

**Law Offices**

**FULLENKAMP, DOYLE & JOBEUN  
11440 WEST CENTER ROAD  
OMAHA, NE 68144**

**334-0700  
Fax: 334-0815**

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October 16, 2009

Deb Houghtaling  
Sarpy County Clerk  
Sarpy County Courthouse  
1210 Golden Gate Drive  
Papillion, NE 68046

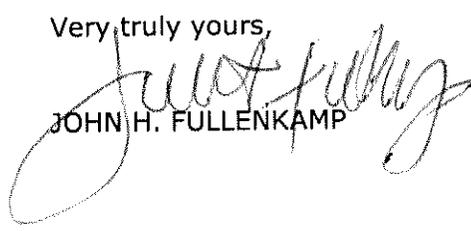
Re: SID #257 Levy of Special Assessments

Dear Ms. Houghtaling:

Enclosed herewith please find the following relative to the special assessments for Sanitary and Improvement District No. 257 of Sarpy County, Nebraska

- 1) Notice of Assessments
- 2) Statements of Cost
- 3) Schedule of Amounts Proposed to be Assessed
- 4) Assessment Plat

Very truly yours,

  
JOHN H. FULLENKAMP

kkk  
Enc.

# The Omaha World-Herald Ad Order Confirmation

**Ad Content**

FULLENKAMP, DOYLE &  
 JOBEUN 11440 WEST  
 CENTER ROAD OMAHA,  
 NEBRASKA 68144  
 SANITARY AND  
 IMPROVEMENT DISTRICT  
 NO. 257 OF SARPY  
 COUNTY, NEBRASKA  
 NOTICE OF PROPOSED  
 ASSESSMENTS NOTICE  
 IS HEREBY GIVEN to whom  
 it may concern that the  
 Board of Trustees of  
 Sanitary and Improvement  
 District No. 257 of Sarpy  
 County, Nebraska will  
 conduct a hearing and meet  
 at 11 a.m. on November 10,  
 2009 at 810 North 96th  
 Street, Third Flood, Omaha,  
 Nebraska to consider  
 objections, if any, to sitting  
 as a Board of Adjustment  
 and Equalization to adjust  
 and equalize proposed  
 assessments, thereafter to  
 levy special assessments  
 upon all lots or parcels of  
 ground within the District  
 which are thereby specially  
 benefitted to the extent of  
 such special benefits, and  
 otherwise to arrange for  
 payment of all costs thereof  
 not so specially assessed as  
 general obligations of the  
 entire District with respect to  
 the completed and accepted  
 improvements as follows:  
 Sanitary Sewer, Paving &  
 Storm Sewer Section IV  
 Water Distribution System  
 Section IV That the firm of  
 engineers engaged by the  
 District has heretofore made  
 and there are on file with the  
 Clerk of the District,  
 available for public  
 inspection at 11440 West  
 Center Road, Omaha,  
 Nebraska, a complete

10/6/2009 12:38:02PM

**Ad Number** 0001145145-01

**Sales Rep.** jerwin

**Order Taker** jerwin

**Ad Type** SNI Legals

**Ad Size**  
 : 1.0 X 68 Li

**PO Number**

**Color** B&W

**Promo Type**

**Customer**  
 FULLENKAMP

**Customer Account**  
 40972

**Customer Address**  
 #C,11440 W CENTER RD  
 OMAHA NE 68144 USA

**Customer Phone**  
 (402)334-0700

**Ordered By**

**Special Pricing**

None

**Invoice Text**

SID #257 Mtg, 11/10

**Materials**

**Ad Order Notes**

<b><u>Tear Sheets</u></b>	<b><u>Proofs</u></b>	<b><u>Blind Box</u></b>
0	0	

<b><u>Net Amount</u></b>	<b><u>Total Amount</u></b>
\$52.36	\$52.36

**Payment Method**

<b><u>Payment Amount</u></b>	<b><u>Amount Due</u></b>
\$0.00	\$52.36

## The Omaha World-Herald Ad Order Confirmation

statement of all costs of said improvements, a plat of the property in the District and a schedule of the amounts proposed to be assessed against each separate piece of property in the District, that all objections to said statement, plat or schedule and to any prior proceedings of the District on account of errors, irregularities or inequalities or to any such payment as general obligations of the entire District not made in writing and filed with the Clerk of the District at the address noted above, within twenty (20) days after the first publication of this notice shall be deemed to have been waived; but that any such objection made and filed shall otherwise be considered by the Board of Trustees at said time and place. The agenda for such meeting, kept continuously current, is available for public inspection at such address and includes the payment of bills of the District. SANITARY AND IMPROVEMENT DISTRICT NO. 257 OF SARPY COUNTY, NEBRASKA By: Alissa Olson, Clerk 1145146; 10/14, 10/21

<u>Product Information</u>	<u>Placement/Classification</u>	<u>Run Dates</u>	<u># Inserts</u>	<u>Cost</u>
SNI Classified::	Bellevue Legals			
	SNI Legals Bellevue-Appears in			
SNI Classified::	Bellevue Legals			
	SNI Legals Bellevue-Appears in			



E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET  
OMAHA, NE 68154-2509

www.eacg.com

PHONE: (402) 895-4700  
FAX: (402) 895-3599

Chairman and Board of Trustees  
SID 257, Sarpy County, NE  
Mr. John Fullenkamp, Attorney  
11440 West Center Road  
Omaha, NE 68144

RE: Meridian Park Assessments for 165th Avenue Improvements  
Dowd Assessment Amount  
E&A #2004 045.01 (Assessments)

Boardmembers:

We have calculated the amount of assessments owed by Dowd for the paving and water system constructed within the 165th Avenue right-of-way by the SID. The total amount owed for these improvements by Dowd is \$68,068.75. Dowd made the initial down payment to MUD for the water system in the amount of \$30,619.00 which should be credited from the total amount owed. Therefore the amount due to the SID by Dowd is \$37,449.75.

If you have questions, please call.

Sincerely,  
E&A CONSULTING GROUP

Jeffrey D. Elliott, P.E.  
Project Manager



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September 16, 2009

Chairman and Board of Trustees  
SID 257, Sarpy County, NE  
Mr. John Fullenkamp, Attorney  
11440 West Center Road  
Omaha, NE 68144

RE: Statement of Costs - Sanitary Concrete Pavement & Storm Sewer System - Section I'  
Meridian Park  
E&A #2004 045.01 (Assessments)

Boardmembers:

We are submitting the following Statement of Costs in connection with the construction of a sanitary concrete paving & storm sewer system and work necessary or incidental thereto as constructed in SID 257, Sarpy County, Nebraska, to-wit:

To Construction Costs	\$109,553.50
To Engineering, Design, Print Charges, Supervision, Resident Inspection, Final Quantities, Testing & Admin. Fee	\$43,229.22
To Legal, Publication, Financing, Interest and Miscellaneous Costs	\$21,611.87
TOTAL PROJECT COST	\$174,394.59

The total cost based on the Assessment Plat and Schedule was divided as follows:

To Be Paid by Special Assessment	\$71,683.71
To Be Paid by Dowd	\$50,503.46
To Be Paid by SID at Large	\$52,207.42
TOTAL PROJECT COST	\$174,394.59

Sincerely,  
E&A CONSULTING GROUP

Jeffrey D. Elliott, P.E.  
Project Manager

ATTCHMENT TO STATEMENT OF COST

SANITARY CONCRETE PAVING & STORM SEWER SYSTEM - SECTION IV

CONSTRUCTION COST = \$109,553.50  
 TOTAL PROJECT COST = \$174,394.59

**G.O (CONSTRUCTION COST)**

2.	EARTHWORK (EXCAVATION)	211.00	C.Y.	1.48	312.28
3.	CONSTRUCT 7" PCC PAVEMENT W/ INT CURB	634.00	S.Y.	28.13	17,834.42
4.	CONSTRUCT STREET NAME SIGN & POST	1.00	EACH	178.00	178.00
5.	REMOVE EXIST. END OF ROAD MARKER	6.00	EACH	1.00	6.00
8.	SEEDING (TEMP)	2.00	AC.	426.00	852.00
9.	CONSTRUCT STAMPED COLORED CONCRETE MEDIAN	44.00	S.Y.	58.00	2,552.00

**EXTRAS**

A.	18" RCP	80.00	L.F.	60.00	4,800.00
B.	18" FLARED END SECTION	2.00	EACH	850.00	1,700.00
C.	REPLACE SOD	341.00	S.F.	3.95	1,346.95
D.	REMOVE & REPLACE UNDERGROUND SPRINKLER	1.00	EACH	809.00	809.00
E.	GRADE DITCH IN ROW	1.00	EACH	420.00	420.00
F.	CONSTRUCT FLUME	1.00	EACH	750.00	750.00
G.	ADJUST GAS VALVES TO GRADE	2.00	EACH	165.00	330.00
H.	TYPE "A" SEEDING IN GILES ROAD ROW	6150.00	S.F.	0.07	430.50
I.	EROSION BLANKET IN GILES ROAD ROW	330.00	S.Y.	1.44	475.20

TOTAL G.O. (CONSTRUCTION COST) 32,796.35

PERCENT OF G.O. =  $\frac{32,796.35}{109,553.50} = 29.94\%$

TOTAL G.O. = \$174,394.59 X 29.94% \$52,207.42

**MERIDIAN MARKETPLACE ASSESSMENT**

2.	EARTHWORK (EXCAVATION)	338.00	C.Y.	1.48	500.24
3.	CONSTRUCT 7" PCC PAVEMENT W/ INT CURB	1013.00	S.Y.	28.13	28,495.69
4.	CONSTRUCT STREET NAME SIGN & POST	1.00	EACH	178.00	178.00
9.	CONSTRUCT STAMPED COLORED CONCRETE MEDIAN	44.00	S.Y.	58.00	2,552.00

TOTAL CONSTRUCTION COST 31,725.93

PERCENT OF CONSTRUCTION =  $\frac{31,725.93}{109,553.50} = 28.96\%$

TOTAL MERIDIAN MARKETPLACE COST = \$174,394.59 X 28.96% \$50,503.46

TOTAL SPECIAL ASSESSMENT = \$71,683.71



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September 16, 2009

Chairman and Board of Trustees  
SID 257, Sarpy County, NE  
Mr. John Fullenkamp, Attorney  
11440 West Center Road  
Omaha, NE 68144

RE: Statement of Costs - Water Distribution System  
Meridian Park  
E&A #2004 045.01 (Assessments)

Boardmembers:

We are submitting the following Statement of Costs in connection with the construction of a water distribution system and work necessary or incidental thereto as constructed in SID 257, Sarpy County, Nebraska, to-wit:

To Construction Costs	\$30,619.00
To Engineering, Design, Print Charges, Supervision, Resident Inspection, Final Quantities, Testing & Admin. Fee	\$7,418.39
To Legal, Publication, Financing, Interest and Miscellaneous Costs	\$550.69
TOTAL PROJECT COST	\$38,588.08
LESS REFUND	\$0.00
NET PROJECT COST	\$38,588.08

The total cost based on the Assessment Plat and Schedule was divided as follows:

To Be Paid by Special Assessment	\$21,022.79
To Be Paid by Dowd	\$17,565.30
To Be Paid by SID at Large	\$0.00
TOTAL PROJECT COST	\$38,588.08

Sincerely,  
E&A CONSULTING GROUP

Jeffrey D. Elliott, P.E.  
Project Manager

ATTCHMENT TO STATEMENT OF COST

WATER SYSTEM - SECTION IV

CONSTRUCTION COST =	\$30,619.00
TOTAL PROJECT COST =	\$38,588.08
REFUND =	\$0.00

TOTAL G.O. =	\$0.00
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SPECIAL ASSESSMENT =	\$38,588.08
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**MERIDIAN MARKETPLACE ASSESSMENT:**

TOTAL CONSTRUCTION COST	\$30,619.00
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MERIDIAN MARKETPLACE PERCENT	45.52%
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TOTAL COST FOR MERIDIAN MARKETPLACE

\$38,588.08 X	45.52%	<b>\$17,565.30</b>
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<b>SPECIAL ASSESSMENT</b>	<b>\$21,022.79</b>
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E&A CONSULTING GROUP  
 330 NO. 117TH STREET  
 OMAHA, NE 68154

ASSESSMENT SCHEDULE  
 SAN. & IMPROVEMENT DIST. NO. 257, (MERIDIAN PARK)  
 SARPY COUNTY, NEBRASKA

<u>ASSESSMENT NO./OWNER</u>	<u>LEGAL DESCRIPTION</u>	<u>SANITARY, PAVING</u>	<u>WATER</u>	<u>TOTAL ASSEMENT</u>
1 Boyer Young Equities V, LLC	LOT 1 MERIDIAN PORTICO	\$13,885.13	\$4,072.11	\$17,957.25
2 Boyer Young Equities V, LLC	LOT 2 MERIDIAN PORTICO	\$12,702.35	\$3,725.24	\$16,427.59
3 Boyer Young Equities V, LLC	LOT 3 MERIDIAN PORTICO	\$13,720.26	\$4,023.76	\$17,744.02
4 Boyer Young Equities V, LLC	LOT 4 MERIDIAN PORTICO	\$7,741.84	\$2,270.46	\$10,012.30
5 Boyer Young Equities V, LLC	LOT 5 MERIDIAN PORTICO	\$8,680.90	\$2,545.86	\$11,226.76
6 Boyer Young Equities V, LLC	LOT 6 MERIDIAN PORTICO	\$5,333.27	\$1,564.10	\$6,897.36
7 Boyer Young Equities V, LLC	LOT 7 MERIDIAN PORTICO	\$6,473.04	\$1,898.36	\$8,371.40
8 Boyer Young Equities V, LLC	LOT 8 MERIDIAN PORTICO	\$3,146.91	\$922.90	\$4,069.82
9 DOWD	MERIDIAN MARKETPLACE	\$50,503.46	\$17,565.30	\$68,068.75
TOTALS		\$122,187.17	\$38,588.08	\$160,775.25



*First American  
Title Insurance Company*

## SID # 257

Lots 1-8, Meridian Portico, a Subdivision in Sarpy County Nebraska.

State of Nebraska )  
                          )SS  
County of Sarpy)

First American Title Insurance Company hereby certifies that the records in the office of the Register of Deeds of Sarpy County, Nebraska have been carefully examined, and that the following is a list of the apparent owners of record, of the real property so designated above, and being located within the boundaries of Sanitary and Improvement District #257.

This certificate does not guarantee the title or the legality of any of the recorded instruments that might affect the title. Further, the liability assumed by First American Title Insurance Company does not exceed the amount paid for this certificate.

Witness our hand this 25th day of September, 2009 at 8:00 a.m.

First American Title Insurance Company

By: *Kan D Jensen*  
Registered Abstracter

Title Holder: Boyer Young Equities V LLC  
9719 Giles Road  
LA Vista, NE 68128



*First American  
Title Insurance Company*

Not within the boundaries of  
**SID # 257**

Lots 1-11, Meridian Marketplace, a Subdivision in Sarpy County  
Nebraska.

State of Nebraska )  
                                  )SS  
County of Sarpy)

First American Title Insurance Company hereby certifies that the records in the office of the Register of Deeds of Sarpy County, Nebraska have been carefully examined, and that the following is a list of the apparent owners of record, of the real property so designated above, and being located (not within) the boundaries of Sanitary and Improvement District #257.

This certificate does not guarantee the title or the legality of any of the recorded instruments that might affect the title. Further, the liability assumed by First American Title Insurance Company does not exceed the amount paid for this certificate.

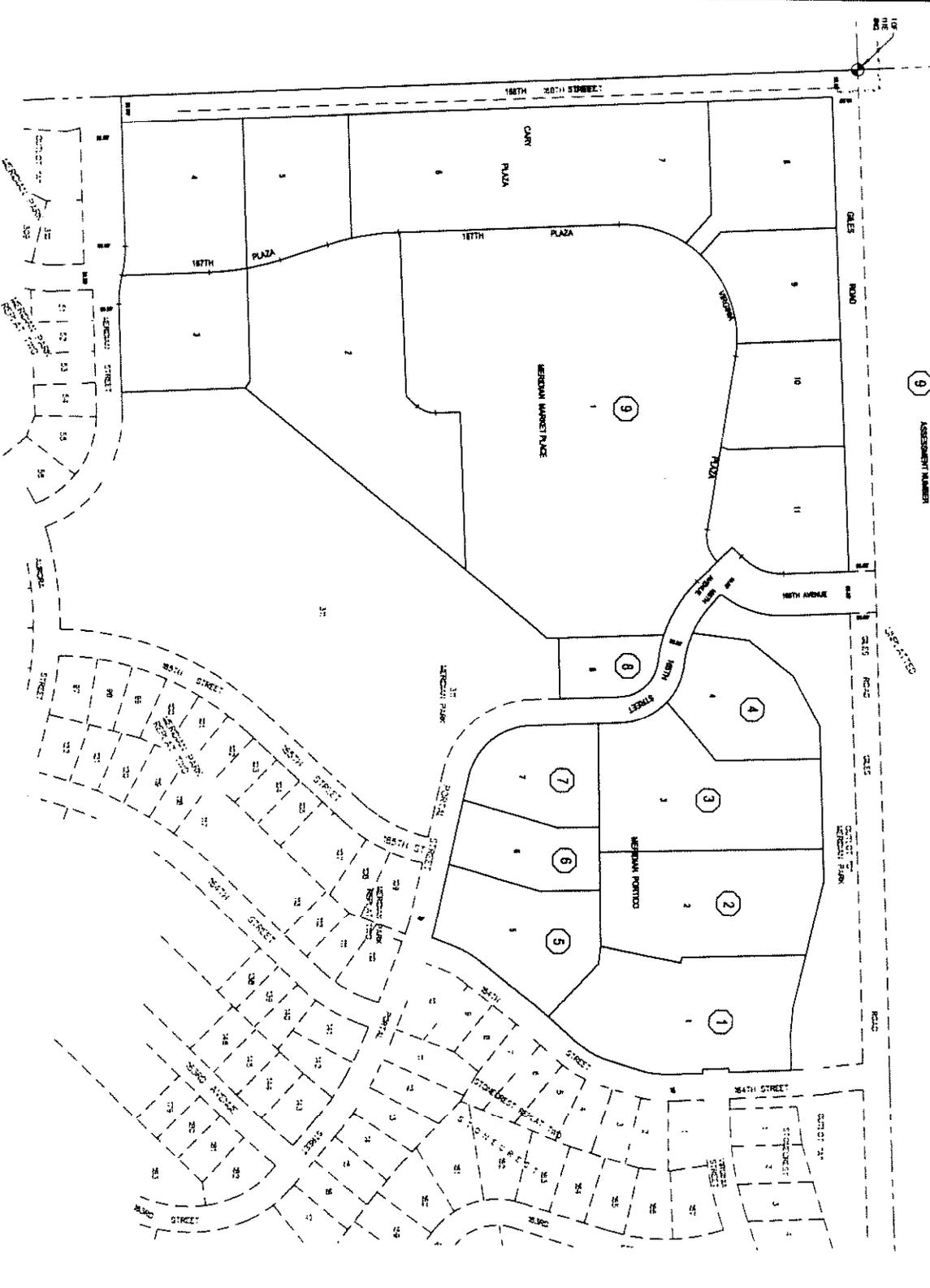
Witness our hand this 25th day of September, 2009 at 8:00 a.m.

First American Title Insurance Company

By: *Kan D. Jett*  
Registered Abstractor

Title Holders: Lots 1-7, 9-11  
Duane Dowd  
220 North 89<sup>th</sup> Street STE 201  
Omaha, NE 68114

Lot 8  
First National Bank of Omaha  
1620 Dodge Street Stop 3085  
Omaha, NE 68197



ASSESSMENT NUMBER 9

Proj No.	Revision
01-2004-008-010	
Date	01-21-08
Designed By	JSC
Drawn By	A.S.
Scale	As Shown
Sheet	1 of 2

ASSESSMENT PLAT

MERIDIAN PORTICO & MERIDIAN MARKET PLACE  
 S & I D NO 257  
 BARRY COUNTY, NE



**E&A CONSULTING GROUP, INC.**  
 ENGINEERING • PLANNING • FIELD SERVICES  
 808 NORTH 117TH STREET, COLUMBIA, NE 68104  
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