26151

SUBDIVISION AGREEMENT

THIS AGREEMENT is made and entered into by and between RIDGE DEVELOPMENT LIMITED, A General Partnership, Thomas E. White and J. C. Brager, General Partners, hereinafter called "Subdivider", whether one or more, and THE CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, a municipal corporation, hereinafter called "City."

WITNESSETH;

WHEREAS, Subdivider has made application to the City for permission to subdivide and for approval of the administrative final plat known as THE RIDGE 3RD ADDITION; and

WHEREAS, the approval of said final plat contains certain provisions requiring an agreement between Subdivider and City relating to said final plat and the development thereof.

NOW, THEREFORE, IN CONSIDERATION of the City granting permission to subdivide, it is agreed by and between the Subdivider and the City as follows:

1) To submit to the Director of Public Works an erosion control plan.

2) To protect the remaining trees on the site during construction and development.

3) To pay all improvement costs.

4) To submit to the lot buyers and homebuilders a copy of the soil analysis.

5) To continuously and regularly maintain the street trees and landscape screens.

6) To complete the private improvements shown on the preliminary plat and community unit plan.

7) To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

8) To maintain the sidewalk in the pedestrian way easement the same as if the sidewalk was located in the street right-of-way in front of the lot.

The agreements contained herein shall run with the land described above and shall be binding and obligatory upon the heirs, successors and assigns of the subdivider to all or any part of the real estate as described above.

DATED this 22 day of Aug, 1990.

RIDGE DEVELOPMENT LIMITED, A General Partnership

Thomas E. White, a general partner

J. C. Brager, a general partner

STATE OF NEBRASKA)
) ss
LANCASTER COUNTY)

Before me, a Notary Public qualified for said county, personally came THOMAS E. WHITE and J. C. BRAGER, general partners in RIDGE DEVELOPMENT LIMITED, a General Partnership, known by me known to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said partnership.

WITNESS my hand and notarial seal on this 22nd day of Aug., 1990

Karen P. Gartner
Notary Public

My commission expires: 1-8-91

GENERAL NOTARY-State of Nebraska
KAREN P. GARTNER
My Comm. Exp. Jan. 8, 1991

BLOCK NO
CODE THRI3
CHECKED
ENTITLED
SCAN

$16.00

LANCASTER COUNTY, NEBR
Dan Nabb
REGISTER OF DEEDS

90 AUG 24 AM 10: 04

ENTERED ON NUMERICAL INDEX
FILED FOR RECORD AS

INST. NO. 90- 26151

Ridge Devel. pd
Rick Houck
Planning

Lts 1-6 + OLA
The Ridge 3rd