, A DISTANCE OF 12.02 FEET; THENCE S48°06'11"E, A DISTANCE OF 50.00 FEET; THENCE S41°53'49"W, A DISTANCE OF 103.73 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 105.00 FEET, A DISTANCE OF 15.96 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S37°32'37"W, A DISTANCE OF 15.94 FEET; THENCE S02°44'30"E ALONG THE WEST LINE OF SAID LOT 1, SAMSON ADDITION, A DISTANCE OF 371.33 FEET TO A POINT ON SAID SOUTH LINE OF SE 1/4 OF SECTION 31; THENCE S87°15'46"W ALONG SAID SOUTH LINE OF THE SE 1/4 OF SECTION 31, A DISTANCE OF 1,065.33 FEET; THENCE N02°44'14"W, A DISTANCE OF 766.51 FEET; THENCE N41°53'49"E, A DISTANCE OF 88.38 FEET; THENCE S48°06'11"E, A DISTANCE OF 971.93 FEET; THENCE N41°53'49"E, A DISTANCE OF 180.00 FEET; THENCE S48°06'11"E, A DISTANCE OF 33.69 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 90.01 FEET, A DISTANCE OF 70.12 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°25'12"E, A DISTANCE OF 68.36 FEET; THENCE N87°15'46"E, A DISTANCE OF 19.42 FEET; THENCE N42°15'46"E, A DISTANCE OF 12.02 FEET; THENCE N02°44'14"W, A DISTANCE OF 76.22 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 155.00 FEET, A DISTANCE OF 31.06 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N03°00'12"E, A DISTANCE OF 31.01 FEET; THENCE N48°06'11"W, A DISTANCE OF 577.83 FEET; THENCE N41°53'49"E, A DISTANCE OF 130.00 FEET; THENCE N48°06'11"W, A DISTANCE OF 41.62 FEET; THENCE N41°53'49"E, A DISTANCE OF 50.00 FEET; THENCE N86°53'49"E, A DISTANCE OF 12.02 FEET; THENCE N41°53'49"E, A DISTANCE OF 118.02 FEET; THENCE N49°15'59"W, A DISTANCE OF 154.51 FEET; THENCE N45°34'25"W, A DISTANCE OF 74.55 FEET; THENCE N11°18'29"W, A DISTANCE OF 50.59 FEET; THENCE N03°59'42"W, A DISTANCE OF 74.49 FEET; THENCE N02°54'03"W, A DISTANCE OF 577.82 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 12.64 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S72°09'06"W, A DISTANCE OF 12.64 FEET; THENCE N19°09'53"W, A DISTANCE OF 50.00 FEET; THENCE N29°09'54"E, A DISTANCE OF 12.55 FEET; THENCE N13°15'17"W, A DISTANCE OF 129.63 FEET; THENCE N60°35'28"W, A DISTANCE OF 11.52 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 365.00 FEET, A DISTANCE OF 26.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S69°18'21"W, A DISTANCE OF 26.75 FEET; THENCE S67°12'22"W, A DISTANCE OF 308.65 FEET; THENCE N22°47'38"W, A DISTANCE OF 70.00 FEET; THENCE S67°12'22"W, A DISTANCE OF 31.13 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 365.00 FEET, A DISTANCE OF 126.76 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S77°09'18"W, A DISTANCE OF 126.12 FEET; THENCE S87°06'15"W, A DISTANCE OF 282.62 FEET; THENCE N47°53'45"W, A DISTANCE OF 12.02 FEET; THENCE N02°53'45"W, A DISTANCE OF 77.81 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 219.87 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N20°25'58"E, A DISTANCE OF 213.84 FEET; THENCE N43°45'41"E, A DISTANCE OF 240.53 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 99.19 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N35°09'03"E, A DISTANCE OF 98.81 FEET; THENCE N63°35'02"W, A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 81.02 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S35°09'53"W, A DISTANCE OF 80.72 FEET; THENCE S43°45'41"W, A DISTANCE OF 240.53 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 126.93 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S32°44'34"W, A DISTANCE OF 126.14 FEET TO A POINT ON THE WEST LINE OF SAID SE 1/4 OF SECTION 31; THENCE N02°53'45"W ALONG SAID WEST LINE OF THE SE 1/4 OF SECTION 31, A DISTANCE OF 465.99 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4 OF SECTION 31; THENCE N87°14'27"E ALONG THE NORTH LINE OF SAID SE 1/4 OF SECTION 31, A DISTANCE OF 2,653.32 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4,172,176 SQUARE FEET OR 95.780 ACRES, MORE OR LESS.

SEE SHEET 1 OF 3 FOR DRAWING  
SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

 E & A CONSULTING GROUP, INC. Engineering Answers	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3559		<b>SID LEGAL</b> <b>TRACTS 1 AND 2</b> <b>SE 1/4 SEC 31-14-12</b> SARPY COUNTY, NEBRASKA
	Drawn by: CJV	Chkd by:	
	Date: 06-24-2019		
Job No.: P2017.258.001		SHEET 2 OF 3	

## EXHIBIT "A"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N02°39'04"W	50.00'
L2	N87°19'01"E	138.17'
L3	S47°40'59"E	12.02'
L4	N77°52'13"W	150.94'
L5	S42°44'15"W	327.71'
L6	N46°29'28"W	124.41'
L7	S43°30'32"W	9.14'
L8	N46°29'28"W	176.50'
L9	N41°53'49"E	112.99'
L10	N11°52'14"W	74.71'
L11	N56°52'14"W	12.02'
L12	N11°52'14"W	50.00'
L13	N33°07'46"E	12.02'
L14	N11°52'14"W	108.04'
L15	N17°45'31"W	43.81'
L16	S50°33'42"W	73.73'
L17	S47°02'13"W	73.58'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L18	S48°06'11"E	111.52'
L19	N86°53'49"E	12.02'
L20	S48°06'11"E	50.00'
L21	S03°06'11"E	12.02'
L22	S48°06'11"E	228.16'
L23	N86°53'49"E	12.02'
L24	S48°06'11"E	50.00'
L25	S41°53'49"W	103.73'
L26	N41°53'49"E	180.00'
L27	S48°06'11"E	33.69'
L28	N87°15'46"E	19.42'
L29	N42°15'46"E	12.02'
L30	N02°44'14"W	76.22'
L31	N48°06'11"W	577.83'
L32	N41°53'49"E	130.00'
L33	N48°06'11"W	41.62'
L34	N41°53'49"E	50.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L35	N86°53'49"E	12.02'
L36	N41°53'49"E	118.02'
L37	N19°09'53"W	50.00'
L38	N29°09'54"E	12.55'
L39	N13°15'17"W	129.63'
L40	N60°35'28"W	11.52'
L41	S67°12'22"W	308.65'
L42	N22°47'38"W	70.00'
L43	S67°12'22"W	31.13'
L44	S87°06'15"W	282.62'
L45	N47°53'45"W	12.02'
L46	N02°53'45"W	77.81'
L47	N43°45'41"E	240.53'
L48	N63°35'02"W	60.00'
L49	S43°45'41"W	240.53'
L50	N02°53'45"W	465.99'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	LONG CHORD	CHORD LENGTH
C1	255.00'	49.69'	N08°15'57"W	49.62'
C2	255.00'	284.93'	N45°51'34"W	270.34'
C3	345.00'	39.30'	N74°36'26"W	39.28'
C4	235.79'	15.21'	N13°43'06"W	15.21'
C5	275.00'	28.26'	N14°48'53"W	28.25'
C6	105.00'	15.96'	S37°32'37"W	15.94'
C7	90.01'	70.12'	S70°25'13"E	68.36'
C8	155.00'	31.06'	N03°00'12"E	31.01'
C9	365.00'	26.75'	S69°18'21"W	26.75'
C10	365.00'	126.76'	S77°09'18"W	126.12'
C11	270.00'	219.87'	N20°25'58"E	213.84'
C12	330.00'	99.19'	N35°09'03"E	98.81'
C13	270.00'	81.02'	S35°09'53"W	80.72'
C14	330.00'	126.93'	S32°44'34"W	126.14'

SEE SHEET 1 OF 3 FOR DRAWING  
SEE SHEET 2 OF 3 FOR LEGAL DESCRIPTION



### E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services  
10509 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599

Drawn by: CJV Chkd by: \_\_\_\_\_ Date: 06-24-2019  
Job No.: P2017.258.001 SHEET 3 OF 3

### SID LEGAL

TRACTS 1 AND 2  
SE 1/4 SEC 31-14-12  
SARPY COUNTY, NEBRASKA