



2022-20841

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Deb Houghtaling
COUNTY CLERK/REGISTER OF DEEDS

By: ah

Submitter: FULLENKAMP JOBEUN JOHNSON



SIDBST

SANITARY AND IMPROVEMENT DISTRICT STATEMENT
SARPY COUNTY, NEBRASKA

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

DREW SNYDER, being first duly sworn, states that he is the Clerk of Sanitary and Improvement District No. 365 of Sarpy County, Nebraska and makes the following statement regarding same:

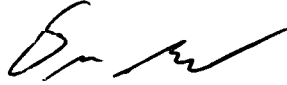
1. District Number: 365
2. Outer Boundaries: See Exhibit "A" attached hereto and by this reference made a part hereof.
3. The purpose of this District shall be acquiring, installing, repairing, maintaining, renewing, operating and replacing electrical service lines and conduits, a sewer system, a water 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.

When recorded return to:
Larry A. Jobeun
Fullenkamp Jobeun Johnson & Beller, LLP
11440 West Center Road
Omaha, NE 68144

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 District.

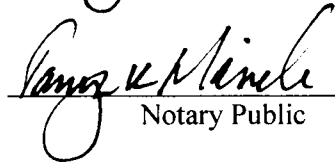
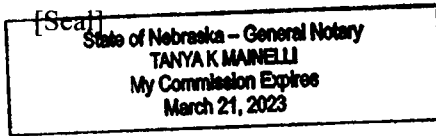
7. The actual current levy of the District may be obtained from the County Clerk.

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.



DREW SNYDER, Clerk
Sanitary and Improvement District
No. 365 of Sarpy County, Nebraska

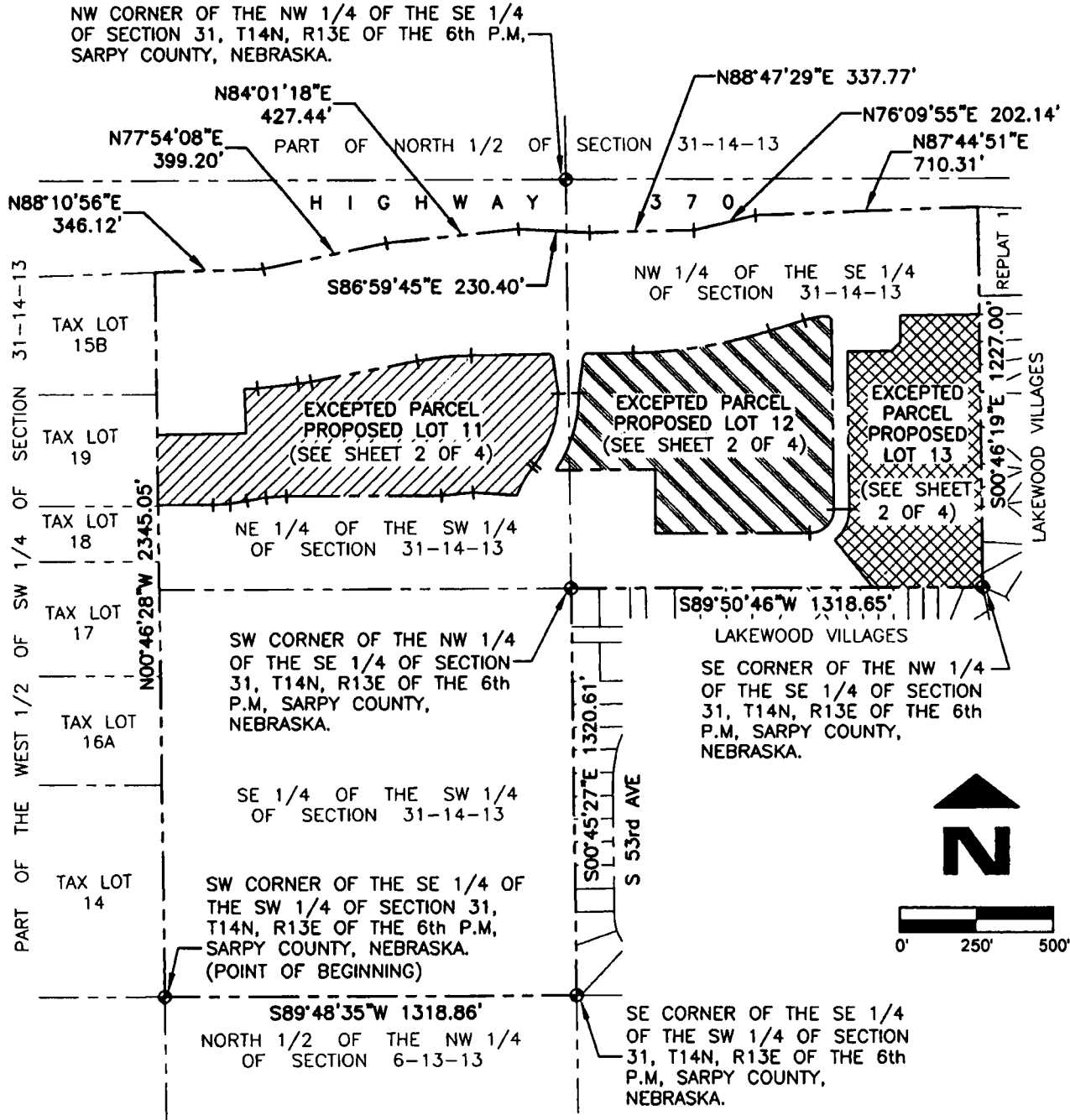
SUBSCRIBED and sworn to before me this 20 day of June, 2022.



Notary Public

When recorded return to:
Larry A. Jobeun
Fullenkamp Jobeun Johnson & Beller, LLP
11440 West Center Road
Omaha, NE 68144

SID DISTRICT BOUNDARY



SEE SHEET 2 OF 4 FOR THE EXCEPTED PARCELS

SEE SHEETS 3 AND 4 FOR THE LEGAL DESCRIPTIONS

SHEET 1 OF 4



Job Number: 2069-133-DB(rev)
 thompson, dressen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

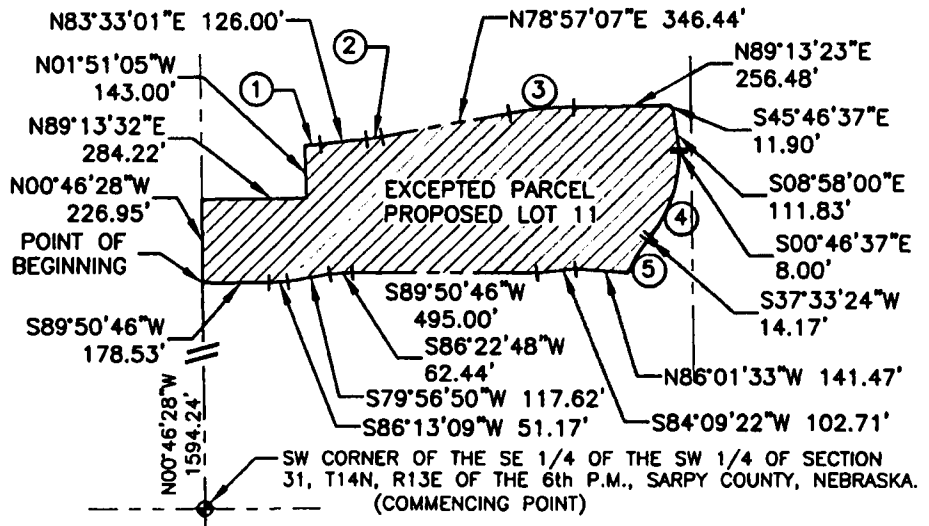
Date: APRIL 18, 2022
 Drawn By: RJR
 Reviewed By: MJS
 Revision Date:

EXHIBIT "A"

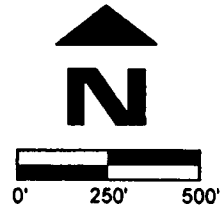
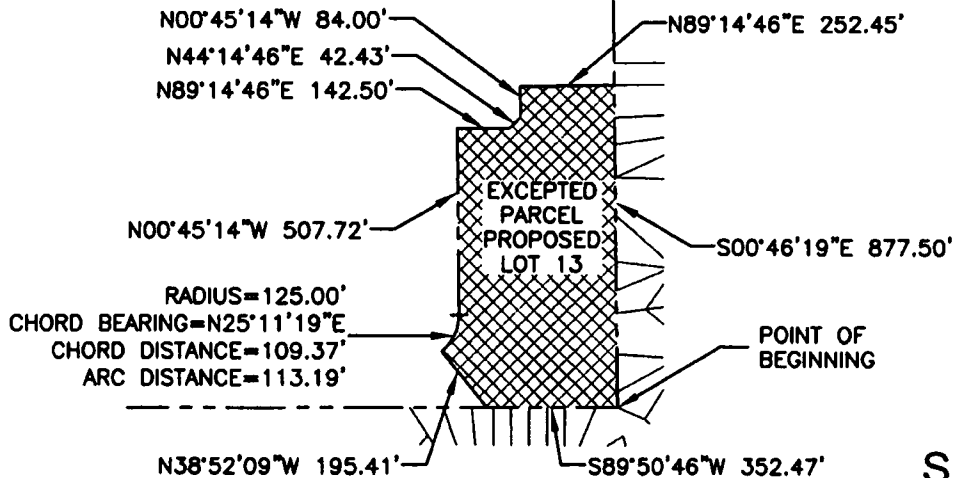
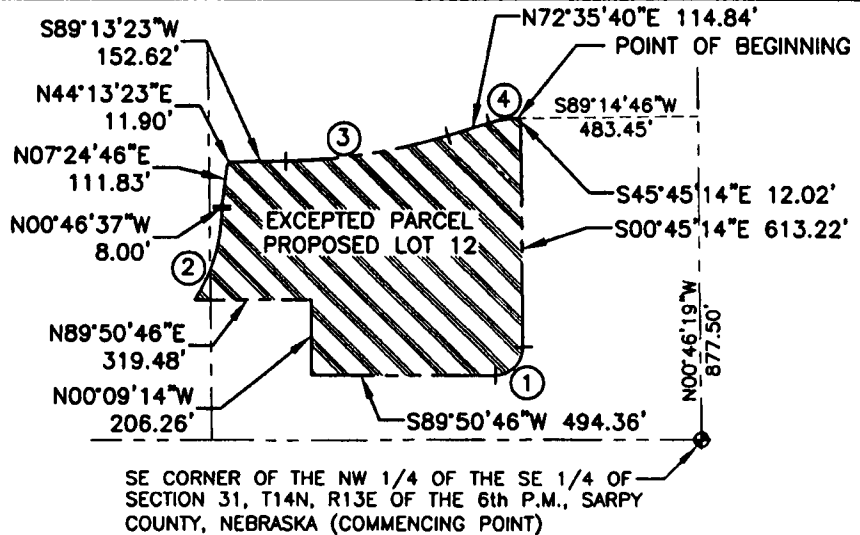
WOODSONIA LAKEWOOD WEST, LLC

Book Page

- RADIUS=530.00'
- ① CHORD BEARING=N85°50'58"E
CHORD DISTANCE=42.52'
ARC DISTANCE=42.54'
- RADIUS=530.00'
- ② CHORD BEARING=N81°15'04"E
CHORD DISTANCE=42.52'
ARC DISTANCE=42.54'
- RADIUS=970.00'
- ③ CHORD BEARING=N84°05'15"E
CHORD DISTANCE=173.65'
ARC DISTANCE=173.89'
- RADIUS=367.00'
- ④ CHORD BEARING=S18°23'23"W
CHORD DISTANCE=240.98'
ARC DISTANCE=245.54'
- RADIUS=383.00'
- ⑤ CHORD BEARING=S29°55'32"W
CHORD DISTANCE=101.73'
ARC DISTANCE=102.03'



- RADIUS=75.00'
- ① CHORD BEARING=S44°32'46"W
CHORD DISTANCE=106.62'
ARC DISTANCE=118.60'
- RADIUS=433.00'
- ② CHORD BEARING=N16°33'39"E
CHORD DISTANCE=258.07'
ARC DISTANCE=262.05'
- RADIUS=1530.00'
- ③ CHORD BEARING=N80°54'31"E
CHORD DISTANCE=442.49'
ARC DISTANCE=444.04'
- RADIUS=270.00'
- ④ CHORD BEARING=N80°55'13"E
CHORD DISTANCE=78.19'
ARC DISTANCE=78.47'



SHEET 2 OF 4



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thompson, dressen & dorner, inc.
10836 Old Mill Rd
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p.402.330.8860 f.402.330.5866
td2co.com

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EXHIBIT "A"

WOODSONIA LAKEWOOD WEST, LLC

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LEGAL DESCRIPTION – (SID BOUNDARY INCLUDING EXCEPTIONS)

THE EAST 1/2 OF THE SOUTHWEST 1/4, TOGETHER WITH THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, EXCEPT THOSE PARTS CONDEMNED BY THE STATE OF NEBRASKA BY RETURN OF APPRAISERS FOR HIGHWAY 370 RIGHT-OF-WAY RECORDED IN MISC. BOOK 26, PAGE 539 AND INSTRUMENT NUMBER 92-13166; RECORDS OF SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST 1/2;

THENCE N00°46'28"W (ASSUMED BEARING) 2,345.05 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE SOUTH LINE OF HIGHWAY 370;

THENCE EAST ON THE SOUTH LINE OF HIGHWAY 370 ON THE FOLLOWING DESCRIBED SEVEN COURSES:

THENCE N88°10'56"E 346.12 FEET; THENCE N77°54'08"E 399.20 FEET;

THENCE N84°01'18"E 427.44 FEET; THENCE S86°59'45"E 230.40 FEET;

THENCE N88°47'29"E 337.77 FEET; THENCE N76°09'55"E 202.14 FEET;

THENCE N87°44'51"E 710.31 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4;

THENCE S00°46'19"E 1,227.00 FEET ON THE EAST LINE OF SAID NORTHWEST 1/4;

THENCE S89°50'46"W 1,318.65 FEET ON THE SOUTH LINE OF SAID NORTHWEST 1/4;

THENCE S00°45'27"E 1,320.61 FEET ON THE EAST LINE OF SAID EAST 1/2;

THENCE S89°48'35"W 1,318.86 FEET ON THE SOUTH LINE OF SAID EAST 1/2

TO THE POINT OF BEGINNING.

CONTAINING 4,750,925 SQUARE FEET OR 109.066 ACRES

LEGAL DESCRIPTION – (EXCEPTED PART – PROPOSED LOT 11)

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2;

THENCE N00°46'28"W (ASSUMED BEARING) 1,594.24 FEET ON THE WEST LINE OF SAID EAST 1/2 TO THE SOUTHWEST CORNER OF PROPOSED LOT 11, LAKEWOOD WEST, AND THE POINT OF BEGINNING;

THENCE ON THE OUTER BOUNDARY OF SAID PROPOSED LOT 11 ON THE FOLLOWING DESCRIBED TWENTY-TWO COURSES;

THENCE CONTINUING N00°46'28"W 226.95 FEET ON THE WEST LINE OF SAID EAST 1/2;

THENCE N89°13'32"E 284.22 FEET; THENCE N01°51'05"W 143.00 FEET;

THENCE EASTERLY ON A NON-TANGENT 530.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N85°50'58"E, CHORD DISTANCE 42.52 FEET, AN ARC DISTANCE OF 42.54 FEET;

THENCE N83°33'01"E 126.00 FEET; THENCE EASTERLY ON A 530.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N81°15'04"E, CHORD DISTANCE 42.52 FEET, AN ARC DISTANCE OF 42.54 FEET;

THENCE N78°57'07"E 346.44 FEET; THENCE EASTERLY ON A 970.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N84°05'15"E, CHORD DISTANCE 173.65 FEET, AN ARC DISTANCE OF 173.89 FEET;

THENCE N89°13'23"E 256.48 FEET; THENCE S45°46'37"E 11.90 FEET;

THENCE S08°58'00"E 111.83 FEET; THENCE S00°46'37"E 8.00 FEET;

THENCE SOUTHWESTERLY ON A 367.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S18°23'23"W, CHORD DISTANCE 240.98 FEET, AN ARC DISTANCE OF 245.54 FEET;

THENCE S37°33'24"W 14.17 FEET; THENCE SOUTHWESTERLY ON A 383.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S29°55'32"W, CHORD DISTANCE 101.73 FEET, AN ARC DISTANCE OF 102.03 FEET;

THENCE N86°01'33"W 141.47 FEET; THENCE S84°09'22"W 102.71 FEET;

THENCE S89°50'46"W 495.00 FEET; THENCE S86°22'48"W 62.44 FEET;

THENCE S79°56'50"W 117.62 FEET; THENCE S86°13'09"W 51.17 FEET;

THENCE S89°50'46"W 178.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 461,123 SQUARE FEET OR 10.586 ACRES

SHEET 3 OF 4



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thompson, dreessen & dorner, inc.
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td2co.com

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Drawn By: RJR
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EXHIBIT "A"

WOODSONIA LAKEWOOD WEST, LLC

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LEGAL DESCRIPTION – (EXCEPTED PART – PROPOSED LOT 12)

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, TOGETHER WITH PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4;
THENCE N00°46'19"W (ASSUMED BEARING) 877.50 FEET ON THE EAST LINE OF SAID NORTHWEST 1/4;
THENCE S89°14'46"W 483.45 FEET TO THE NORTHEAST CORNER OF PROPOSED LOT 12, LAKEWOOD WEST, AND THE POINT OF BEGINNING;
THENCE ON THE OUTER BOUNDARY OF SAID LOT 12 ON THE FOLLOWING DESCRIBED FOURTEEN COURSES;
THENCE S45°45'14"E 12.02 FEET; THENCE S00°45'14"E 613.22 FEET;
THENCE SOUTHWEST ON A 75.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S44°32'46"W, CHORD DISTANCE 106.62 FEET, AN ARC DISTANCE OF 118.60 FEET;
THENCE S89°50'46"W 494.36 FEET; THENCE N00°09'14"W 206.26 FEET;
THENCE S89°50'46"W 319.48 FEET;
THENCE NORTHEAST ON A NON-TANGENT 433.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N16°33'39"E, CHORD DISTANCE 258.07 FEET, AN ARC DISTANCE OF 262.05 FEET;
THENCE N00°46'37"W 8.00 FEET; THENCE N07°24'46"E 111.83 FEET;
THENCE N44°13'23"E 11.90 FEET; THENCE N89°13'23"E 152.62 FEET;
THENCE NORTHEASTERLY ON A 1,530.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N80°54'31"E, CHORD DISTANCE 442.49 FEET, AN ARC DISTANCE OF 444.04 FEET;
THENCE N72°35'40"E 114.84 FEET; THENCE NORTHEASTERLY ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N80°55'13"E, CHORD DISTANCE 78.19 FEET, AN ARC DISTANCE OF 78.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 455,221 SQUARE FEET OR 10.450 ACRES

LEGAL DESCRIPTION – (EXCEPTED PART – PROPOSED LOT 13)

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, T14N, R13E OF THE 6th P.M., SARPY COUNTY NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4, AND THE SOUTHEAST CORNER OF PROPOSED LOT 13, LAKEWOOD WEST;
THENCE ON THE OUTER BOUNDARY OF SAID PROPOSED LOT 13 ON THE FOLLOWING DESCRIBED NINE COURSES;
THENCE S89°50'46"W (ASSUMED BEARING) 352.47 FEET ON THE SOUTH LINE OF SAID NORTHWEST 1/4;
THENCE N38°52'09"W 195.41 FEET; THENCE NORTHEAST ON A NON-TANGENT 125.00 FOOT RADIUS CURVE TO THE LEFT; CHORD BEARING N25°11'19"E, CHORD DISTANCE 109.37 FEET, AN ARC DISTANCE OF 113.19 FEET;
THENCE N00°45'14"W 507.72 FEET; THENCE N89°14'46"E 142.50 FEET;
THENCE N44°14'46"E 42.43 FEET; THENCE N00°45'14"W 84.00 FEET;
THENCE N89°14'46"E 252.45 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4;
THENCE S00°46'19"E 877.50 FEET ON THE EAST LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING.

CONTAINING 352,384 SQUARE FEET OR 8.09 ACRES

TOTAL AREA = 4,750,925 SQUARE FEET OR 109.066 ACRES
AREA CONTAINED IN PROPOSED LOTS 11, 12, AND 13,
LAKEWOOD WEST = 1,268,728 OR 29.126 ACRES
AREA EXCLUDING PROPOSED LOTS = 3,482,197 SQUARE FEET OR 79.940 ACRES

SHEET 4 OF 4



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