

DECLARATION  
OF  
COVENANTS, CONDITIONS, DEDICATIONS AND RESTRICTIONS  
FOR  
ENGEL'S SUBDIVISION HOME ASSOCIATION

THIS DECLARATION, made on the date hereinafter set forth by Alfred H. Engel and Maxine Engel, "Declarant", whether one or more.

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property, more particularly described as:

Engel's Subdivision, part of the Northeast Quarter of Section 3, Township 16 North, Range 8, East of the Sixth P.M., Saunders County, Nebraska, more particularly described as follows: Commencing at a point 1219.2 feet north and 153.8 feet west of the southeast corner of the northeast quarter, Section 3; thence west 310 feet; thence south parallel with the east line of the northeast quarter a distance of 570 feet; thence east parallel with the north line of said tract a distance of 353 feet to the west right-of-way line of Highway No. 77; thence northerly 571.6 feet to the place of beginning;

and

WHEREAS, Declarant desires that the property above described and described in the Certification of Survey be subdivided into lots and streets as provided in the Surveyor's Certificate and Dedication contained thereon; and

WHEREAS, Declarant desires to provide for the maintenance of the streets; and

WHEREAS, Declarant desires to subject the real property aforescribed to covenants, restrictions, easements, charges and liens hereinafter set forth, which is for the benefit of the property and each owner thereof; and

WHEREAS, Declarant has deemed it desirable, for the efficient preservation of the values and amenities in the community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Declarant has incorporated under the laws of the State of Nebraska a nonprofit corporation, known as Engel's Subdivision Home Association, for the purpose of exercising the functions aforesaid;

NOW, THEREFORE, Declarant hereby declares that the underlying fee of all streets and easements shown on the survey of Engel's Subdivision as streets and easements shall be conveyed to Engel's Subdivision Home Association and are hereby dedicated to the public for public use. The plat of the same has been accepted by the Saunders County Board of Supervisors, upon recommendation of its Planning Commission, but the dedication of streets has not been formally accepted.

SAUNDERS CO NE Entered in NUM INDEX NOVEMBER 2 1979 AT 10 A.M.  
In Bk 15 Pg 276 of MISC. REGISTER OF DEEDS

