



2022-26693

10/12/2022 03:03:56 PM

Recording fees paid:

\$28.00

Pages: 4

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

Submitter: FULLENKAMP JOBEUN JOHNSON

By: pm



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. 371 of Sarpy County, Nebraska and makes the following statement regarding same:

1. District Number: 371
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.

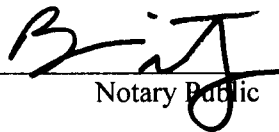
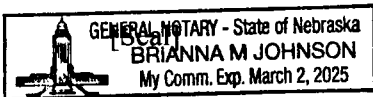
7. The actual current levy of the District may be obtained from the County Clerk.

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. 371 of Sarpy County, Nebraska

SUBSCRIBED and sworn to before me this 6th day of September, 2022.



Notary Public

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

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF NW1/4 OF THE SW1/4, ALONG WITH PART OF THE NE1/4 OF THE SW1/4, ALONG WITH ALL OF THE NW1/4 OF THE SE1/4, ALONG WITH PART OF THE SW1/4 OF THE SE1/4, ALL LOCATED IN SECTION 02, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW1/4 OF SECTION 02, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SE1/4 OF SECTION 02, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 189, PLUM CREEK SECOND PLATTING, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF SAID SECTION 02; THENCE N89°15'20"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SE1/4 OF THE SECTION 02, SAID LINE ALSO BEING THE SOUTH LINE OF SAID PLUM CREEK SECOND PLATTING, A DISTANCE OF 1,335.54 FEET TO THE NORTHEAST CORNER OF SAID NW1/4 OF THE SE1/4 OF SECTION 02, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, CHESTNUT RIDGE, A SUBDIVISION LOCATED IN PART OF SAID SE1/4 OF SECTION 02; THENCE S00°07'21"E ALONG THE EAST LINE OF THE WEST1/2 OF SAID SE1/4 OF SECTION 02, SAID LINE ALSO BEING THE WEST LINE OF SAID CHESTNUT RIDGE, SAID LINE ALSO BEING THE WEST LINE OF TAX LOT 5D, A TAX LOT LOCATED IN PART OF SAID SE1/4 OF SECTION 02, A DISTANCE OF 2,601.38 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAPEHART ROAD; THENCE S89°31'01"W ALONG SAID NORTHERLY LINE OF SAID CAPEHART ROAD, A DISTANCE OF 1,327.35 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4 OF SECTION 02, SAID LINE ALSO BEING THE EAST LINE OF SAID SW1/4 OF SECTION 02, SAID LINE ALSO BEING THE EAST LINE OF TAX LOT 7, A TAX LOT LOCATED IN PART OF SAID SW1/4 OF SECTION 02; THENCE N00°18'07"W ALONG SAID WEST LINE OF SAID SE1/4 OF SECTION 02, SAID LINE ALSO BEING SAID EAST LINE OF THE SW1/4 OF SECTION 02, SAID LINE ALSO BEING SAID EAST LINE OF TAX LOT 7, A DISTANCE OF 1,281.12 FEET TO THE NORTHWEST CORNER OF SAID SW1/4 OF THE SE1/4 OF SECTION 02, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 7, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4 OF SECTION 02, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID NW1/4 OF THE SE1/4 OF SECTION 02; THENCE S89°42'29"W ALONG THE SOUTH LINE OF THE NORTH1/2 OF SAID SW1/4 OF SECTION 02, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 7, A DISTANCE OF 1,611.74 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 7, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTH SANTA FE RAILROAD; THENCE N44°34'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTH SANTA FE RAILROAD, A DISTANCE OF 1,854.02 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF SECTION 02; THENCE N89°40'04"E ALONG SAID NORTH LINE OF THE SW1/4 OF SECTION 02, A DISTANCE OF 303.45 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4,717,648 SQUARE FEET OR 108.302 ACRES, MORE OR LESS.

SEE SHEET 1 OF 2 FOR DRAWING



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: 402.895.3599

Job No.: P2021.330.001

Date: 02/28/2022

Drawn by: RLS

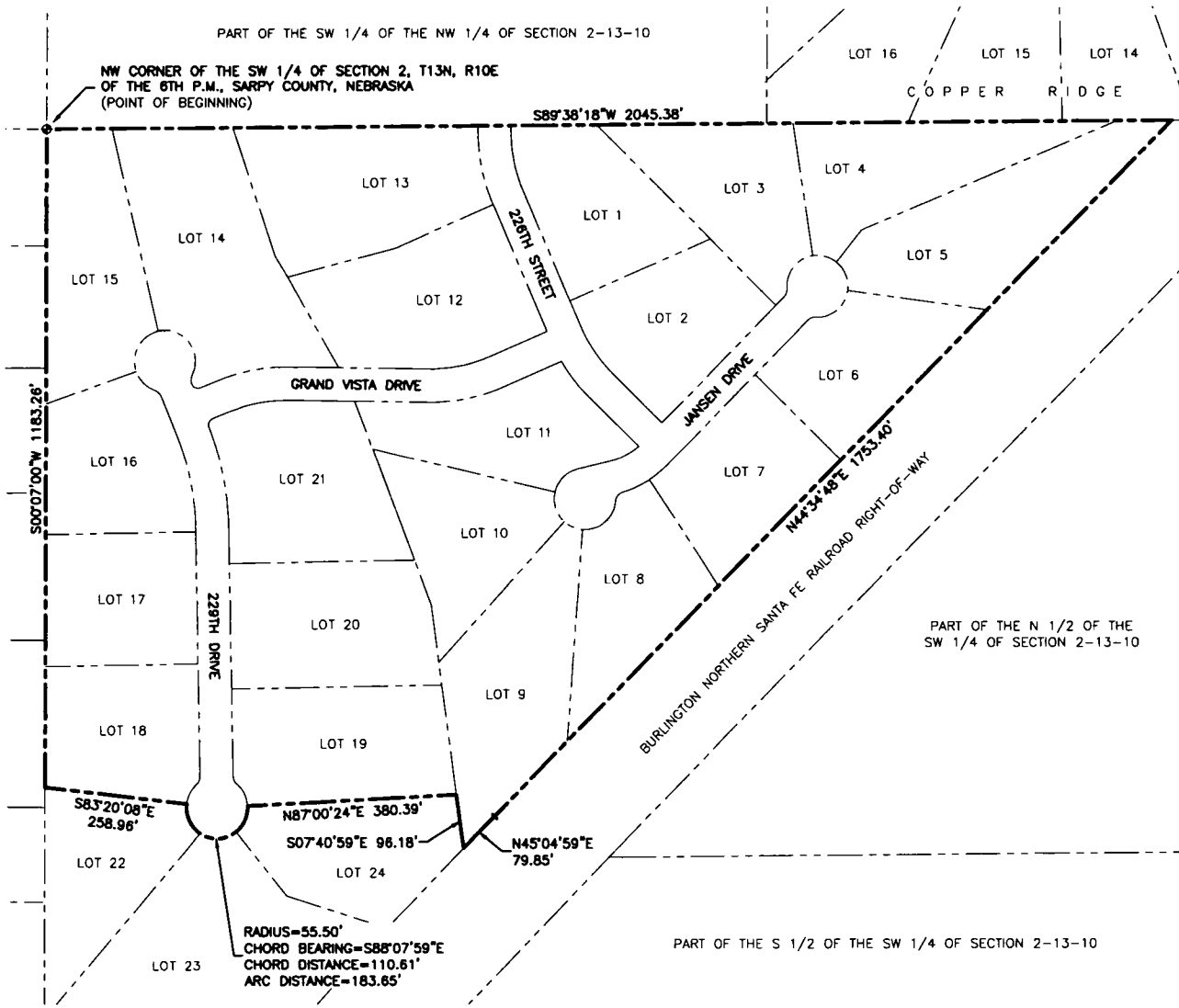
Scale: 1"=400'

SHEET: 2 of 2

BOUNDARY LEGAL SANITARY AND IMPROVEMENTS

DISTRICT NO. 371

SARPY COUNTY, NEBRASKA



LEGAL DESCRIPTION

THAT PART OF THE SW 1/4 OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SW 1/4;

THENCE S00°07'00"W (ASSUMED BEARING) 1183.26 FEET ON THE WEST LINE OF SAID SW 1/4;

THENCE S83°20'08"E 258.96 FEET;

THENCE SOUTHEASTERLY ON A 55.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S88°07'59"E, CHORD DISTANCE OF 110.61 FEET AND ARC DISTANCE OF 183.65 FEET;

THENCE N87°00'24"E 380.39 FEET;

THENCE S07°40'59"E 96.18 TO THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE N45°04'59"E 79.85 FEET ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY;

THENCE N44°34'48"E 1753.40 FEET CONTINUING ON THE WEST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY TO THE NORTH LINE OF SAID SW 1/4;

THENCE S89°38'18"W 2045.38 FEET ON THE NORTH LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING.

CONTAINING 40.365 ACRES, MORE OR LESS.

TD2
engineering & surveying

Thornton, Drissman & Gomer, Inc.
10836 Old MB Rd
Omaha, NE 68154
P: 402.330.8860 F: 402.330.5866
td2co.com

EXHIBIT

Client Name
WOODSONIA REAL ESTATE

DESCRIPTION
PART OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 2, T13N, R10E, SARPY COUNTY, NEBRASKA.

No.	Description	MM-DD-YY

Job No.: 2069-160(EX)
Drawn By: BJH
Reviewed By: JLC
Date: MAY 16, 2022
Book:
Page:
Sheet Title:

