



2021-04218

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Recording fees paid:

\$28.00

Deb Houghtaling

Pages: 4

COUNTY CLERK/REGISTER OF DEEDS

By: JB

Submitter: DVORAK LAW GROUP, LLC

S-File



AFF

AFFIDAVIT

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Affiant, Dennis Van Moorlehem, being first duly sworn upon oath, deposes and states:

1. Affiant is the Manager of Founders Ridge, LLC.
2. This Affidavit is filed in connection with a Termination of Notice of Commencement filed with respect to the real property described as:

THE EAST HALF OF THE NORTHWEST QUARTER LYING EAST OF THE ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOTS 1A, 1B AND 2 IN THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 31, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THOSE PARTS TAKEN FOR HIGHWAY 370 RIGHT-OF-WAY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID NE 1/4;
 THENCE N87°15'15"E (ASSUMED BEARING) 663.28 FEET ON THE SOUTH LINE OF SAID NE ¼ TO THE WEST LINE OF ASHBURY FARM, A SUBDIVISION IN SAID SARPY COUNTY;
 THENCE N02°56'57"W 2549.93 FEET ON THE WEST LINE OF SAID ASHBURY FARM TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 370;
 THENCE WESTERLY ON THE SOUTH RIGHT-OF-WAY LINES OF STATE HIGHWAY 370 ON THE FOLLOWING DESCRIBED SIX COURSES;
 THENCE S85°01'17"W 366.99 FEET;
 THENCE S87°27'45"W 295.07 FEET;
 THENCE S02°54'58"E 14.42 FEET;
 THENCE S87°51'12"W 226.43 FEET;
 THENCE N86°18'07"W 125.65 FEET;
 THENCE S 87°35'19"W 827.52 FEET TO THE EAST LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD;
 THENCE SOUTHERLY ON THE EAST LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD ON THE FOLLOWING DESCRIBED THREE COURSES;
 THENCE S02°21'52"W 246.67 FEET;
 THENCE SOUTHEASTERLY ON A 5679.58 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S00°05'38"E. CHORD DISTANCE 487.22 FEET AN ARC DISTANCE OF 487.37 FEET;
 THENCE S02°33'08"E 1811.85 FEET TO THE SOUTH LINE OF SAID NW 1/4;
 THENCE N87°13'25"E 1236.91 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING.

(CONTAINING 4,789,634 SQUARE FEET OR 109.95 ACRES MORE OR LESS)


3. Affiant, as the Manager of Founders Ridge, LLC has arranged for publication of notice of the recording of the Termination of Notice of Commencement in The Papillion Times, a publication in Sarpy County, Nebraska, on December 23, 2020, December 30, 2020, and January 6, 2021. A copy of the published notice is attached hereto as Exhibit A.

4. Affiant provided notice of the recorded notice of termination to all claimants who requested notice from Founders Ridge, LLC, or who filed a request for notice of record.

5. The effective date of termination of the Notice of Commencement is January 13, 2021.

DATED this 28 day of January, 2021.

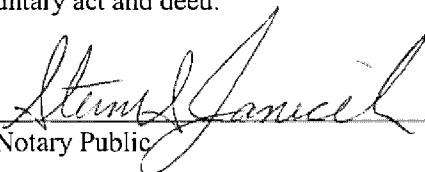
FURTHER AFFIANT SAITH NAUGHT.



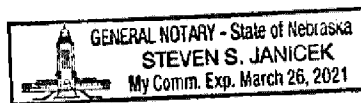
Dennis Van Moorlehem

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this 28 day of January, 2021, before me, a notary public in and for said county, personally came Dennis Van Moorlehem, known to me to be the person who signed the foregoing Affidavit and acknowledged the execution thereof to be his voluntary act and deed.



Notary Public



DVORAK LAW GROUP, LLC
9500 West Dodge Road, Suite 100
Omaha, NE 68114

NOTICE OF RECORDING
TERMINATION OF NOTICE OF
COMMENCEMENT

A Termination of Notice of Commencement has been recorded in the office of the Register of Deeds of Sarpy County, Nebraska on December 16, 2020 as Instrument No. 2020-43549, relating to the real estate being improved described as:

THE EAST HALF OF THE NORTH-WEST QUARTER LYING EAST OF THE ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOTS 1A, 1B AND 2 IN THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 31, T14N, R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, EXCEPT THOSE PARTS TAKEN FOR HIGHWAY 370 RIGHT-OF-WAY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NE 1/4; THENCE N87°15'15"E (ASSUMED BEARING) 663.28 FEET ON THE SOUTH LINE OF SAID NE 1/4 TO THE WEST LINE OF ASHBURY FARM, A SUBDIVISION IN SAID SARPY COUNTY; THENCE N02°56'57"W 2549.93 FEET ON THE WEST LINE OF SAID ASHBURY FARM TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 370; THENCE WESTERLY ON THE SOUTH RIGHT-OF-WAY LINES OF STATE HIGHWAY 370 ON THE FOLLOWING DESCRIBED SIX COURSES; THENCE S85°01'17"W 366.99 FEET; THENCE S87°27'45"W 295.07 FEET; THENCE S02°54'58"E 14.42 FEET; THENCE S87°51'12"W 226.43 FEET; THENCE N86°18'07"W 125.65 FEET; THENCE S 87°35'19"W 827.52 FEET TO THE EAST LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD; THENCE SOUTHERLY ON THE EAST LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD ON THE FOLLOWING DESCRIBED THREE COURSES; THENCE S02°21'52"W 246.67 FEET; THENCE SOUTHEASTERLY ON A 5679.58 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S00°05'38"E. CHORD DISTANCE 487.22 FEET AN ARC DISTANCE OF 487.37 FEET; THENCE S02°33'08"E 1811.85 FEET TO THE SOUTH LINE OF SAID NW 1/4; THENCE N87°13'25"E 1236.91 FEET ON THE SOUTH LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING. (CONTAINING 4,789,634 SQUARE FEET OR 109.95 ACRES MORE OR LESS)

The name and address of the contracting owner and fee simple owner is Founders Ridge, LLC, 7002 South 131st Avenue, Omaha, Nebraska 68138. The Notice of Commencement was recorded on June 21, 2018 as Instrument Number 2018-14001 in the records of Sarpy County Register of Deeds. The Termination of Notice of Commencement terminates the Notice of Commencement effective as of January 13, 2021. All lien claims for which a notice of lien is not recorded by the termination date may be defeated by a transfer of the real estate.

199754; 12/23, 12/30, 1/6 ZNEZ

Suburban Newspapers

Affidavit Of Publication

YOUR COMMUNITY
YOUR NEWS

State of Nebraska }
 } SS.
County of Sarpy, Nebraska }

I, (the undersigned) an authorized representative of the SNI Papillion Times, a legal newspaper of general circulation in County of Sarpy, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on;

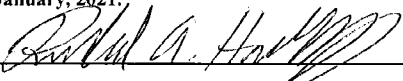
Wednesday, December 23, 2020 in Papillion Times
Thereafter, Wednesday, December 30, 2020 in
Papillion Times
Thereafter, Wednesday, January 06, 2021 in
Papillion Times

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.



Billing Representative

Sworn to and subscribed before me this 6th day of January, 2021.



Notary Public

Richard A. Hundley
Notary Public
State of Virginia
County of Hanover
My Commission expires _____
Commonwealth of Virginia
Notary Registration No. 7904041
Commission Exp. Jan 31, 2024

DVORAK LAW GROUP, LLC - SNI
9500 WEST DODGE ROAD SUITE 100
OMAHA, NE 68114

Printer's Fee \$111.48
Customer 1021761
Number: 0000199754
Order Number: