

FILED SARPY CO. NE.

INSTRUMENT NUMBER

2003-55455

2003 SEP 29 A 9:59 AM

Lloyd J. Dowding

REGISTER OF DEEDS

Counter *Sn a*
 Verify *[initials]*
 D.E. *[initials]*
 Proof *LM*
 Fee \$ 194.00
 Ck Cash Chg
 1014



**THIS PAGE ADDED
 FOR RECORDING
 INFORMATION.**

**DOCUMENT STARTS ON
 NEXT PAGE.**

LLOYD J. DOWDING

SARPY COUNTY REGISTER OF DEEDS
 1210 GOLDEN GATE DRIVE, STE 1109
 PAPIILLION, NE 68046-2895
 402-593-5773

RJR
3093 The Estates at Prairie Ridge
 2332 Bob Boozer Dr
 Omaha, Ne 68136

A

PERMANENT SEWER AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT **THE ESTATES AT PRAIRIE RIDGE, LLC**, a Nebraska limited liability company, hereinafter referred to as **GRANTOR**, (whether one or more) for and in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby donate, and convey unto **The Estates at Prairie Ridge Homeowners Association, County of Sarpy, State of Nebraska**, hereinafter referred to as **ASSOCIATION**, and to its successors, a permanent easement for the right to construct, maintain and operate sewers, drainage structures, and/or drainage ways, and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

**SEE ATTACHED EXHIBITS 1 THROUGH 11 FOR
PERMANENT EASEMENT LEGAL DESCRIPTION**

TO HAVE AND TO HOLD unto said **ASSOCIATION**, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said sewers, drainage structures, and/or drainage ways at the will of the **ASSOCIATION**. The **GRANTOR** may, following construction of said sewers, drainage structures, and/or drainage ways continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the **ASSOCIATION** to use the same for the purposes herein expressed.

It is further agreed as follows:

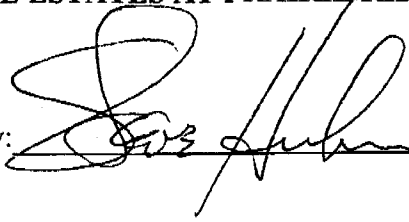
1. That no building, improvement, or other structures, nor grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement strip by **GRANTOR**, its successors and assigns, without express approval of the **ASSOCIATION**. Improvements which may be approved by **ASSOCIATION** include landscaping, road and/or street surfaces, parking area surfacing, and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by **GRANTOR**, its successors or assigns.
2. That **ASSOCIATION** will replace or rebuild any and all damage to improvements caused by **ASSOCIATION** exercising its rights of inspecting, maintaining or operating said sewer, except that damage to, or loss of trees and shrubbery will not be compensated for by **ASSOCIATION**.
3. This permanent sewer easement is also for the benefit of any contractor, agent, employee, or representative of the **ASSOCIATION** and any of said construction and work.
4. That **ASSOCIATION** shall cause any trench made on said easement strip to be properly refilled and shall cause the premises to be left in a neat and orderly condition.

B

- 5. That said **GRANTOR** for itself and its successors and assigns, does confirm with the said **ASSOCIATION** and their assigns, that the **GRANTOR** is well seized in fee of the above described property and that it has the right to grant and convey this permanent sewer easement in the manner and form aforesaid, and that it will, and its successors and assigns shall warrant and defend this permanent easement to said **ASSOCIATION** and its assigns against the lawful claims and demands of all persons. This permanent sewer easement runs with the land.
- 6. That said permanent sewer easement is granted upon the condition that the **ASSOCIATION** may remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, trees within the easement area as necessary for construction.
- 7. That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understanding, between the **GRANTOR** and the **ASSOCIATION** or their agents; and that the **GRANTOR**, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the **ASSOCIATION** or their agents or employees, except as are set forth herein (if applicable).

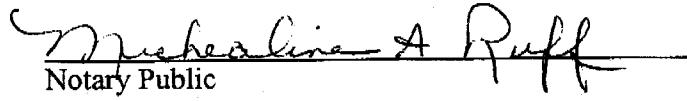
IN WITNESS WHEREOF, the said **GRANTOR** has hereunto caused these presents to be signed by its respective officer(s) this 9th day of September 2003.

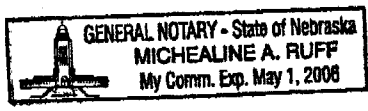
THE ESTATES AT PRAIRIE RIDGE, LLC, GRANTOR

By: 

STATE OF NEBRASKA)
) SS
 COUNTY OF DOUGLAS)

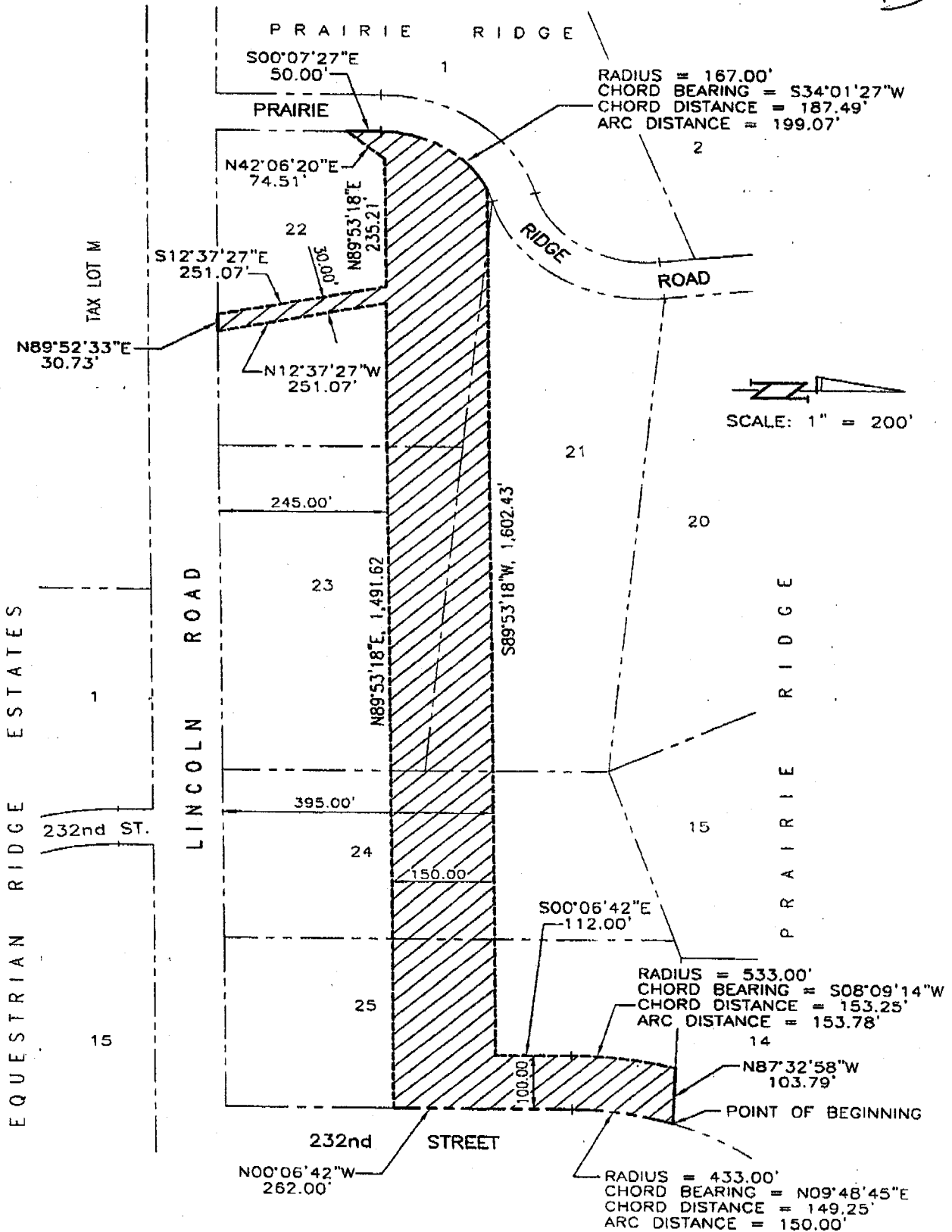
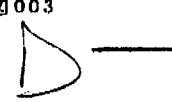
The foregoing instrument was acknowledged before me on September 9, 2003, by Steve Huber, Vice President of The Estates at Prairie Ridge, LLC, a Nebraska limited liability company, on behalf of the company.


 Notary Public



C

EXHIBIT 1



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

SHEET 1 OF 2

LEGAL DESCRIPTION

THAT PART OF LOTS 21, 22, 23, 24 AND 25, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 25;

THENCE N87°32'58"W (ASSUMED BEARING) 103.79 FEET ON THE NORTH LINE OF SAID LOT 25 TO A POINT 100.00 FEET WEST OF (MEASURED RADially) THE EAST LINE OF SAID LOT 25;

THENCE SOUTHWESTERLY ON A LINE 100.00 FEET WEST OF AND CONCENTRIC WITH THE EAST LINE OF SAID LOT 25 ON A 533.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S08°09'14"W, CHORD DISTANCE 153.25 FEET, AN ARC DISTANCE OF 153.78 FEET;

THENCE S00°06'42"E 112.00 FEET ON A LINE 100.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 25 TO A POINT 395.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 25;

THENCE S89°53'18"W 1602.43 FEET ON A LINE 395.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINES OF SAID LOTS 24 AND 25 TO THE WEST LINE OF SAID LOT 22;

THENCE SOUTHWESTERLY ON THE WEST LINE OF SAID LOT 22 ON A 167.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S34°01'27"W, CHORD DISTANCE 187.49 FEET, AN ARC DISTANCE OF 199.07 FEET;

THENCE S00°07'27"E 50.00 FEET ON THE WEST LINE OF SAID LOT 22;

THENCE N42°06'20"E 74.51 FEET TO A POINT 245.00 FEET NORTH OF THE SOUTH LINES OF SAID LOTS 24 AND 25;

THENCE N89°53'18"E 235.21 FEET ON A LINE 245.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINES OF SAID LOTS 24 AND 25;

THENCE S12°37'27"E 251.07 FEET TO THE SOUTH LINE OF SAID LOT 22;

THENCE N89°52'33"E 30.73 FEET ON THE SOUTH LINE OF SAID LOT 22;

THENCE N12°37'27"W 251.07 FEET TO A POINT 245.00 FEET NORTH OF THE SOUTH LINES OF SAID LOTS 24 AND 25;

THENCE N89°53'18"E 1491.62 FEET ON A LINE 245.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOTS 24 AND 25 TO THE EAST LINE OF SAID LOT 25;

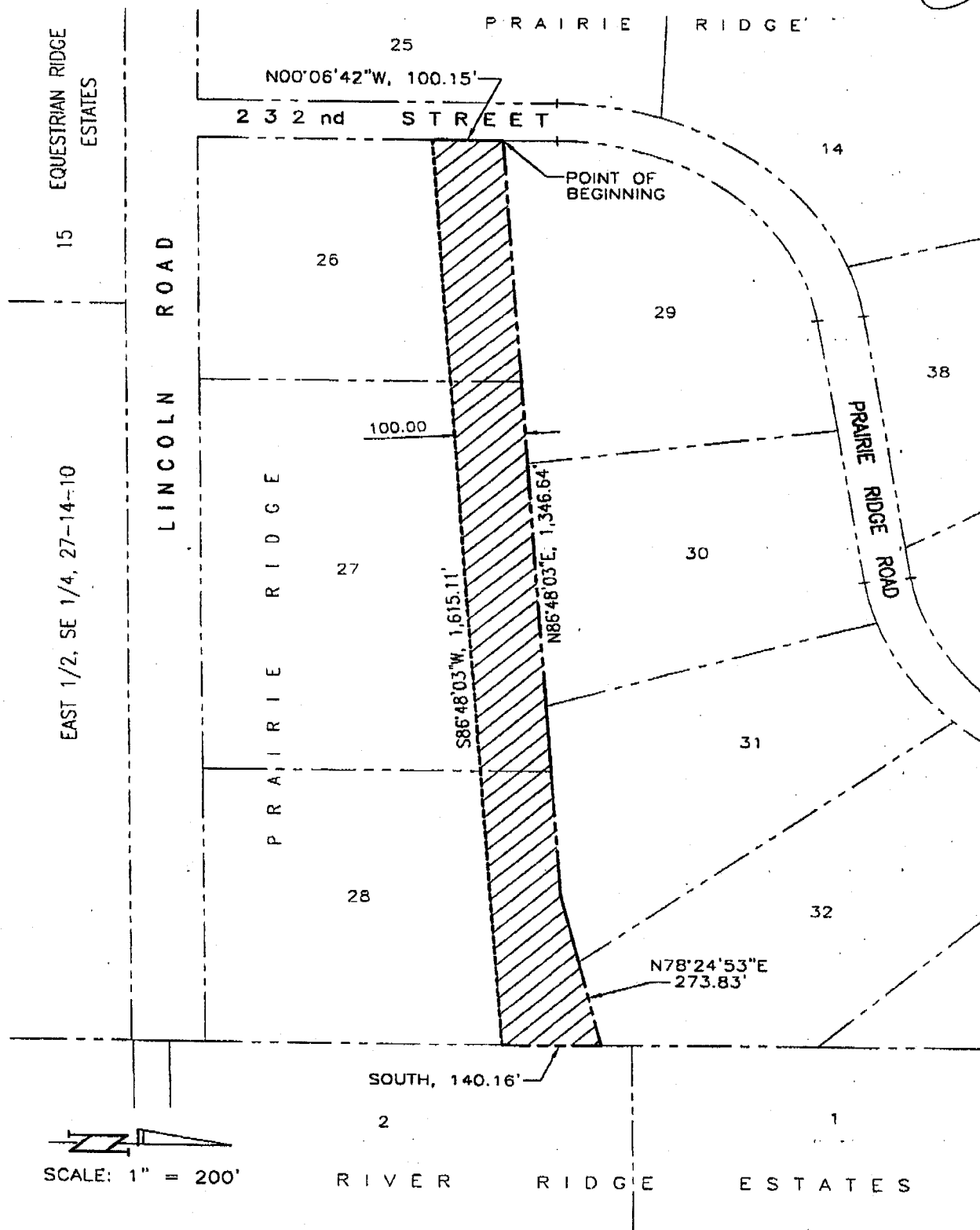
THENCE N00°06'42"W 262.00 FEET ON THE EAST LINE OF SAID LOT 25;

THENCE NORTHEASTERLY ON THE EAST LINE OF SAID LOT 25 ON A 433.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N09°48'45"E, CHORD DISTANCE 149.25 FEET, AN ARC DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

F

EXHIBIT 2

G



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

SHEET 1 OF 2

LEGAL DESCRIPTION

THAT PART OF LOTS 26, 27 AND 28, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 26;

THENCE N86°48'03"E (ASSUMED BEARING) 1346.64 FEET ON THE NORTH LINES OF SAID LOTS 26, 27 AND 28;

THENCE N78°24'53"E 273.83 FEET ON THE NORTH LINE OF SAID LOT 28 TO THE NE CORNER THEREOF;

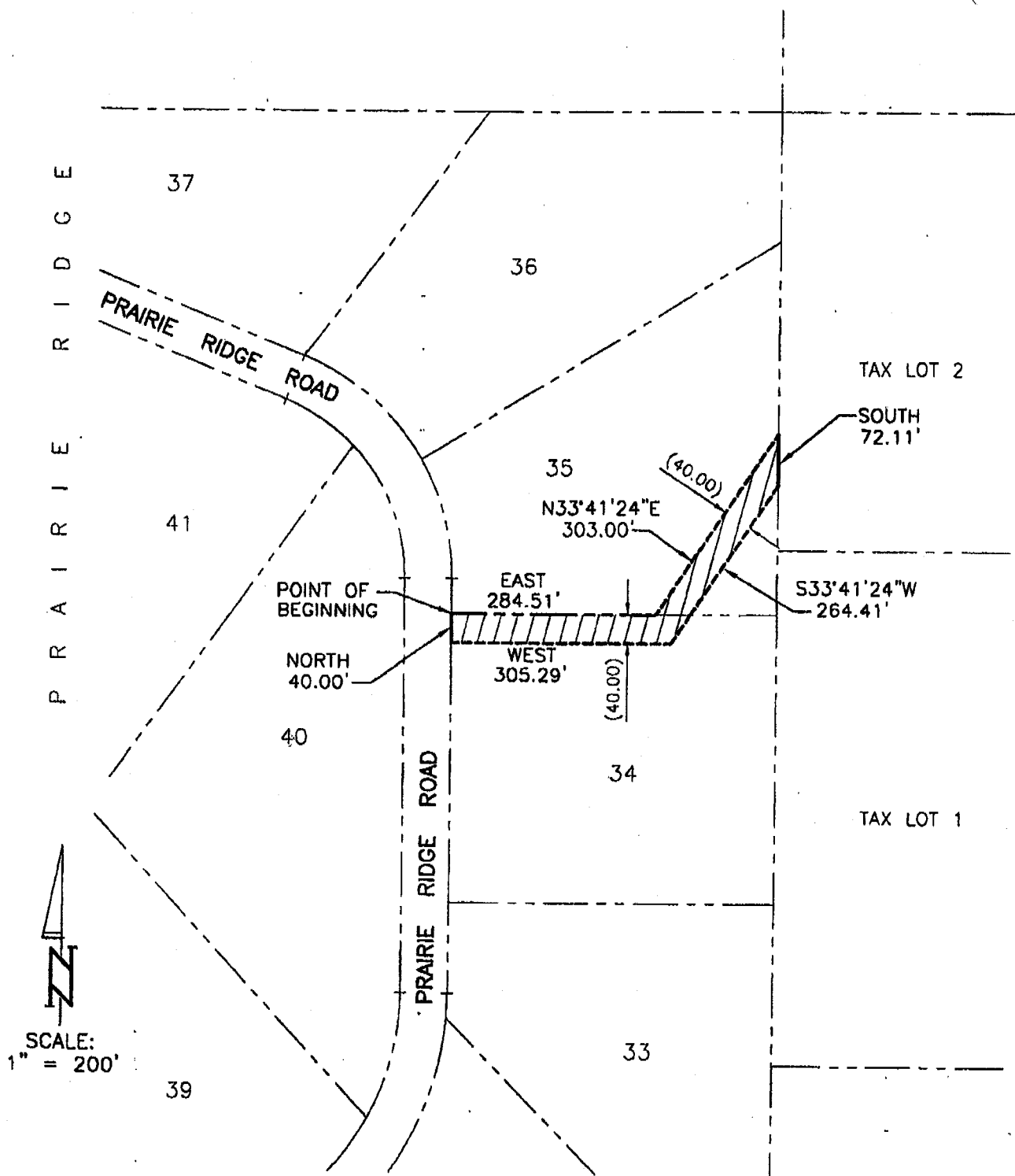
THENCE SOUTH 140.16 FEET ON THE EAST LINE OF SAID LOT 28;

THENCE S86°48'03"W 1615.11 FEET TO THE WEST LINE OF SAID LOT 26;

THENCE N00°06'42"W 100.15 FEET ON THE WEST LINE OF SAID LOT 26 TO THE POINT OF BEGINNING.

I

EXHIBIT 3



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

SHEET 1 OF 2

CURT HOFER CONSTRUCTION

TD2 FILE NO.: 1016-119-E7

DATE: JULY 9, 2003

THOMPSON, DRESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

K

LEGAL DESCRIPTION

THAT PART OF LOTS 34 AND 35, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 34;

THENCE EAST (ASSUMED BEARING) 284.51 FEET ON THE NORTH LINE OF SAID LOT 34;

THENCE N33°41'24"E 303.00 FEET ON THE EAST LINE OF SAID LOT 35;

THENCE SOUTH 72.11 FEET ON THE EAST LINE OF SAID LOT 35;

THENCE S33°41'24"W 264.41 FEET TO A POINT 40.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 34;

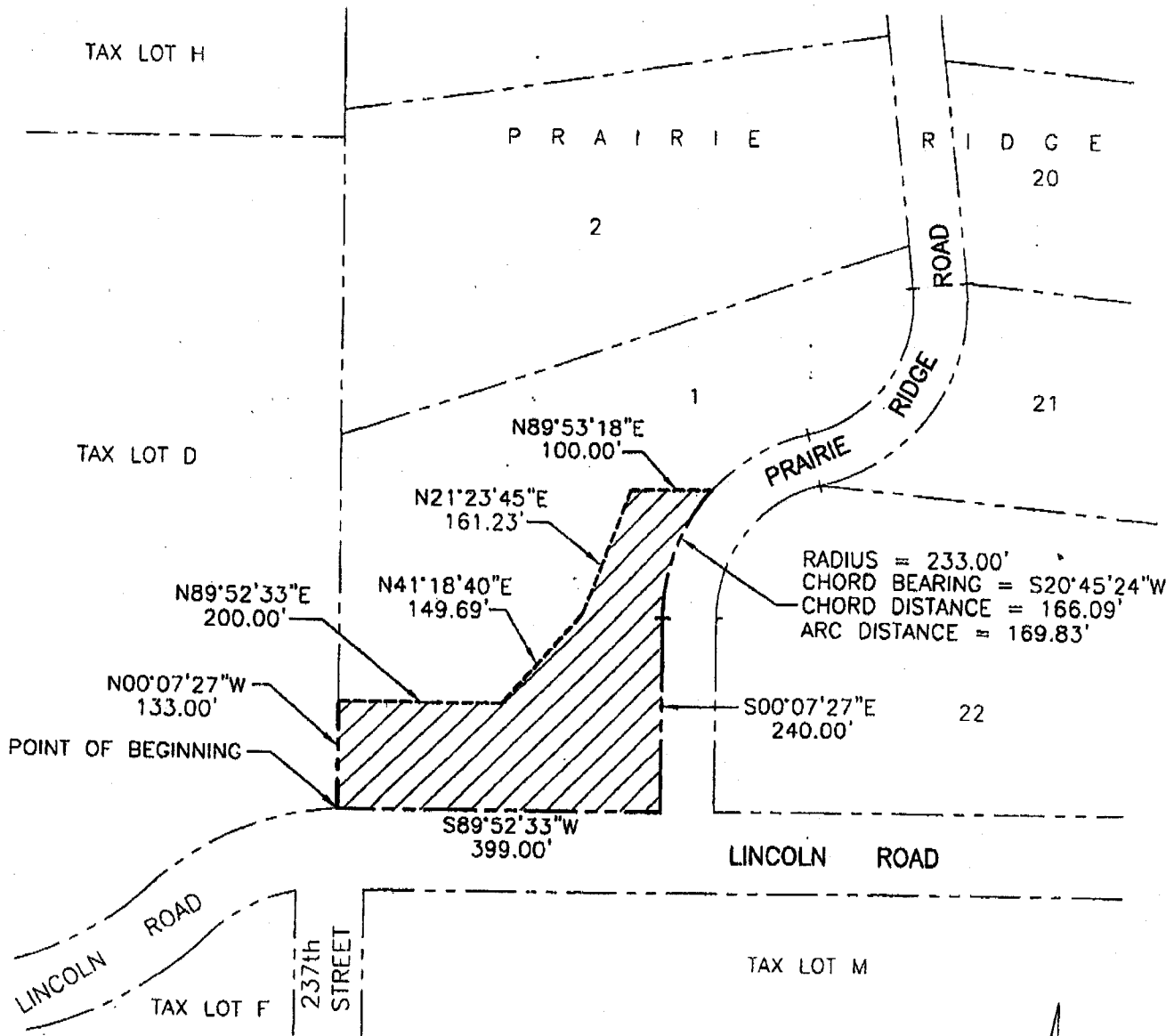
THENCE WEST 305.92 FEET ON A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 34 TO THE WEST LINE THEREOF;

THENCE NORTH 40.00 FEET ON THE WEST LINE OF SAID LOT 34 TO THE POINT OF BEGINNING.

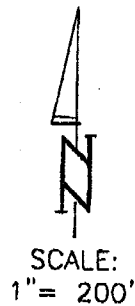
L

EXHIBIT 4

M



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



SHEET 1 OF 2

N

LEGAL DESCRIPTION

THAT PART OF LOT 1, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 1;

THENCE N00°07'27"W (ASSUMED BEARING) 133.00 FEET ON THE WEST LINE OF SAID LOT 1;

THENCE N89°52'33"E 200.00 FEET;

THENCE N41°18'40"E 149.69 FEET;

THENCE N21°23'45"E 161.23 FEET;

THENCE N89°53'18"E 100.00 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 1, ON A 233.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S20°45'24"W, CHORD DISTANCE 166.09 FEET, AN ARC DISTANCE OF 169.83 FEET;

THENCE S00°07'27"E 240.00 FEET ON THE EAST LINE OF SAID LOT 1 TO THE SE CORNER THEREOF;

THENCE S89°52'33"W 399.00 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

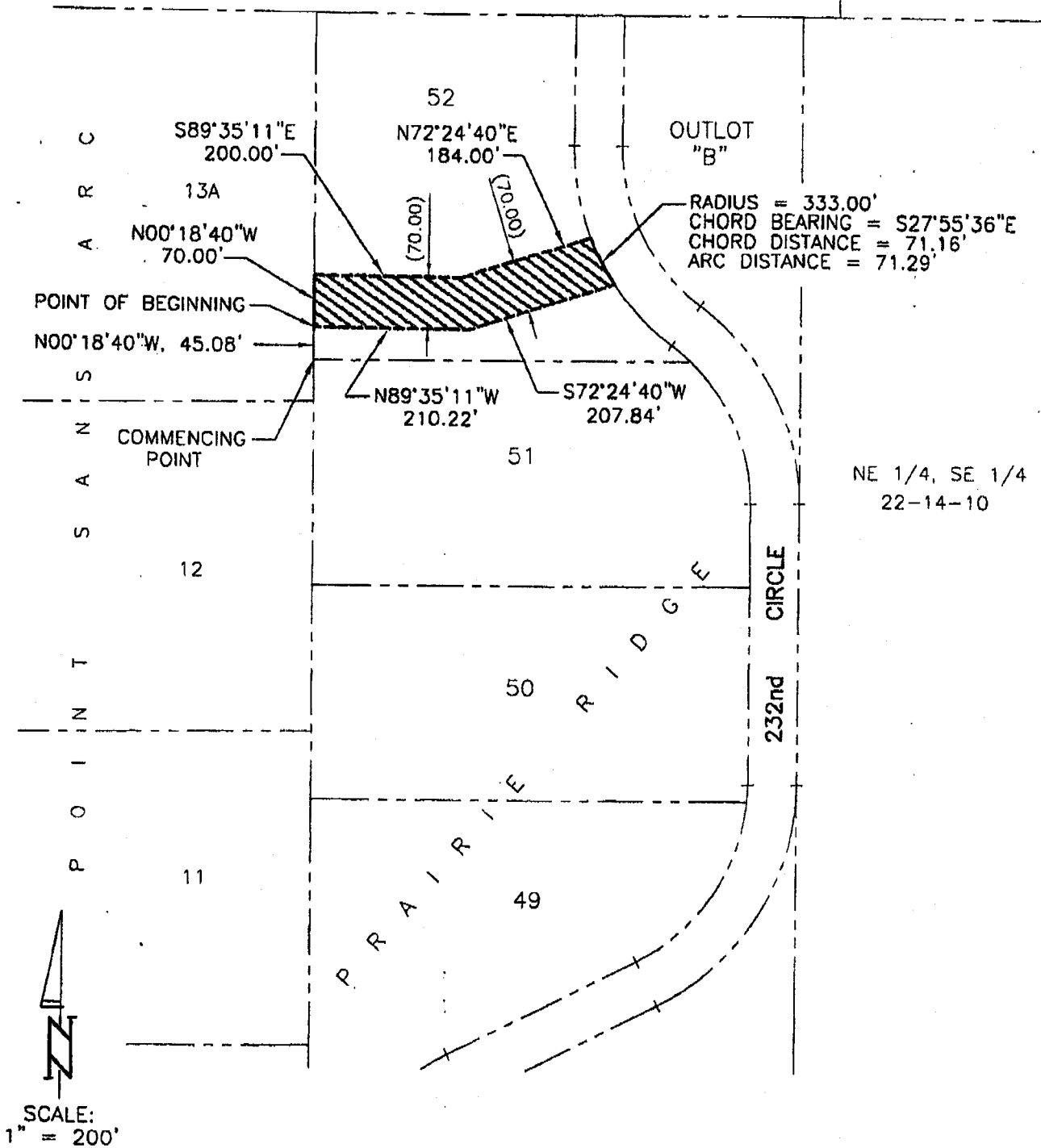
0

EXHIBIT 5

P

TAX LOT 9

TAX LOT 8



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

SHEET 1 OF 2

CURT HOFER CONSTRUCTION

TD2 FILE NO.: 1016-119-E11

DATE: JULY 9, 2003

THOMPSON, DRESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

P

LEGAL DESCRIPTION

THAT PART OF LOT 52, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID LOT 52;

THENCE N00°18'40"W 45.08 FEET ON THE WEST LINE OF SAID LOT 52 TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°18'40"W 70.00 FEET ON THE WEST LINE OF SAID LOT 52;

THENCE S89°35'11"E 200.00 FEET;

THENCE N72°24'40"E 184.00 FEET TO THE EAST LINE OF SAID LOT 52;

THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 52 ON A 333.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S27°55'36"E, CHORD DISTANCE 71.16 FEET, AN ARC DISTANCE OF 71.29 FEET;

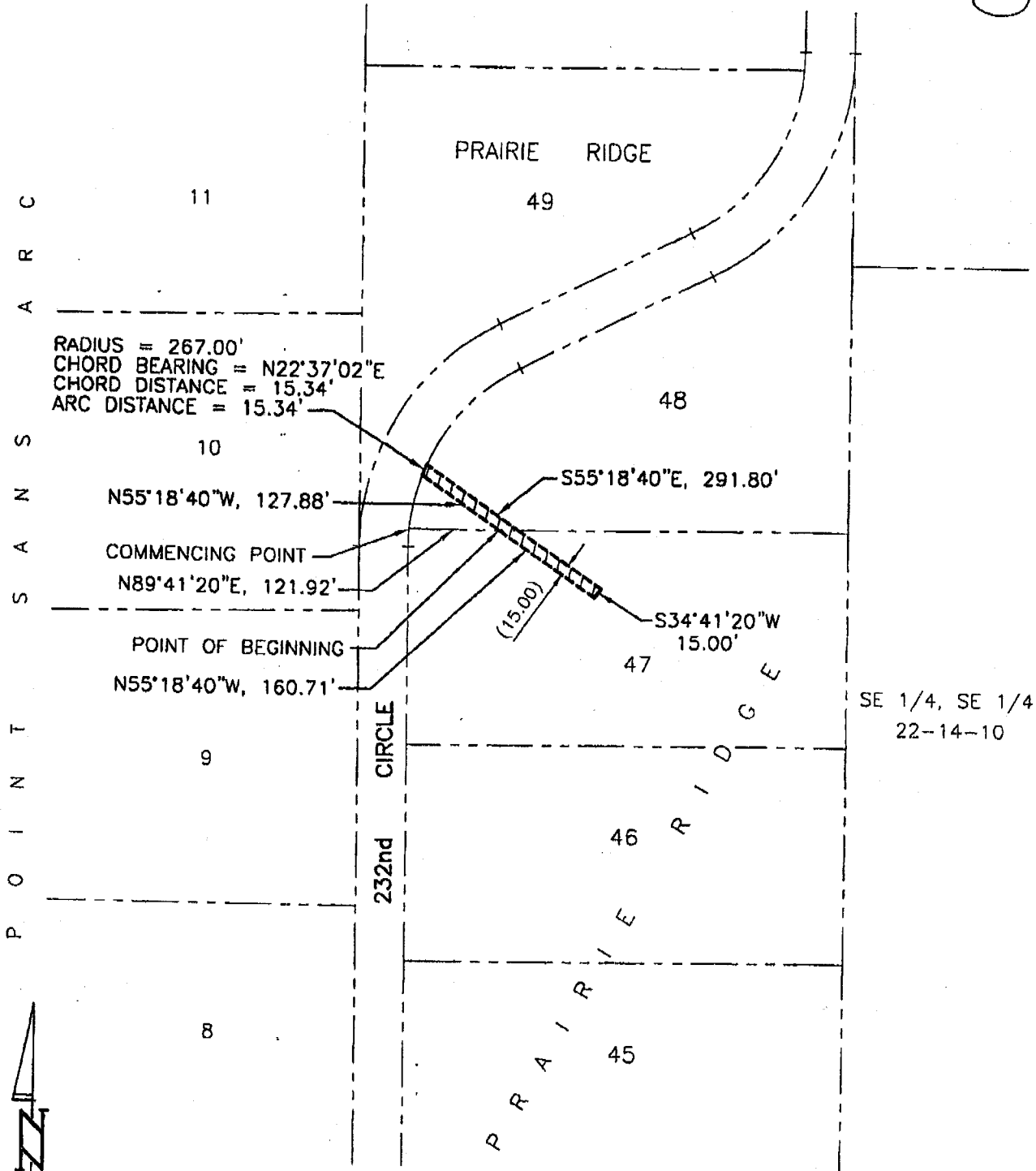
THENCE S72°24'40"W 207.84 FEET;

THENCE N89°35'11"W 210.22 FEET TO THE POINT OF BEGINNING.

R

EXHIBIT 6

8



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11
10
9
8

SE 1/4, SE 1/4
22-14-10



SCALE:
1" = 200'

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

SHEET 1 OF 2

LEGAL DESCRIPTION

THAT PART OF LOTS 47 AND 48, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 47;

THENCE N89°41'20"E (ASSUMED BEARING) 121.92 FEET ON THE NORTH LINE OF SAID LOT 47 TO THE POINT OF BEGINNING;

THENCE N55°18'40"W 127.88 FEET TO THE WEST LINE OF SAID LOT 48;

THENCE NORTHEASTERLY ON THE WEST LINE OF SAID LOT 48 ON A 267.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N22°37'02"E, CHORD DISTANCE 15.34 FEET, AN ARC DISTANCE OF 15.34 FEET;

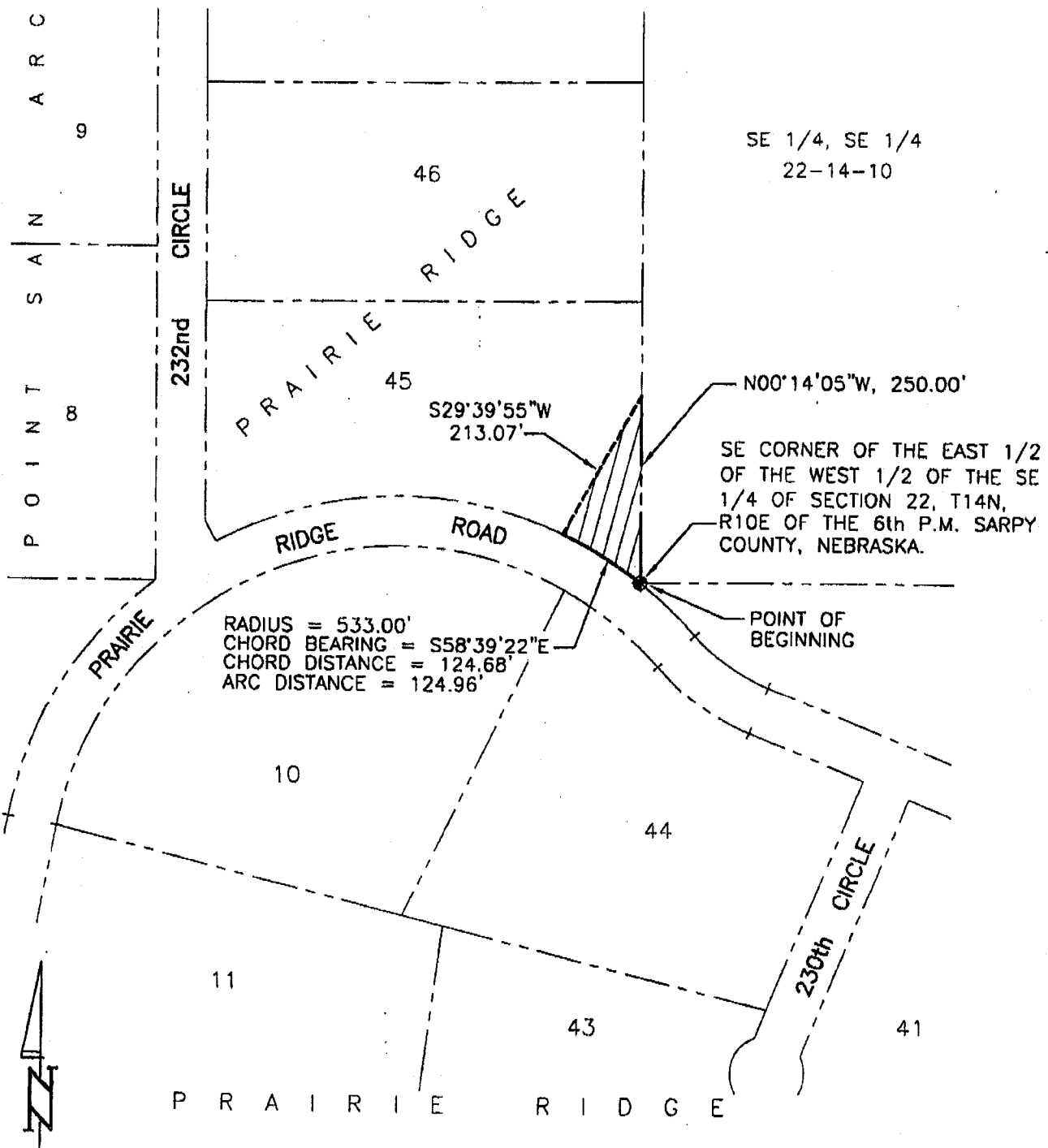
THENCE S55°18'40"E 291.80 FEET;

THENCE S34°41'20"W 15.00 FEET;

THENCE N55°18'40"W 160.71 FEET TO THE POINT OF BEGINNING.

U

EXHIBIT 7



SE 1/4, SE 1/4
22-14-10

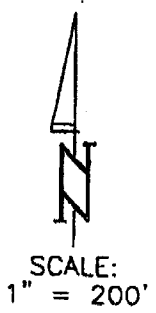
S29°39'55"W
213.07'

N00°14'05"W, 250.00'

SE CORNER OF THE EAST 1/2
OF THE WEST 1/2 OF THE SE
1/4 OF SECTION 22, T14N,
R10E OF THE 6th P.M. SARPY
COUNTY, NEBRASKA.

POINT OF
BEGINNING

RADIUS = 533.00'
CHORD BEARING = S58°39'22"E
CHORD DISTANCE = 124.68'
ARC DISTANCE = 124.96'



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

LEGAL DESCRIPTION

THAT PART OF LOT 45, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 45;

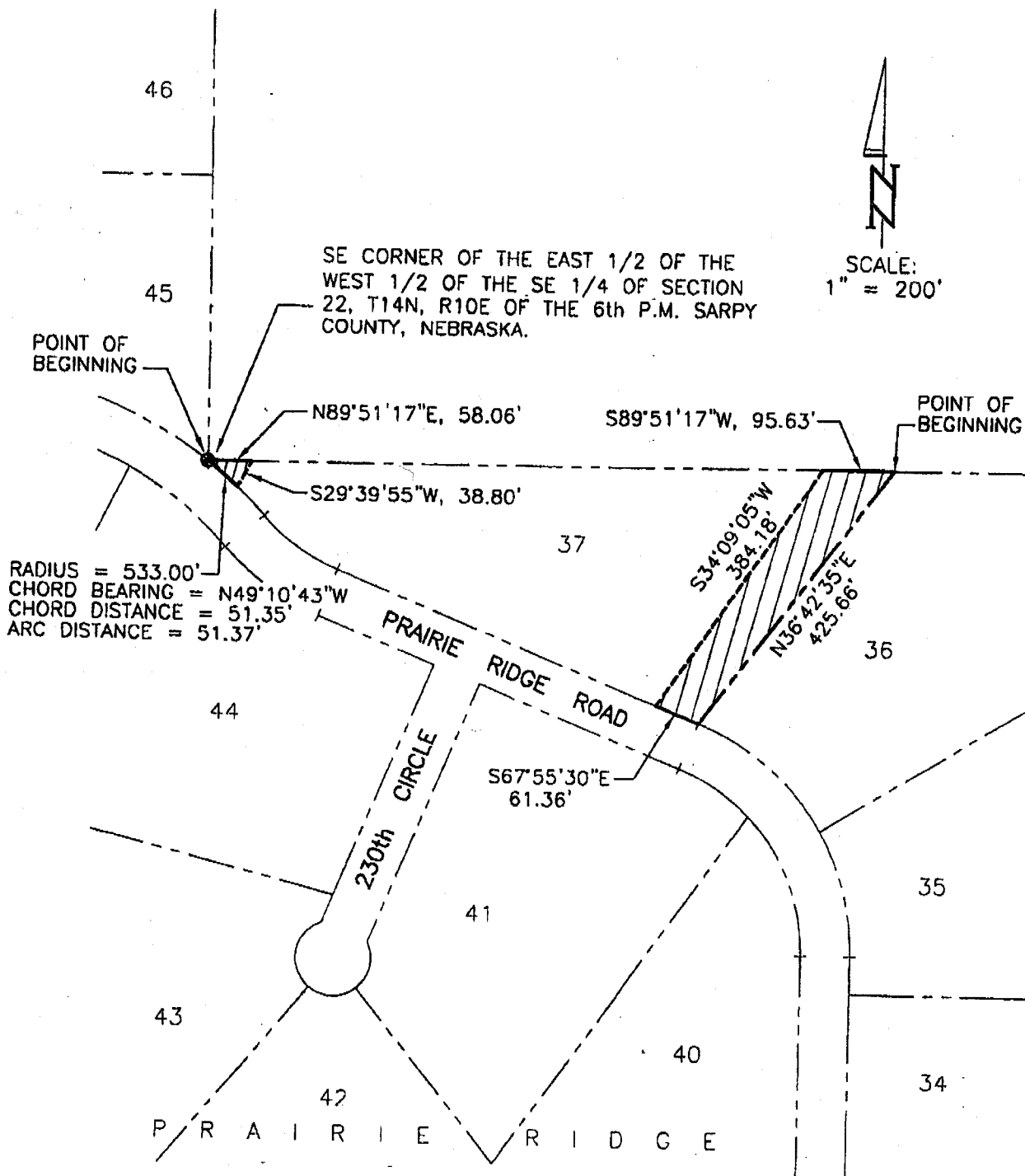
THENCE N00°14'05"W (ASSUMED BEARING) 250.00 FEET ON THE EAST LINE OF SAID LOT 45;

THENCE S29°39'55"W 213.07 FEET TO THE SOUTH LINE OF SAID LOT 45;

THENCE SOUTHEASTERLY ON THE SOUTH LINE OF SAID LOT 45 ON A 533.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S58°39'22"E, CHORD DISTANCE 124.68 FEET. AN ARC DISTANCE OF 124.96 FEET TO THE POINT OF BEGINNING.

X

EXHIBIT 8



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

CURT HOFER CONSTRUCTION

TD2 FILE NO.: 1016-119-E8

DATE: JULY 9, 2003

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

LEGAL DESCRIPTION

THAT PART OF LOT 37, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 37;

THENCE N89°51'17"E (ASSUMED BEARING) 58.06 FEET ON THE NORTH LINE OF SAID LOT 37;

THENCE S29°39'55"W 38.80 FEET TO THE SOUTH LINE OF SAID LOT 37;

THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 37 ON A 533.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N49°10'43"W, CHORD DISTANCE 51.35 FEET, AN ARC DISTANCE OF 51.37 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SAID LOT 37 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 37;

THENCE S89°51'17"W (ASSUMED BEARING) 95.63 FEET ON THE NORTH LINE OF SAID LOT 37;

THENCE S34°09'05"W 384.18 FEET TO THE SOUTH LINE OF SAID LOT 37;

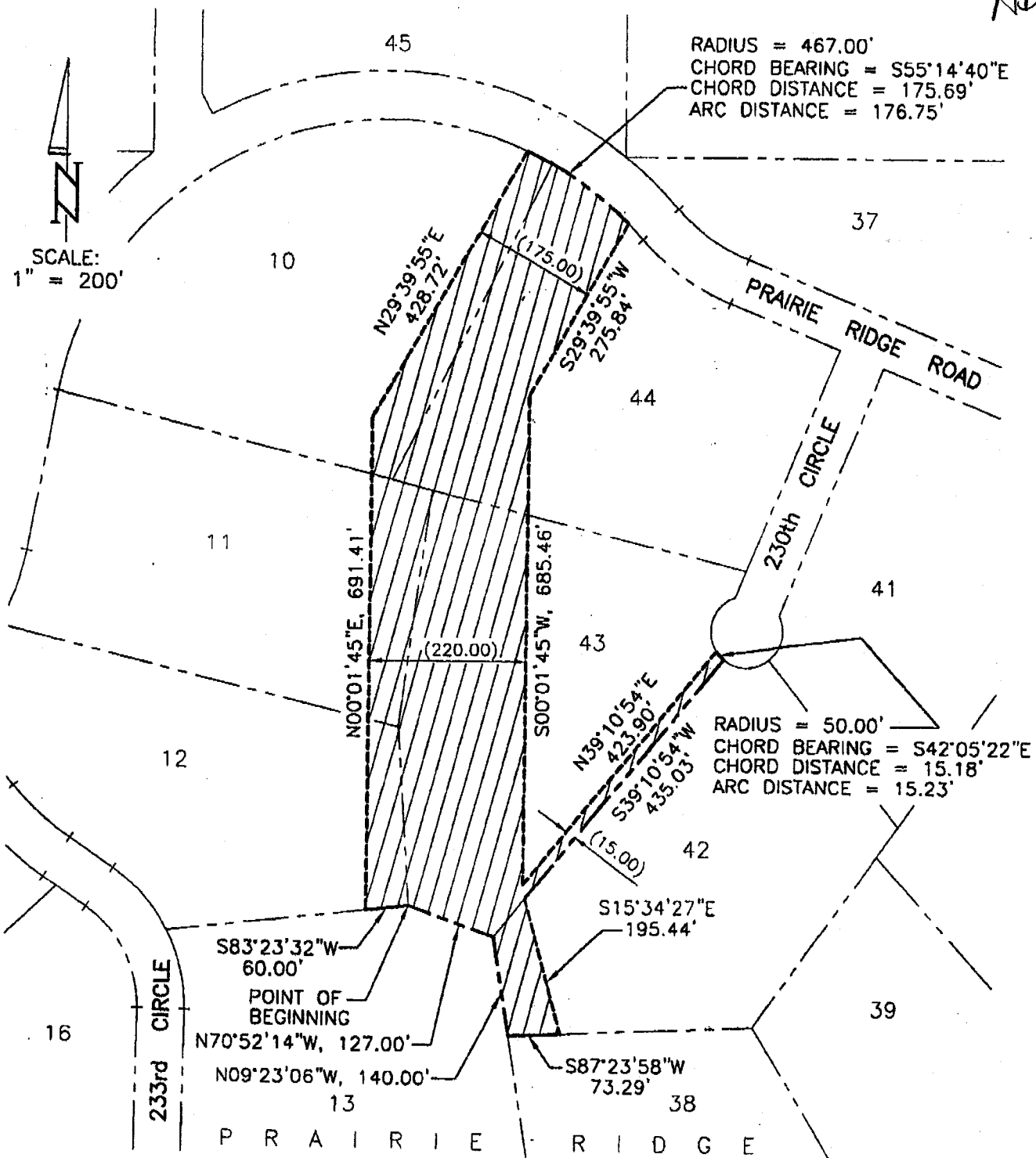
THENCE S67°55'30"E 61.36 FEET ON THE SOUTH LINE OF SAID LOT 37 TO THE SE CORNER THEREOF;

THENCE N36°42'35"E 425.66 FEET ON THE EAST LINE OF SAID LOT 37 TO THE POINT OF BEGINNING.

A9

EXHIBIT 9

Ab



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

SHEET 1 OF 2

CURT HOFER CONSTRUCTION

TD2 FILE NO.: 1016-119-E6

DATE: JULY 9, 2003

THOMPSON, DRESSSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

Ac

LEGAL DESCRIPTION

THAT PART OF LOTS 10, 11, 12, 42, 43 AND 44, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 12;

THENCE S83°23'32"W (ASSUMED BEARING) 60.00 FEET ON THE SOUTH LINE OF SAID LOT 12;

THENCE N00°01'45"E 691.41 FEET;

THENCE N29°39'55"E 428.72 FEET TO THE NORTH LINE OF SAID LOT 10;

THENCE SOUTHEASTERLY ON THE NORTH LINES OF SAID LOTS 10 AND 44 ON A 467.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S55°14'40"E, CHORD DISTANCE 175.69 FEET, AN ARC DISTANCE OF 176.75 FEET;

THENCE S29°39'55"W 275.84 FEET;

THENCE S00°01'45"W 685.46 FEET TO A POINT 15.00 FEET WEST OF THE WEST LINE OF SAID LOT 42;

THENCE N39°10'54"E 423.90 FEET ON A LINE 15.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 42 TO THE NORTH LINE OF SAID LOT 43;

THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 43 ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S42°05'22"E, CHORD DISTANCE 15.18 FEET, AN ARC DISTANCE OF 15.23 FEET TO THE NW CORNER OF SAID LOT 42;

THENCE S39°10'54"W 435.03 FEET ON THE WEST LINE OF SAID LOT 42;

THENCE S15°34'27"E 195.44 FEET TO THE SOUTH LINE OF SAID LOT 42;

THENCE S87°23'58"W 73.29 FEET ON THE SOUTH LINE OF SAID LOT 42 TO THE SW CORNER THEREOF;

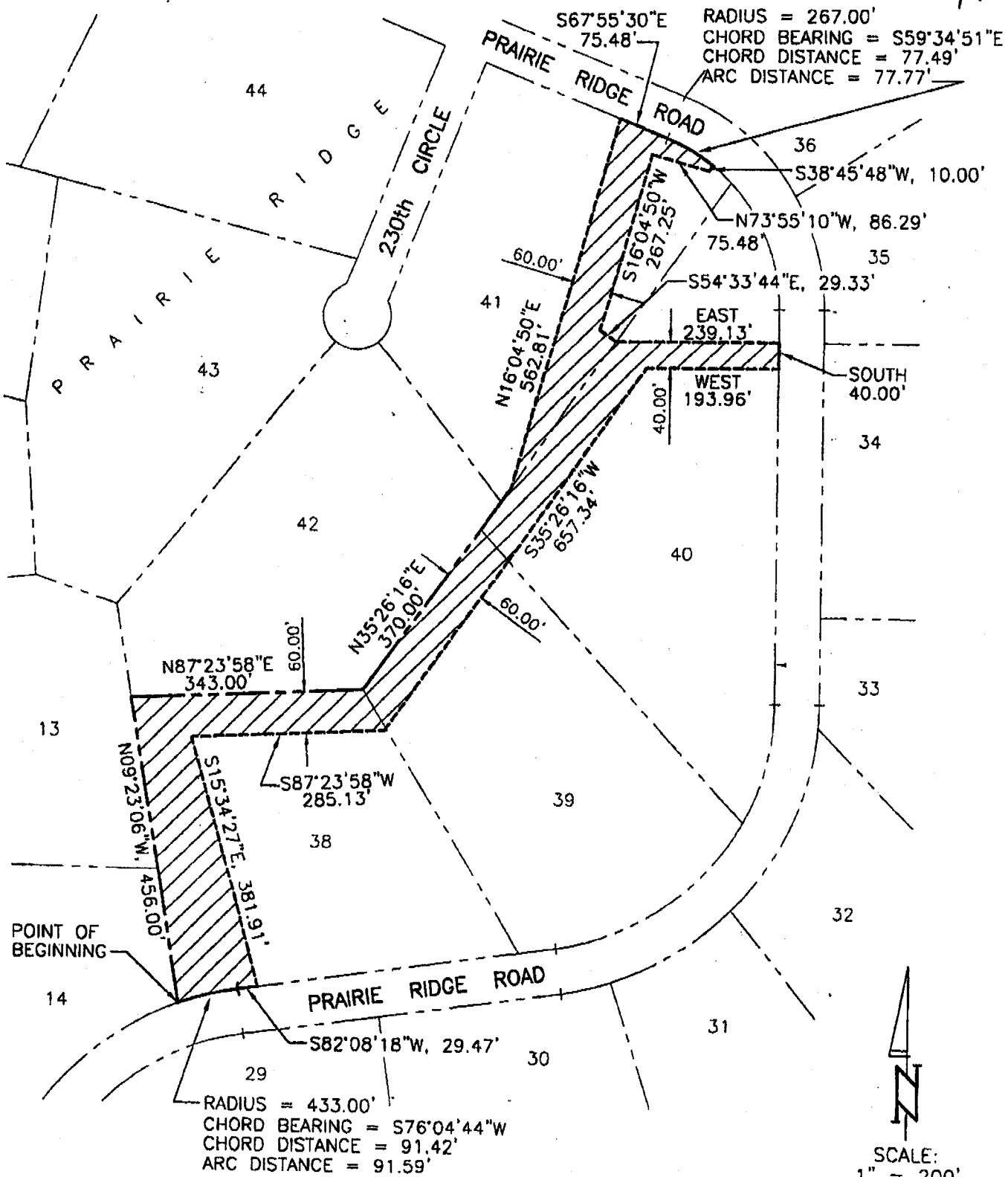
THENCE N09°23'06"W 140.00 FEET ON THE WEST LINE OF SAID LOT 42 TO THE SE CORNER OF SAID LOT 43;

THENCE N70°52'14"W 127.00 FEET ON THE SOUTH LINE OF SAID LOT 43 TO THE POINT OF BEGINNING.

Ad

EXHIBIT 10

Ae



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

SHEET 1 OF 2

CURT HOFER CONSTRUCTION

TD2 FILE NO.: 1016-119-E5

DATE: JULY 9, 2003

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

AF

LEGAL DESCRIPTION

THAT PART OF LOTS 38, 39, 40 AND 41, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 38;

THENCE N09°23'06"W (ASSUMED BEARING) 456.00 FEET ON THE WEST LINE OF SAID LOT 38 TO THE NW CORNER THEREOF;

THENCE N87°23'58"E 343.00 FEET ON THE NORTH LINE OF SAID LOT 38 TO THE NE CORNER THEREOF;

THENCE N35°26'16"E 370.00 FEET ON THE WEST LINES OF SAID LOTS 39 AND 40;

THENCE N16°04'50"E 562.81 FEET TO THE NORTH LINE OF SAID LOT 41;

THENCE S67°55'30"E 75.48 FEET ON THE NORTH LINE OF SAID LOT 41;

THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 41 ON A 267.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S59°34'51"E, CHORD DISTANCE 77.49 FEET, AN ARC DISTANCE OF 77.77 FEET;

THENCE S38°45'48"W 10.00 FEET;

THENCE N73°55'10"W 86.29 FEET;

THENCE S16°04'50"W 267.25 FEET;

THENCE S54°33'44"E 29.33 FEET TO THE EAST LINE OF SAID LOT 41;

THENCE EAST 239.13 FEET TO THE EAST LINE OF SAID LOT 40;

THENCE SOUTH 40.00 FEET ON THE EAST LINE OF SAID LOT 40;

THENCE WEST 193.96 FEET TO A POINT 60.00 FEET EAST OF THE WEST LINE OF SAID LOT 40;

THENCE S35°26'16"W 657.34 FEET ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINES OF SAID LOTS 39 AND 40 TO A POINT 60.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 38;

THENCE S87°23'58"W 285.13 FEET ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 38;

THENCE S15°34'27"E 381.91 FEET TO THE SOUTH LINE OF SAID LOT 38;

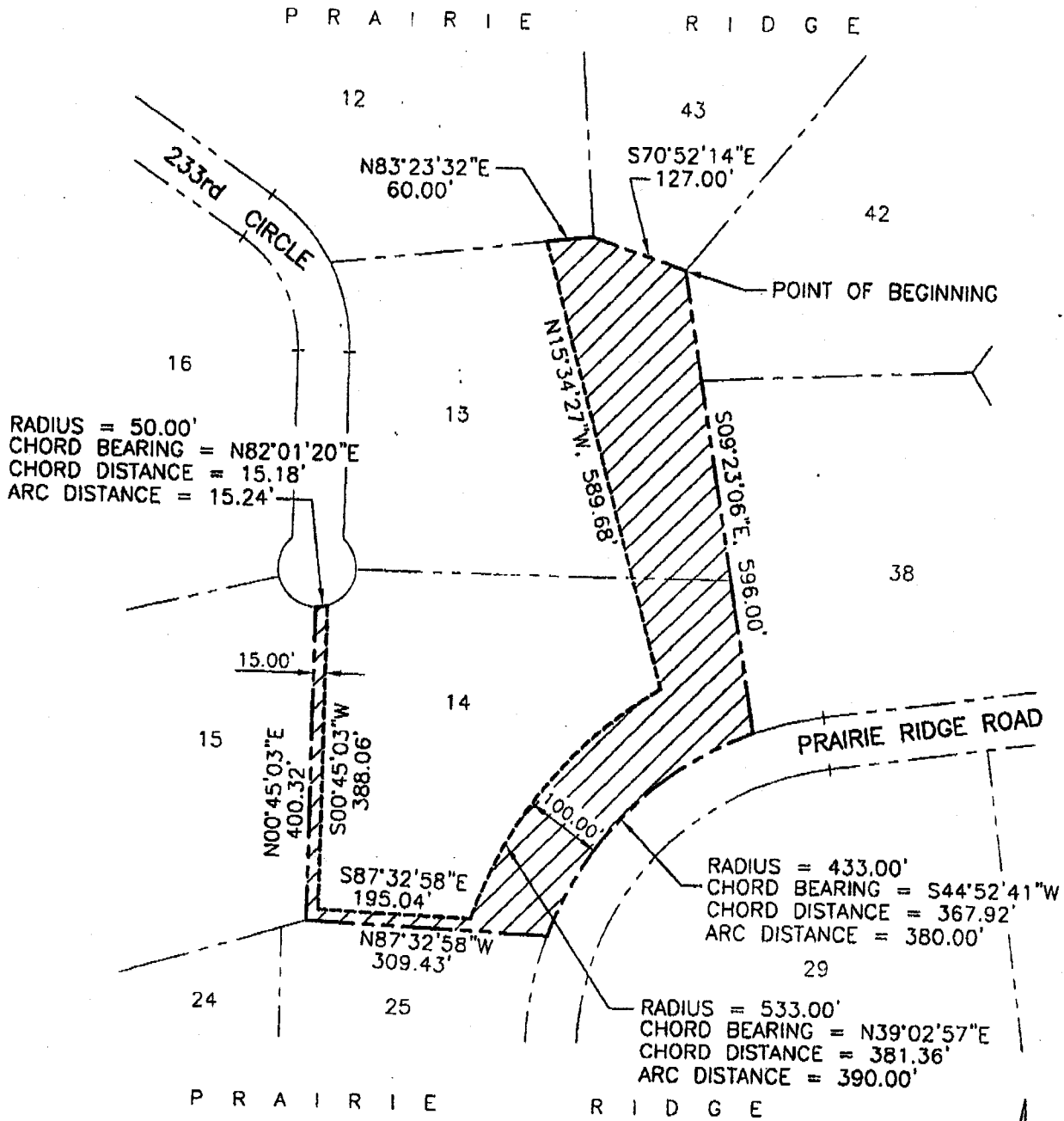
THENCE S82°08'18"W 29.47 FEET ON THE SOUTH LINE OF SAID LOT 38;

THENCE SOUTHWESTERLY ON THE SOUTH LINE OF SAID LOT 38 ON A 433.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S76°04'44"W, CHORD DISTANCE 91.42 FEET, AN ARC DISTANCE OF 91.59 FEET TO THE POINT OF BEGINNING.

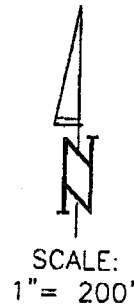
Ag
J

EXHIBIT 11

Ah



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



SHEET 1 OF 2

2003 55455 A1

LEGAL DESCRIPTION

THAT PART OF LOTS 13 AND 14, PRAIRIE RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 13;

THENCE S09°23'06"E (ASSUMED BEARING) 596.00 FEET ON THE EAST LINES OF SAID LOTS 13 AND 14;

THENCE SOUTHWESTERLY ON THE EAST LINE OF SAID LOT 14 ON A 433.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S44°52'41"W, CHORD DISTANCE 367.92 FEET, AN ARC DISTANCE OF 380.00 FEET TO THE SE CORNER OF SAID LOT 14;

THENCE N87°32'58"W 309.43 FEET ON THE SOUTH LINE OF SAID LOT 14 TO THE SW CORNER THEREOF;

THENCE N00°45'03"E 400.32 FEET ON THE WEST LINE OF SAID LOT 14 TO THE NW CORNER THEREOF;

THENCE NORTHEASTERLY ON THE NORTH LINE OF SAID LOT 14 ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N82°01'20"E, CHORD DISTANCE 15.18 FEET, AN ARC DISTANCE OF 15.24 FEET;

THENCE S00°45'03"W 388.06 FEET ON A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 14 TO A POINT 15.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 14;

THENCE S87°32'58"E 195.04 FEET ON A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 14 TO A POINT 100.00 FEET WEST OF (MEASURED RADIALY) THE EAST LINE OF SAID LOT 14;

THENCE NORTHEASTERLY ON A LINE 100.00 FEET WEST OF AND CONCENTRIC WITH THE EAST LINE OF SAID LOT 14 ON A 533.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N39°02'57"E, CHORD DISTANCE 381.36 FEET, AN ARC DISTANCE OF 390.00 FEET;

THENCE N15°34'27"W 589.68 FEET TO THE NORTH LINE OF SAID LOT 13;

THENCE N83°23'32"E 60.00 FEET ON THE NORTH LINE OF SAID LOT 13;

THENCE S70°52'14"E 127.00 FEET ON THE NORTH LINE OF SAID LOT 13 TO THE POINT OF BEGINNING.

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2003-73097

2003 DEC 18 P 1:11B

Glenn G. Dowling
REGISTER OF DEEDS

COUNTER 800 B.E. D
VERIFY 7/11 D.E. EX
PROOF 7/11
FEES \$ 31.00
CHECK# 10.58
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

**FIRST AMENDMENT TO
DECLARATION
OF COVENANTS, EASEMENTS AND RESTRICTIONS
FOR PRAIRIE RIDGE
LOTS 1 THROUGH 52**

This First Amendment to the Declaration of Covenants, Easements and Restrictions for the Prairie Ridge subdivision (this "Amendment") is executed as of the ___ day of November, 2003 by The Estates at Prairie Ridge, LLC, a Nebraska limited liability company (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, a Declaration of Covenants, Easements and Restrictions for the Prairie Ridge subdivision was filed for record by Declarant on September 29, 2003, as Instrument No. 2003-55454 in the office of the Register of Deeds of Sarpy County, Nebraska (the "Declaration"; initially capitalized terms used herein and not otherwise defined herein shall have the meanings set forth in the Declaration); and

WHEREAS, Declarant is the record owner of more than one (1) Lot within the Prairie Ridge subdivision; and

WHEREAS, pursuant to Article III, Section 3 of the Declaration, Declarant desires to amend the Declaration as set forth herein.

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

1. Article I is hereby amended by adding a new Section 21, reading as follows:

21. Unless otherwise approved in writing by Declarant, no building or structure shall be erected within seventy-five (75) feet from the front Lot line and all Lots shall have a side yard setback of twenty-five (25) feet and a rear yard setback of twenty five (25) feet.

2. Except as otherwise provided in and amended by this Amendment, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed on the day and year first above written.

The Estates at Prairie Ridge, LLC

By: *Stephen M. Huber*

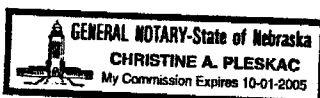
Name: STEPHEN M. HUBER

Title: V.P.

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said County and State, personally came STEVE HUBER VICE PRES. of The Estates at Prairie Ridge, LLC, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed on behalf of said corporation.

WITNESS my hand and Notary Seal on this 15 day of November, 2003.



Christine A. Pleskac
Notary Public