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 BOOK 221 PAGE 234
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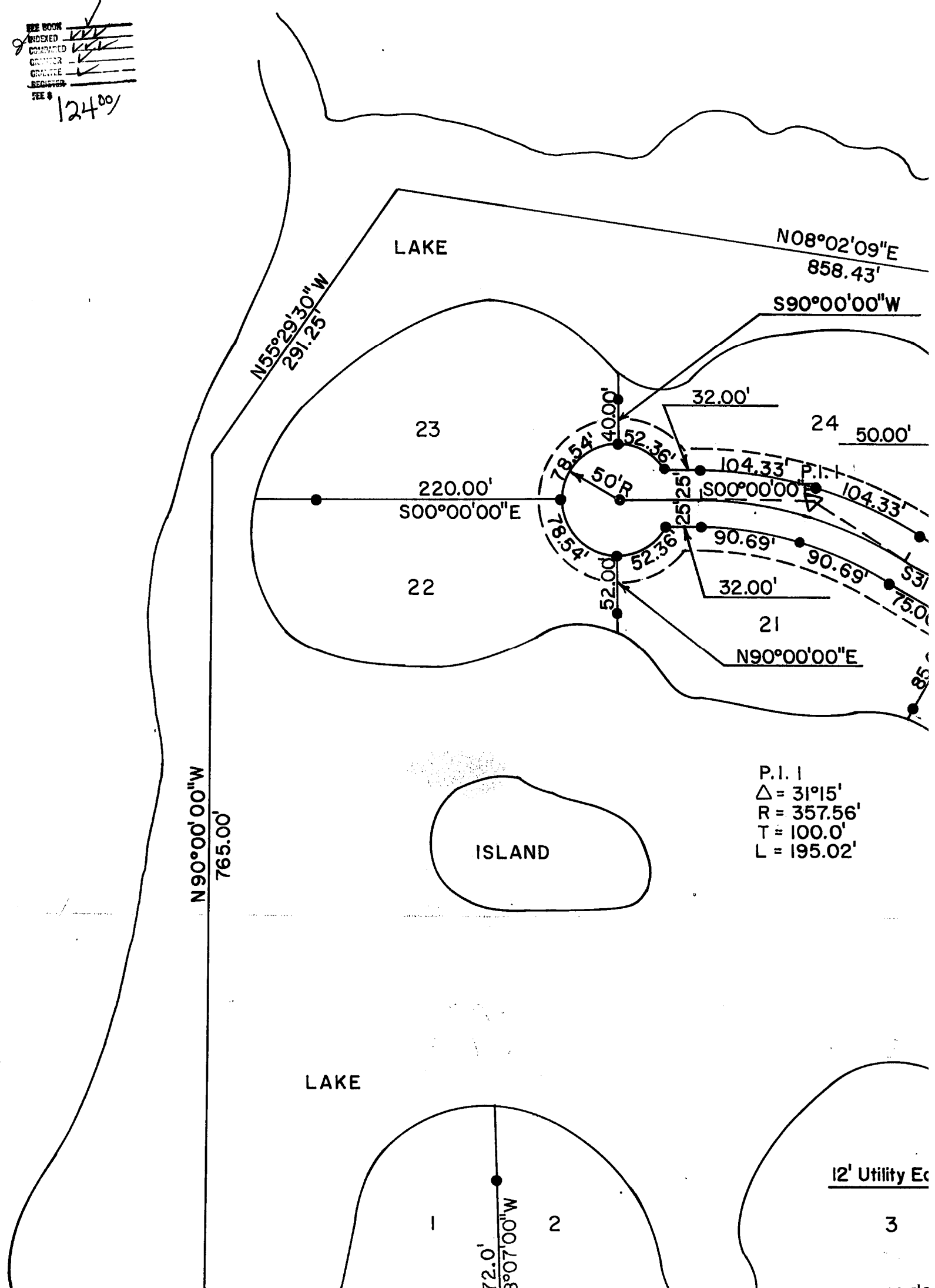
#443

0163

John A. ...
 REGISTER OF DEEDS
 DODGE COUNTY

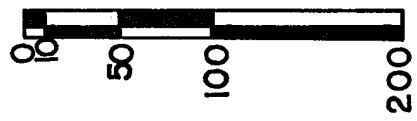
FINAL PLAT OF PIONEER LAKE SUBDIVISION
 LOCATED IN THE SW 1/4 SEC. 7, T17N, R6E & THE NE 1/4
 DODGE COUNTY, NEBRASKA

SEE BOOK
 INDEXED
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 FEE \$ 124.00

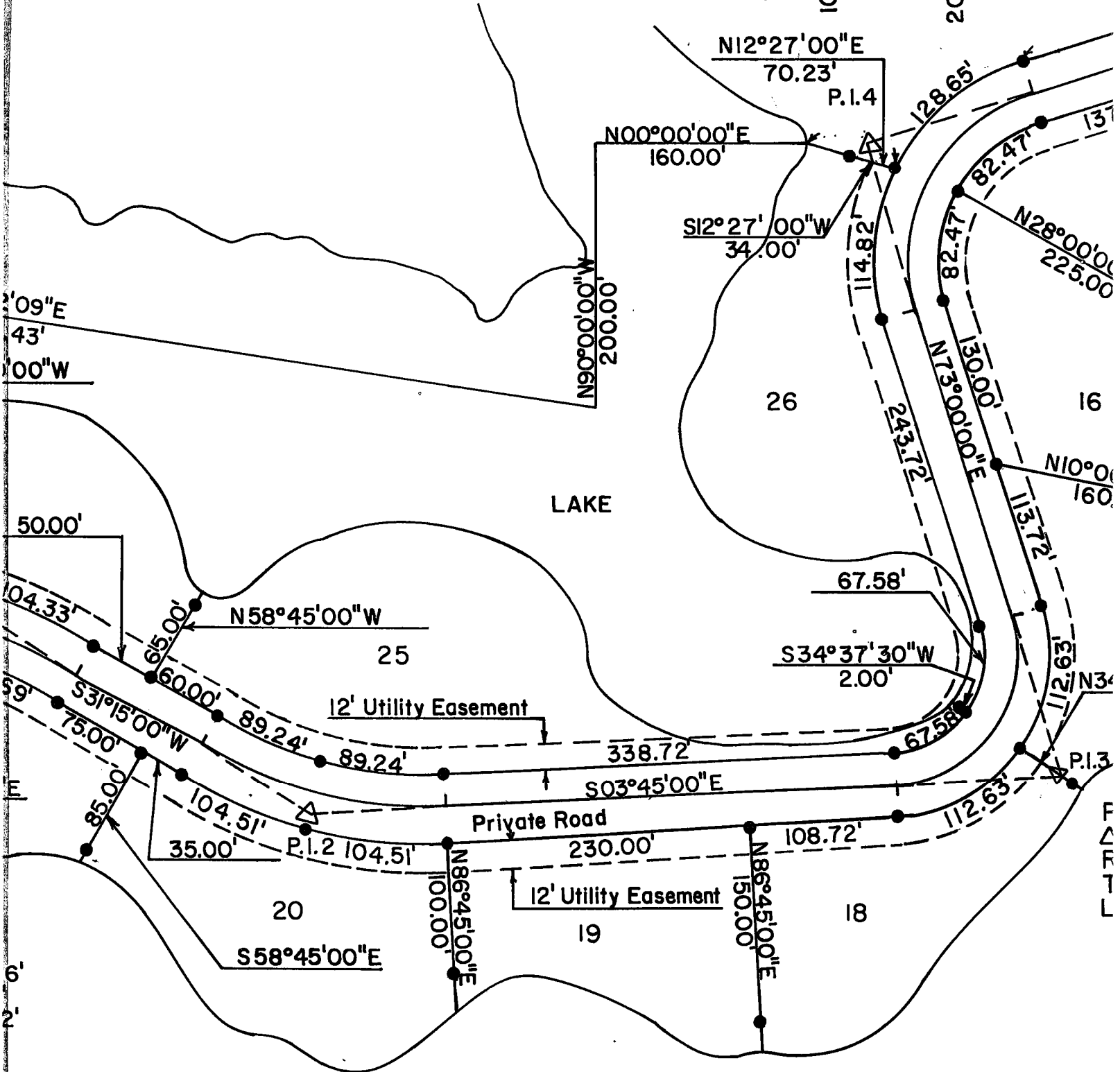


0164

COR
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at 2



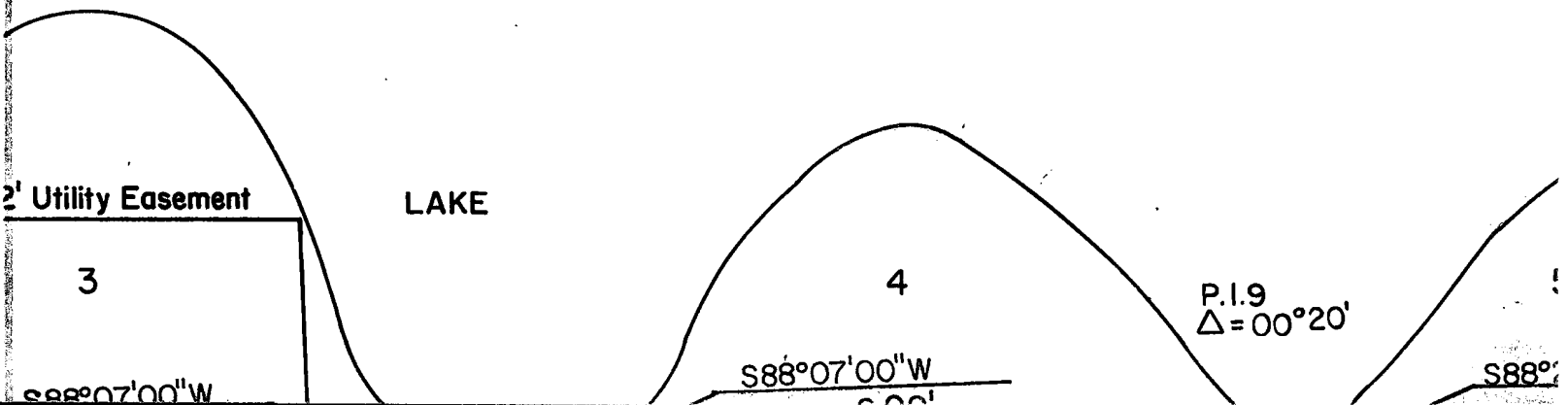
NE 1/4, SE 1/4 SEC. 12, T17N, R5E



P.I. 2
 $\Delta = 35^\circ$
 $R = 317.16'$
 $T = 100.0'$
 $L = 193.74'$

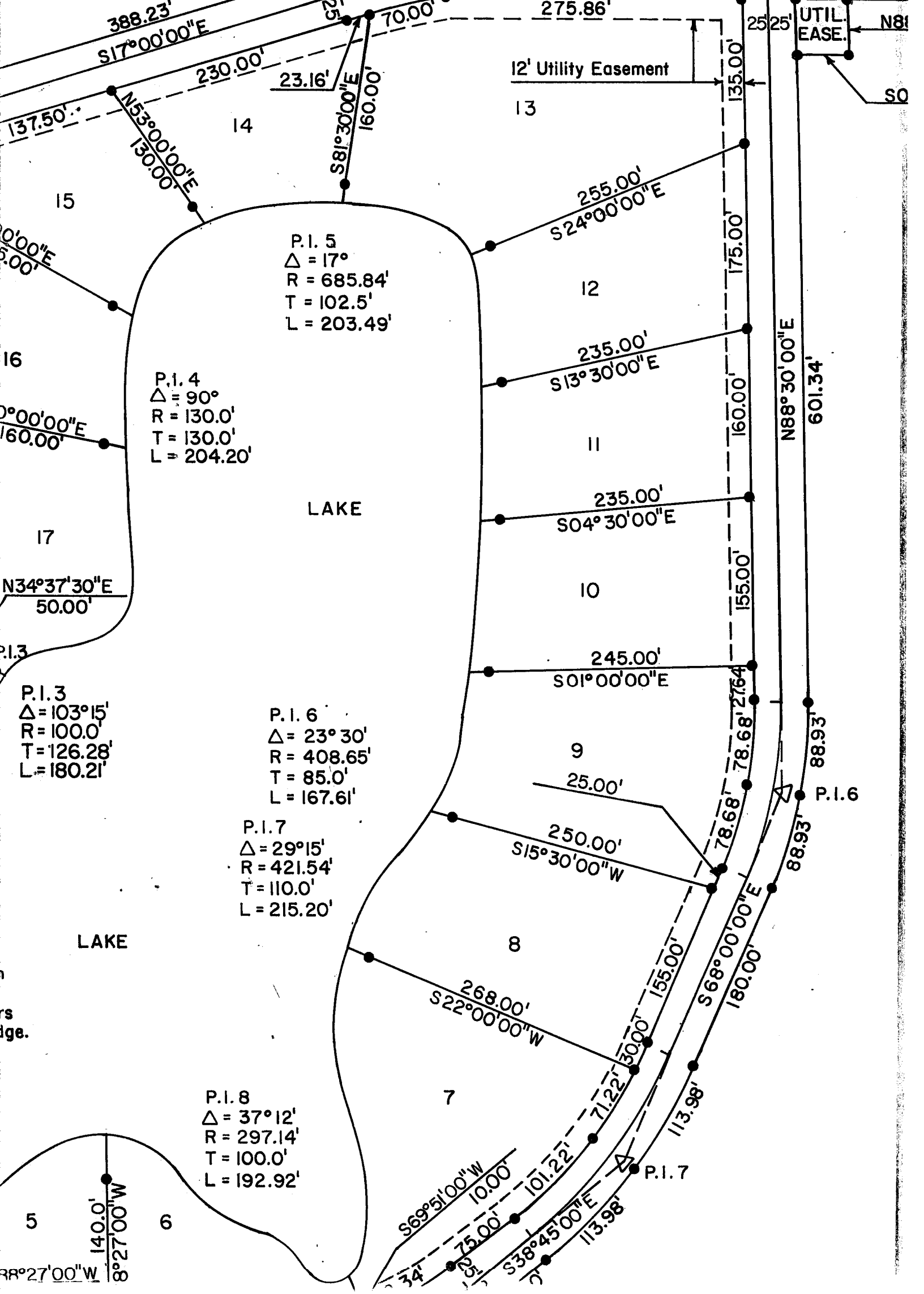
VARIANCE

Lakeside lot corners are the intersection of the side lot line and the fluctuating waters edge. Iron rods have been placed on the side lot lines at distances shown from the landside lot corners. Side lot lines are projections of a line over those monuments to the fluctuating waters edge. Lot lines on the lakeside are the fluctuating waters edge.



0165

LEGEND
 CORNER FOUND
 CORNER PLACED (5/8" x 24" Iron Rod)
 ROAD P.I. (5/8" x 24" Iron Rod)
 12' UTILITY EASEMENT (drawn in
 at 20' for clarity)



388.23'
 S17°00'00"E

137.50'
 N53°00'00"E

130.00'

160.00'

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P.I. 5
 $\Delta = 17^\circ$
 $R = 685.84'$
 $T = 102.5'$
 $L = 203.49'$

P.I. 4
 $\Delta = 90^\circ$
 $R = 130.0'$
 $T = 130.0'$
 $L = 204.20'$

P.I. 3
 $\Delta = 103^\circ 15'$
 $R = 100.0'$
 $T = 126.28'$
 $L = 180.21'$

P.I. 6
 $\Delta = 23^\circ 30'$
 $R = 408.65'$
 $T = 85.0'$
 $L = 167.61'$

P.I. 7
 $\Delta = 29^\circ 15'$
 $R = 421.54'$
 $T = 110.0'$
 $L = 215.20'$

P.I. 8
 $\Delta = 37^\circ 12'$
 $R = 297.14'$
 $T = 100.0'$
 $L = 192.92'$

S00°00'00"E

12' Utility Easement

UTIL. EASE.

LAKE

LAKE

88°27'00"W

140.0'

6

5

7

8

9

10

11

12

14

13

15

16

17

N81

S0

N88°30'00"E

601.34'

88.93'

88.93'

88.93'

88.93'

88.93'

88.93'

88.93'

88.93'

6.86'

26.14'

P.I. 5

33'

33'

197.50'

75.00'

175'

70.00'

275.86'

135.00'

230.00'

23.16'

S81°30'00"E

S24°00'00"E

S13°30'00"E

S04°30'00"E

S01°00'00"E

S15°30'00"W

S22°00'00"W

S69°51'00"W

S38°45'00"E

250.00'

268.00'

75.00'

101.22'

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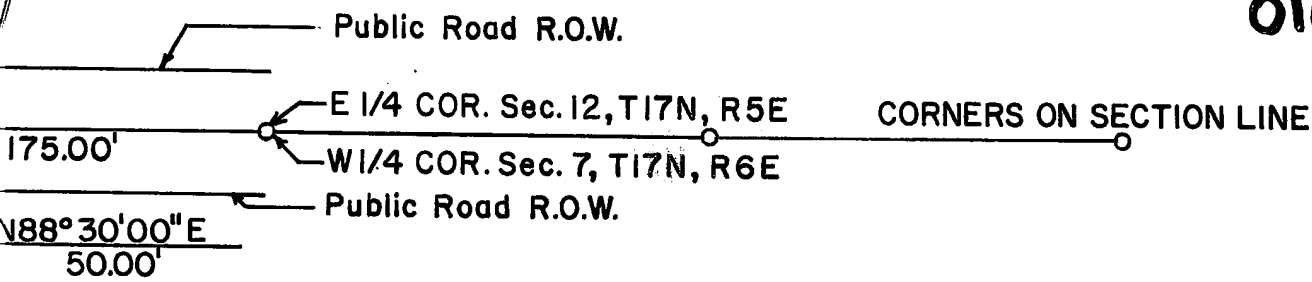
175'

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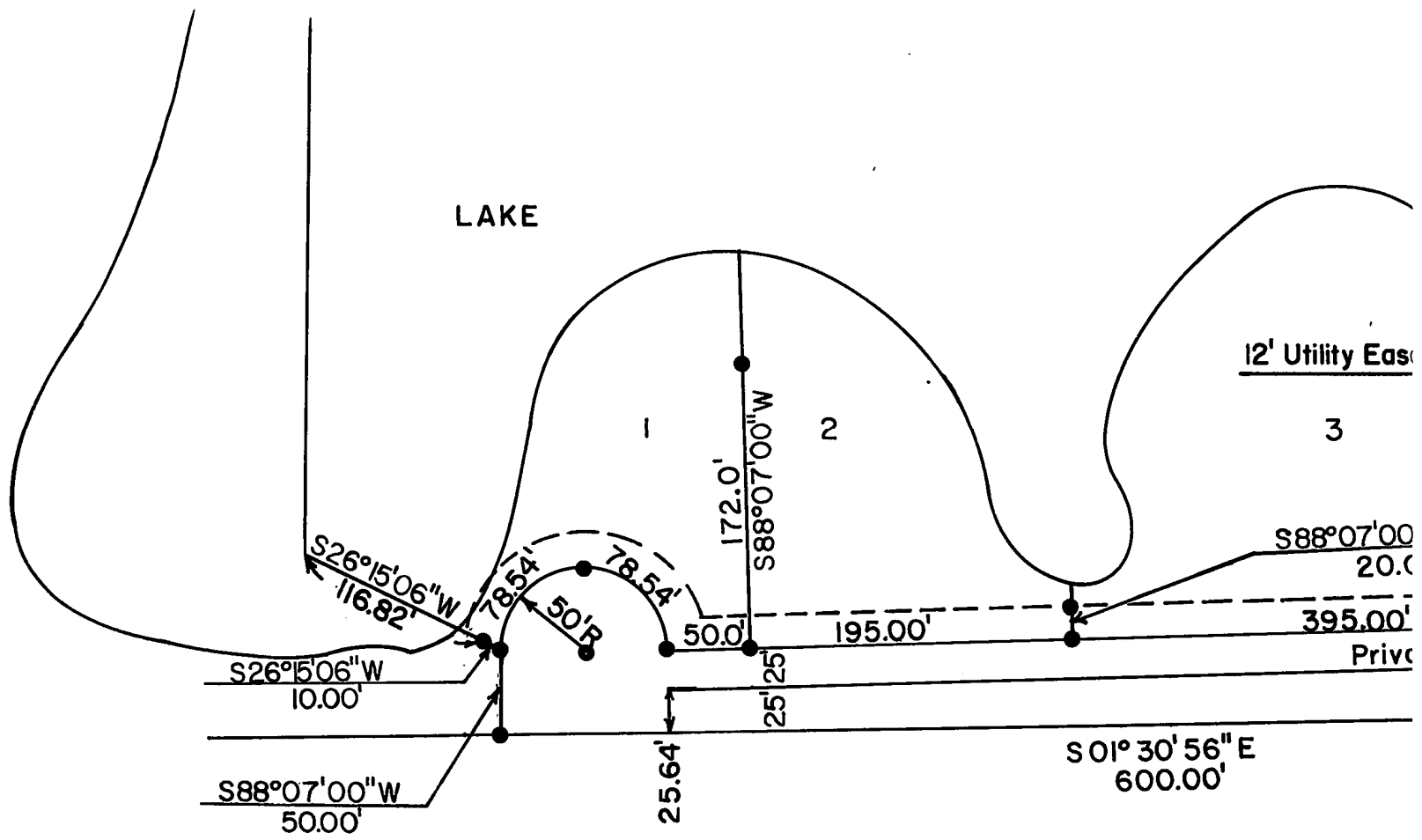
0166



S00°00'00"E
50.00'

PERIMETER LEGAL DESCRIPTION

A tract of land located in the Southwest Quarter of Section 7, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NW corner of said SW 1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension of the West margin of the NE 1/4 of said Section 7 extended South, for a distance of 175.00 ft.; thence N88°30'00"E for a distance of 33.01 ft. to a point on the Easterly R.O.W. margin of a public road, said point being the point of beginning; thence continuing N88°30'00"E for a distance of 50.00 ft.; thence S00°00'00"E for a distance of 50.00 ft.; thence N88°30'00"E for a distance of 601.34 ft. to a point of curvature; thence on a 433.65 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 177.86 ft., chord bearing and distance S79°45'00"E 176.62 ft.; thence S68°00'00"E for a distance of 180.00 ft. to a point of curvature; thence on a 446.54 ft. radius curve to the right, initial tangent being an extension of the last described course for a distance of 227.96 ft., chord bearing and distance S53°22'30"E 225.50 ft.; thence S38°45'00"E for a distance of 185.05 ft., more or less, to a point on the East margin of a tract of land as described in Book 204 Page 90; thence S03°29'12"E, along said East margin for a distance of 167.63 ft.; thence S01°22'55"E, along said East margin for a distance of 201.08 ft.; thence S00°11'27"E, along said East margin for a distance of 255.45 ft.; thence S02°55'14"E along said East margin for a distance of 129.74 ft.; thence S07°04'11"E, along said East margin for a distance of 90.11 ft.; thence S00°00'00"E, along said East margin for a distance of 202.26 ft.; thence S01°30'56"E, along said East margin for a distance of 600.00 ft.; thence S88°07'00"W for a distance of 50.00 ft.; thence S26°15'06"W for a distance of 126.82 ft.; thence N90°00'00"W for a distance of 765.00 ft.; thence N55°29'30"W for a distance of 291.25 ft.; thence N08°02'09"E for a distance of 858.43 ft.; thence N90°00'00"W for a distance of 200.00 ft.; thence N00°00'00"E for a distance of 160.00 ft.; thence N12°27'00"E for a distance of 70.23 ft. to a point of curvature; thence on a 155.00 ft. radius curve to the right, the initial tangent having a bearing of N64°33'20"W for a distance of 128.65 ft., chord bearing and distance N40°46'40"W 124.99 ft.; thence N17°00'00"W for a distance of 388.23 ft. to a point on the extension of the West margin of NE 1/4 of said Section 7, extended South; thence N00°00'00"E along said extension for a distance of 85.51 ft. to a point on the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 33.00 ft. to a point on the Easterly R.O.W. of said public road; thence N00°00'00"E along said Easterly R.O.W. for a distance of 375.86 ft. to the point of beginning. Said tract contains 54.30 acres, more or less. Also, a tract of land located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NE corner of said NE 1/4 SE 1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension of the East margin of the NE 1/4 of said Section 12 extended South, for a distance of 550.00 ft. to a point on the Southerly R.O.W. of a public road, said point being the point of beginning; thence continuing S00°00'00"E for a distance of 85.51 ft.; thence N17°00'00"W for a distance of 89.42 ft. to the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 26.14 ft. to the point of beginning. Said tract contains 0.03 acres, more or less.



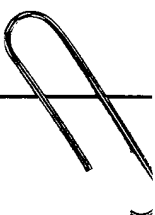
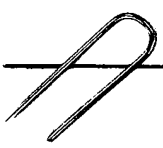
0167

SURVEYOR'S CERTIFICATE

I, Marvin L. Winkelman, a Registered Land Surveyor in the State of Nebraska, do hereby certify that "Pioneer Lake Subdivision" has been surveyed under my supervision and that monuments have been placed at locations shown on this plat. I, further certify that "Pioneer Lake Subdivision" is located within the limits of the Perimeter Legal Description as stated on this plat, and that all information shown on this plat is true and correct to the best of my knowledge.

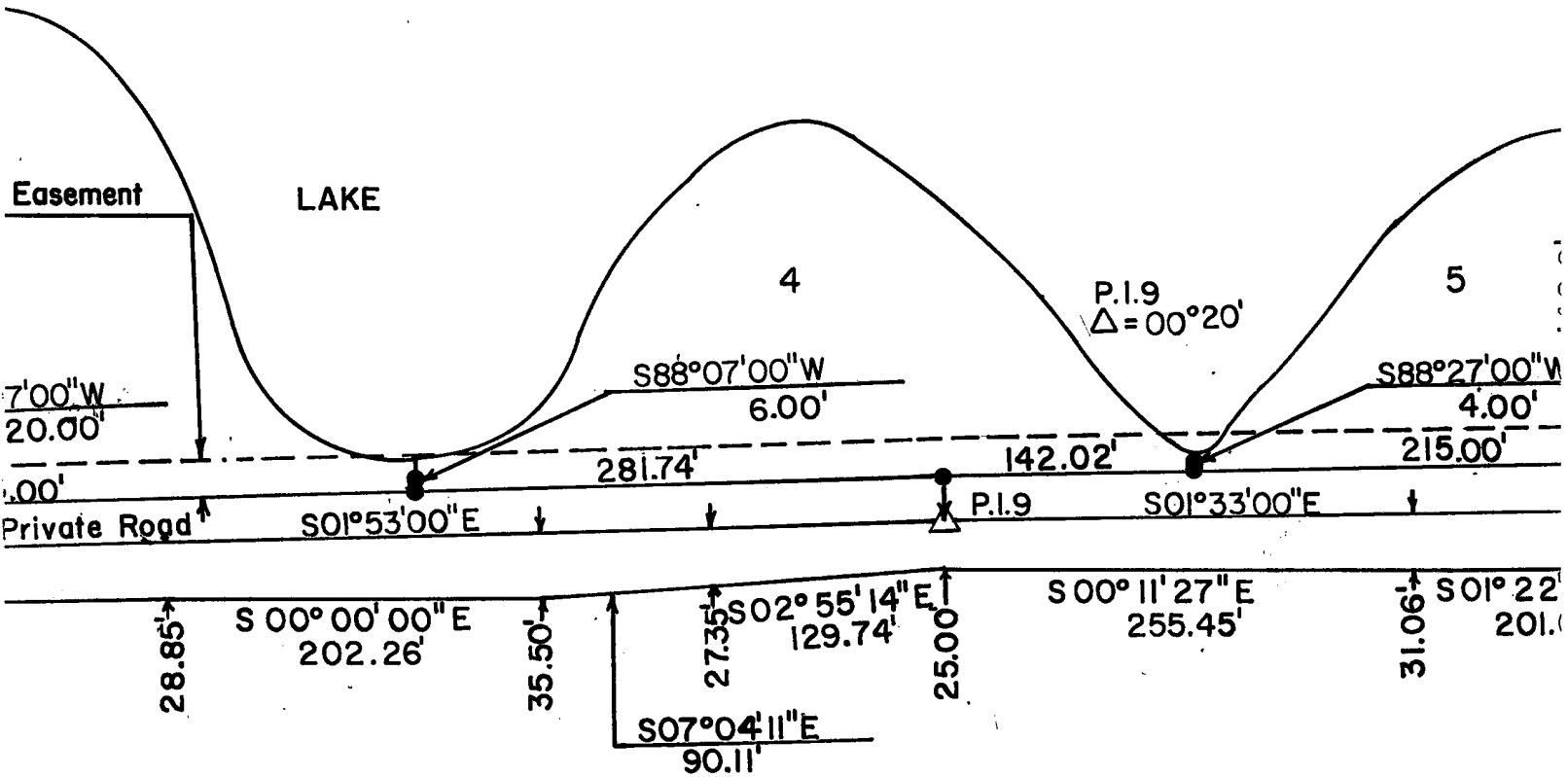
Date May 19, 1992

by Marvin L. Winkelman
Marvin L. Winkelman L.S. 289



R = 317.16'
 T = 100.0'
 L = 193.74'

10.00' and the fluctuating waters edge. Iron rods have been placed on the side lot lines at distances shown from the landside lot corners. Side lot lines are projections of a line over those monuments to the fluctuating waters edge. Lot lines on the lakeside are the fluctuating waters edge.



DEDICATION:

0168

KNOW ALL MEN BY THESE PRESENTS: that I the undersigned, owner and proprietor of the real estate described in the Perimeter Legal Description hereinafter set forth and attached to this plat, do hereby dedicate said real estate to be platted into lots as shown on this plat to be hereinafter known as Pioneer Lake Subdivision, a subdivision in Section 7, Township 17 North, Range 6 East of the 6th P.M., and Section 12, Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, and I do hereby dedicate to the owners of the lots within said subdivision for their and their assignees exclusive use of those areas shown as "Private Road" and "Lake" located within the limits of the Perimeter Legal Description, and said dedication is made with the free consent and in accordance with the desires of the landowner thereof. Further, we hereby reserve, for utility purposes, the 12' easement at the locations shown.

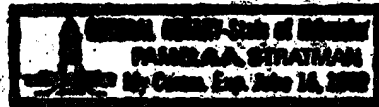
Don Rogert
 Don Rogert

STATE OF NEBRASKA)
) SS
 COUNTY OF DODGE)

Before me, a Notary Public qualified in said County, personally came Don Rogert, 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.

Witness my hand and notarial seal on

May 20, 1992



Pamela A. Stratman
 Notary Public

O.W. of said public road; thence $N00^{\circ}00'00''E$ along said Easterly R.O.W for a distance of 375.86 ft. to the point of beginning. Said tract contains 54.30 acres, more or less. Also, a tract of land located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NE corner of said NE1/4 SE1/4 and going thence $S00^{\circ}00'00''E$, on an assumed bearing, on the extension of the East margin of the NE1/4 of said Section 12 extended South, for a distance of 550.00 ft. to a point on the Southerly R.O.W. of a public road, said point being the point of beginning; thence continuing $S00^{\circ}00'00''E$ for a distance of 85.51 ft.; thence $N17^{\circ}00'00''W$ for a distance of 89.42 ft. to the Southerly R.O.W. of a public road; thence $N90^{\circ}00'00''E$ along said Southerly R.O.W. for a distance of 26.14 ft. to the point of beginning. Said tract contains 0.03 acres, more or less.

0170

OWNER AND DEVELOPER:
DON ROBERT
P.O. BOX 638
VALLEY, NE 68064

PREPARED BY:
COEN ENGINEERS, INC.
809 S. BROAD
FREMONT, NE 68025
MAY 1992

PAGE 1 OF 1
FINAL PLAT

PIONEER LAKE
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that the undersigned Don Rogert does hereby agree to the following covenants with respect to Pioneer Lake Sub-division being a development to be platted by Don Rogert as Owner and being property described as:

A tract of land located in the Southwest Quarter of Section 7, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NW corner of said SW 1/4 and going thence $S00^{\circ}00'00''E$, on an assumed bearing, on the extension of the West margin of the NE 1/4 of said Section 7 extended South, for a distance of 175.00 ft.; thence $N88^{\circ}30'00''E$ for a distance of 33.01 ft. to a point on the Easterly R.O.W. margin of a public road, said point being the point of beginning; thence continuing $N88^{\circ}30'00''E$ for a distance of 50.00 ft.; thence $S00^{\circ}00'00''E$ for a distance of 50.00 ft.; thence $N88^{\circ}30'00''E$ for a distance of 601.34 ft. to a point of curvature; thence on a 433.65 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 177.86 ft. chord bearing and distance $S79^{\circ}45'00''E$ 176.62 ft.; thence $S68^{\circ}00'00''E$ for a distance of 180.00 ft. to a point of curvature; thence on a 446.54 ft. radius curve to the right, initial tangent being an extension of the last described course for a distance of 227.96 ft., chord bearing and distance $S53^{\circ}22'30''E$ 225.50 ft.; thence $S38^{\circ}45'00''E$ for a distance of 185.05 ft., more or less, to a point on the East margin of a tract of land as described in Book 204 Page 90; thence $S03^{\circ}29'12''E$, along said East margin for a distance of 167.63 ft.; thence $S01^{\circ}22'55''E$, along said East margin for a distance of 201.08 ft.; thence $S00^{\circ}11'27''E$, along said East margin for a distance of 255.45 ft.; thence $S02^{\circ}55'14''E$, along said East margin for a distance of 129.74 ft.; thence $S07^{\circ}04'11''E$, along said East margin for a distance 90.11 ft.; thence $S00^{\circ}00'00''E$, along said East margin for a distance of 202.26 ft.; thence $S01^{\circ}30'56''E$, along said East margin for a distance of 600.00 ft.; thence $S88^{\circ}07'00''W$, for a distance of 50.00 ft.; thence $S26^{\circ}15'06''W$ for a distance of 126.82 ft.; thence $N90^{\circ}00'00''W$ for a distance of 765.00 ft.; thence $N55^{\circ}29'30''W$ for a distance of 291.25 ft.; thence $N08^{\circ}02'09''E$ for a distance of 858.43 ft.; thence $N90^{\circ}00'00''W$ for a distance of 200.00 ft.; thence $N00^{\circ}00'00''E$ for a distance of 160.00 ft.; thence $N12^{\circ}27'00''E$ for a distance of 70.23 ft. to a point of curvature; thence on a 155.00 ft. radius curve to the right, the initial tangent having a bearing of $N64^{\circ}33'20''W$ for a distance of 128.65 ft., chord bearing and distance $N40^{\circ}46'40''W$ 124.99 ft.; thence $N17^{\circ}00'00''W$ for a distance of 388.23 ft. to a point on the extension of the West margin of NE 1/4 of said Section 7, extended South; thence $N00^{\circ}00'00''E$ along said extension for

a distance of 85.51 ft. to a point on the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 33.00 ft. to a point on the Easterly R.O.W. of said public road; thence N00°00'00"E along said Easterly R.O.W. for a distance of 375.86 ft. to the point of beginning. Said tract contains 54.30 acres, more or less. Also, a tract of land located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 17 North, Range 5 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NE corner of said NE 1/4 SE 1/4 and going thence S00°00'00"E, on an assumed bearing, on the extension the East margin of the NE 1/4 of said 12 extended South, for a distance of 550.00 ft. to a point on the Southerly R.O.W. of a public road, said point being the point of beginning; thence continuing S00°00'00"E for a distance of 85.51 ft.; thence N17°00'00"W for a distance of 89.42 ft. to the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 26.14 ft. to the point of beginning. Said tract contains 0.03 acres, more or less.

The undersigned as owner further agrees that the covenants hereinafter set forth shall be in effect and apply to all real estate included in any plat of land located within said property from and after the date of approval of said plat by the board of supervisors of Dodge County, Nebraska. These covenants shall remain in effect for a period of ten years from the date of this instrument and shall continue in effect for recurring periods of ten years each unless prior to the expiration of any ten year period the owners of 60% of the total number of platted lots elect in writing to terminate or amend these covenants.

1. Complete plans and specifications for all structures must be submitted to and approved by Don Rogert or his assignee prior to the commencement of any construction in said sub-division.

2. Elevations of improvements shall meet or exceed the elevations shown on the plat as approved by the Dodge County Board of Supervisors.

3. Rustic appearance is required.

4. State approved individual sewer system shall be built as designed by a licensed engineer, to meet State of Nebraska Title #124 Standards or State Current Standards.

5. The minimum size of living space shall be 1400 square feet.

6. No dwelling shall exceed 2 stories in height.

7. Only one single family dwelling shall be constructed on any lot.

8. Lots shall not be used for any commercial use.

9. All weeds and grass shall be kept to a maximum height of 8" above ground level. There shall be no accumulation of junk, debris, or offensive materials on any lot. No unlicensed vehicles shall be anywhere on the property for over 30 days.

10. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

11. Improvements shall be located at the approximate locations as shown on a lot plan that shall be submitted by buyers and approved by Don Rogert or his assignee. A plot plan must accompany all construction plans. It is the intent of this covenant to prevent one dwelling from being built so much closer to the lake shore than another so as to obstruct the view of the lake. Plot plans are to be approved before work commences.

12. No fence or hedge shall be erected or maintained on the property in this sub-division which shall unreasonably restrict or block the view from an adjoining lot or which shall materially impair the continuity of the general existing landscaping of the sub-division.

13. No husbandry of either animals or fowls shall be conducted or maintained in said sub-division; provided however, (2) domesticated non-commercial house pets shall be excluded from this restriction. Provided further, such pets must be kept on a leash or under complete control of the owner.

14. All County and zoning permits must be met.

15. There shall be no permanent fuel tanks on premises, other than propane tanks for home heating.

16. Owners of each lot shall be entitled to use the lake and commons area as shown on the filed plat and subject to rules, regulations, and restrictions as established by the Pioneer Lake Association.

17. No structures, such as trailers, tents, mobile units, double-wides, basement house, garages or barns shall be erected or placed on residential lots for the purpose of temporary or permanent living quarters.

18. In order to effectively carry out and enforce the covenants set forth herein, to maintain the private drive and roads, and in order to maintain and provide for the improvement of the general social welfare, health, pleasure, recreation, safety, and aesthetic interest of all persons owning lots subject to these covenants, the aforesaid owners have organized a non profit Corporation by the name of Pioneer Lake Association. Each owner of lots subject to these covenants will be required to maintain membership in said corporation personally or by representation as provided in the by-laws of the association and will have voting rights therein. The association shall have the authority in accordance with the terms of its by-laws to charge dues and make assessments against property made subject to these covenants all in accordance with the terms of the by-laws of the association. Lots made subject to these covenants may be subjected to a lien as security for such dues and assessments, provided, any such liens shall be subordinated to any lien for taxes or assessments by any public body or to real estate mortgages at any time placed of record with respect to such real estate. Provided further, any dues or assessments made by the association shall be for the common good of lot owners within the platted area and not for private purposes of one or more persons.

19. In the event of a violation or intended violation of any covenant herein, the aforesaid owners, or the owner or owners of any other lot in the sub-division shall be fully authorized to pursue any remedy provided by law or equity in order to enforce the provisions of these covenants or to restrain or enjoin the violation of the covenants.

EXHIBIT "A"

BY LAWS OF PIONEER LAKE ASSOCIATION

I

Officers. The officers of the Association shall consist of president, vice president, secretary, and treasurer. Any person may hold one or more offices except that the offices of president and secretary shall not be held by any one person. Only members of the Board of Directors shall be eligible to serve as officers. Officers shall be elected at the annual meeting of the Board of Directors.

II

Purpose. The purpose of this association is to carry out and enforce the restrictive covenants which are of record in connection with Pioneer Lake Subdivision in Dodge County, Nebraska and specifically to maintain the private drives and roads and provide for the improvement of the general social welfare, health, pleasure, recreation, safety and aesthetic interests of all persons owning lots in Pioneer Lake Subdivision.

III

Board of Directors. The business and affairs of the association shall be managed by a Board of Directors which shall consist of not less than 3 no more than 7 members. The members of the first Board of Directors need not be members of the corporation. Thereafter, all members of the Board shall be elected by the members and consist of three members named in the Articles of Incorporation and thereafter the number of directors within such limits shall be fixed by the Board.

The Board of Directors may elect from their number an executive committee consisting of not less than 3 members of the Board which committee shall have all the powers of the Board of Directors between meetings, regular or special.

The term of each member of the Board of Directors shall be one year. In the event of a vacancy in the membership of the Board, the remaining members of the Board shall have the

power, by a majority vote, to select a member of the association to serve the unexpired term of the vacancy.

An annual meeting of the Board of Directors shall be held immediately after the annual membership meeting.

IV

Membership. Only persons owning (a contract purchaser shall be deemed the owner of such property) real property in a platted portion of the development generally known as Pioneer Lake Subdivision, Dodge County, Nebraska, shall be eligible to become members. In instances where two or more persons are the owners of one tract of said real property, then and in that event only one shall become a member. In instances where a corporation owns such tract, membership shall be limited to one stockholder of the corporation.

All members shall be entitled to one vote and only members shall be entitled to vote.

Whenever a member shall cease to own said real property or shall cease to own stock in a corporation that owns said real property, such member shall automatically be dropped from the membership rolls of the association.

Each such owner of real property shall be a member of the association subject to the limitation that there be one member per tract as set forth herein. In instances where a corporation of more than one person constitutes such owner and in the event one person has not been designated as the member by such corporation or multiple owners within thirty days after becoming an owner, then the Board of Directors shall designate one such stockholder or multiple owner as the member.

An annual meeting of the members of the association shall be held on the last Monday of March in each calendar year and shall be held at the registered office or at such other place as is directed by the Board of Directors.

Special meetings of the membership may be held upon call by the Board of Directors, or written request of one-half of all members.

V

Dues and Financial Matters.

A. No officer or director of the association shall be paid for services but may be reimbursed for actual expenses incurred.

B. The Board of Directors shall have authority to hire agents, employees, and professionals for purposes deemed necessary in fulfilling the purposes of the association.

C. Dues may be determined by the Board of Directors in an amount not to exceed \$25.00 per month per member to be paid annually. The amount of the annual dues shall not exceed the stated maximum other than by affirmative vote of at least three-fourths of all members of the association.

D. In addition to the annual dues, the Board of Directors shall have authority to assess an additional charge against each member for any capital improvement or extraordinary general expenses of the association, provided such assessment shall not exceed the aggregate sum of \$200.00 per member for any calendar year unless affirmatively authorized by a vote of three-fourths of all members of the association.

E. All platted land owned in said development may be subjected to a lien as security for such annual dues and any assessments made hereunder. The annual dues and any assessments shall not as a matter of course be recorded with the Register of Deeds, but the Board of Directors of the association shall have the power and authority by an instrument executed by the president of the association to record with the Register of Deeds within six months after the due date of dues or after the levy of the unpaid assessments or dues with respect to any property, the owner of which has not made the required payment. After filing such instrument the unpaid amount shall constitute a lien against the property but shall be subordinate in priority to general taxes or assessments of any public body or real estate mortgages then or thereafter placed of record with respect to any such real estate.

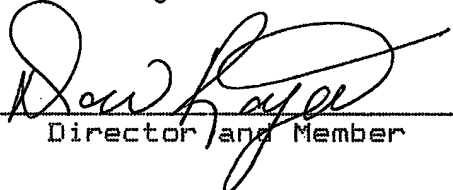
F. All funds received and expended by the association shall be handled by the treasurer who shall maintain a separate account in a financial institution and all financial transactions shall be handled by deposit of all receipts to said account and by payment by check drawn against said account signed by the treasurer or any other authorized or required signer as determined by the association. Any member shall have a right to examine the financial books of the association at any reasonable time.

Liability. No member or director of this associatiotn shall be liable personally for any loss or damage or claimed loss or claimed damage to the property or person of any member, guest, employee, agent or visitor by reason of any action or inaction on behalf of the association and inaccordance with its pusrposes.

VII

These by-laws may be amended by affirmative vote of three-fourths of the members at any annual or special membership meeting.

APPROVED THIS 15th day of July, 1992.

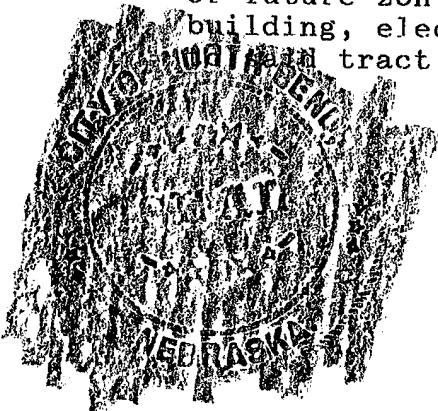


Director and Member



City of North Bend
NORTH BEND, NEBRASKA 68649
(402) 652-8393

"STATE OF NEBRASKA: County of Dodge:
I, Janice Stieren, duly appointed and qualified City Clerk of the City of North Bend, Dodge County, Nebraska, certify that the above plat of a tract being within one mile of the City limits designated as Pioneer Lake Subdivision, a/k/a Subdivision No. 22, has been accepted and approved by the Mayor and Council of the City of North Bned, Nebraska, I do further certify that Ordinance No. 348 of the City of North Bend, Nebraska, designating and creating the tract described as Pioneer Lake Subdivision, a/k/a Subdivision No. 22, was duly passed by the Mayor and Council of the City of North Bend, Nebraska on the 15th day of June, 1992, and published in the North Bend Eagle, North Bend, Nebraska on the 17th day of June, 1992, and said Ordinance provides that any existing or future zoning, property use regulation, flood plain, building, electrical and plumbing Ordinances are applicable to said tract.



Janice Stieren
City Clerk/Treasurer

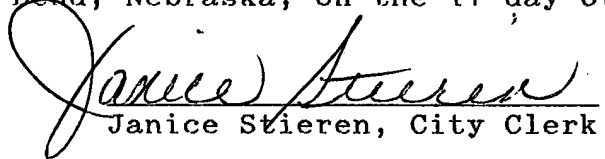


City of North Bend
NORTH BEND, NEBRASKA 68649
(402) 652-8393

0181

STATE OF NEBRASKA)
)ss.
COUNTY OF DODGE)

I, Janice Stieren, duly appointed and acting City Clerk for the City of North Bend, Dodge County, Nebraska, do hereby certify that the above Ordinance No. 348 Pioneer Lake Subdivision, is an exact and true copy of the original Ordinance No. 348 as passed and approved by the Mayor and Council of the City of North Bend, Nebraska, on the dates indicated and later published in the North Bend Eagle, a legal newspaper in North Bend, Nebraska, on the 17 day of _____, 1992.


Janice Stieren, City Clerk



ORDINANCE NO. 348

AN ORDINANCE OF THE CITY OF NORTH BEND, NEBRASKA APPROVING A SUBDIVISION IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 6, EAST OF THE 6th P.M. IN DODGE COUNTY, NEBRASKA, BEING A 54.30 ACRE TRACT, AND IN THE NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 6, EAST OF THE 6TH P.M. IN DODGE COUNTY, NEBRASKA, BEING A 0.03 ACRE TRACT; BOTH CREATING PIONEER LAKE SUBDIVISION, NUMBERED AS SUBDIVISION NO. 22, HAVING A PERIMETER LEGAL DESCRIPTION AS FOLLOWS:

A tract of land located in the Southwest Quarter of Section 7, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NW corner of said SW $\frac{1}{4}$ and going thence S00°00'00"E, on an assumed bearing, on the extension of the West margin of the NE $\frac{1}{4}$ of said Section 7 extended South, for a distance of 175.00 ft.; thence N88°30'00"E for a distance of 33.01 ft. to a point on the Easterly R.O.W. margin of a public road, said point being the point of beginning; thence continuing N88°30'00"E for a distance of 50.00 ft.; thence S00°00'00"E for a distance of 50.00 ft.; thence N88°30'00"E for a distance of 601.34 ft. to a point of curvature; thence on a 433.65 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 177.86 ft., chord bearing and distance S79°45'00"E 176.62 ft.; thence S68°00'00"E for a distance of 180.00 ft. to a point of curvature; thence on a 446.54 ft. radius curve to the right, initial tangent being an extension of the last described course for a distance of 227.96 ft., chord bearing and distance S53°22'30"E 225.50 ft.; thence S38°45'00"E for a distance of 185.05 ft., more or less, to a point on the East margin of a tract of land as described in Book 204 Page 90; thence S03°29'12"E, along said East margin for a distance of 167.63 ft.; thence S01°22'55"E, along said East margin for a distance of 201.08 ft.; thence S00°11'27"E, along said East margin for a distance of 255.45 ft.; thence S02°55'14"E along said East margin for a distance of 129.74 ft.; thence S07°04'11"E, along said East margin for a distance of 90.11 ft.; thence S00°00'00"E, along said East margin for a distance of 202.26 ft.; thence S01°30'56"E, along said East margin for a distance of 600.00 ft.; thence S88°07'00"W for a distance of 50.00 ft.; thence S26°15'06"W for a distance of 126.82 ft.; thence N90°00'00"W for a distance of 765.00 ft.; thence N55°29'30"W for a distance of 291.25 ft.; thence N08°02'09"E for a distance of 358.43 ft.; thence N90°00'00"W for a distance of 200.00 ft.; thence N00°00'00"E for a distance of 160.00 ft.; thence N12°27'00"E for a distance of 70.23 ft. to a point of curvature; thence on a 155.00 ft. radius curve to the right, the initial tangent having a bearing of N64°33'20"W for a distance of 128.65 ft., chord bearing and distance N40°46'40"W 124.99 ft.; thence N17°00'00"W for a distance of 388.23 ft. to a point on the extension of the West margin of NE $\frac{1}{4}$ of said Section 7, extended South; thence N00°00'00"E along said extension for a distance of 85.51 ft. to a point on the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 33.00 ft. to a point on the Easterly R.O.W. of said public road; thence N00°00'00"E along said Easterly R.O.W. for a distance of 375.86 ft. to the point of beginning. Said tract contains 54.30 acres, more or less. Also, a tract of land located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NE corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ and going thence S00°00'00"E, on an assumed bearing, on the extension of the East margin of the NE $\frac{1}{4}$ of said Section 12 extended South, for a distance of 550.00 ft. to a point on the Southerly R.O.W. of a public road, said point being the point of beginning; thence continuing S00°00'00"E for a distance of 85.51 ft.; thence N17°00'00"W for a distance of 89.42 ft. to the Southerly R.O.W. of a public road; thence N90°00'00"E along said Southerly R.O.W. for a distance of 26.14 ft. to the point of beginning. Said tract contains 0.03 acres, more or less;

APPLYING TO SUBDIVISION VARIOUS PROPERTY USE AND OTHER CITY ORDINANCES AND DIRECTING CERTIFIED COPY OF THIS ORDINANCE BE FILED WITH REGISTER OF DEEDS OF DODGE COUNTY, TOGETHER WITH THE PLAT, AND DECLARING EFFECTIVE DATE OF THE ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF NORTH BEND, NEBRASKA AS FOLLOWS:

(1) The Mayor and Council of the City of North Bend, Dodge County, Nebraska do hereby find that Marvin L. Winkelman, a licensed land surveyor of Nebraska, No. 289, has at the request of Don Rogert, the owner of the above described tracts in Dodge County, Nebraska, subdivided, platted and laid out a subdivision within the one mile zoning limits of the City of North Bend, Nebraska entitled Pioneer Lake Subdivision, and submitted same for approval to the Mayor and Council.

(2) Such platting and survey, dated May 19, 1992 for Pioneer Lake Subdivision has been certified by Marvin L. Winkelman, licensed surveyor, as creating a subdivision totaling 54.33 acres more or less as described above in the title containing private roads and lakes, 26 lots and utility easements of 12 feet width on said lots. Said plat and subdivision bears the approval by the Planning Commission of the City of North Bend, Nebraska and the Mayor and Council of the City of North Bend, Nebraska on June 1, 1992, and is by the City also numbered Subdivision No. 22.

(3) The above subdivision is found to be within one mile of the limits of this City. The Mayor and Council do by this Ordinance herewith apply and affix any existing or future zoning, property use regulation, flood plain, building, electrical and plumbing Ordinances to the area encompassed by this Subdivision with the same force and effect as if such area were within the corporate limits of this City.

(4) The plat of Pioneer Lake Subdivision, also numbered as Subdivision No. 22, duly made out and certified is hereby approved and the City Clerk is ordered to record said plat, along with a certified copy of this Ordinance, in the office of the Register of Deeds of Dodge County, Nebraska.

(5) Said expense of preparing, recording and publishing of this Ordinance shall be at the cost of the owner of the subdivided tracts.

(6) This Ordinance shall be effective upon its passage, approval and publication, as required by law.

PASSED AND APPROVED this 15 day of June, 1992.

Eldon J. Harless

Mayor

ATTEST:

James Steiner

City Clerk

PROOF OF PUBLICATION

0184

STATE OF NEBRASKA
COUNTY OF DODGE

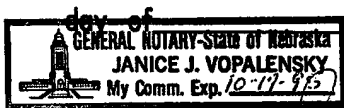
Louis Lambley, publisher of the **North Bend Eagle**,
being duly sworn, states on oath that the attached notice of

Ordinance No. 348 - North Bend City Council
was published in said legal newspaper on the Wednesday(s) of

June 17, 1992 at a cost of 65⁵⁰

Louis Lambley, Publisher

Subscribed in my presence and sworn to before me this 22nd



June, 1992

Janice J. Vopalensky, Notary Public

ORDINANCE NO. 348

An Ordinance of the City of North Bend, Nebraska approving a Subdivision in the SW 1/4 of Section 7, Township 17 North, Range 6, East of the 6th P.M. in Dodge County, Nebraska, being a 54.30 acre tract, and in the NW 1/4 of SE 1/4 of Section 12, Township 17 North, Range 6, East of the 6th P.M. in Dodge County, Nebraska, being a 0.03 acre tract; both creating Pioneer Lake Subdivision, numbered as Subdivision No. 22, having a perimeter legal description as follows:

A tract of land located in the Southwest Quarter of Section 7, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NW corner of said SW 1/4 and going thence S00 degrees 00'00"E, on an assumed bearing, on the extension of the West margin of the NE 1/4 of said Section 7 extended South, for a distance of 175.00 ft.; thence N88 degrees 30'00"E for a distance of 33.01 ft. to a point on the Easterly R.O.W. margin of a public road, said point being the point of beginning; thence continuing N88 degrees 30'00"E for a distance of 50.00 ft.; thence S00 degrees 00'00"E for a distance of 50.00 ft.; thence N88 degrees 30'00"E for a distance of 601.34 ft. to a point of curvature; thence on a 433.65 ft. radius curve to the right, initial tangent being an extension of the last described course, for a distance of 177.86 ft., chord bearing and distance S79 degrees 45'00"E 176.62 ft.; thence S 68 degrees 00'00"E for a distance of 180.00 ft. to a point of curvature; thence on a 446.54 ft. radius curve to the right, initial tangent being an extension of the last described course for a distance of 227.96 ft., chord bearing and distance S53 degrees 22'30"E 225.50 ft.; thence S38 degrees 45'00"E for a distance of 185.05 ft., more or less, to a point on the East margin of a tract of land as described in Book 204 Page 90; thence S03 degrees 29'12"E, along said East margin for a distance of 167.63 ft.; thence S 01 degrees 22'55"E, along said East margin for a distance of 201.08 ft.; thence S00 degrees 11'27"E, along said East margin for a distance of 255.45 ft.; thence S 02 degrees 55'14"E along said East margin for a distance of 129.75 ft.; thence S07 degrees 04'11"E along said East margin for a distance of 90.11 ft.; thence S00 degrees 00'00"E, along said East margin for a distance of 202.26 ft.; thence S01 degrees 30'56"E, along said East margin for a distance of 600.00 ft.; thence S88 degrees 07'00"W for a distance of 50.00 ft.; thence S 26 degrees 15'06"W for a distance of 765.00 ft.; thence N55 degees 59'30"W for a distance of 291.,25 ft.; thence N08 degrees 02'09"E for a distance of 858.43 ft.; thence N90 degrees 00'00"W for a distance of 200.00 ft.; thence N00 degrees 00'00"E for a distance of 160.00 ft.; thence N12 degrees 27'00"E for a distance of 70.23 ft. to a point of curvature; thence on a 155.00 ft. radius curve to the right, the initial tangent having a bearing of N64 degrees 33'20"W for a distance of 128.65 ft., chord bearing and distance N40 degrees 46'40"W 124.99 ft.; thence N17 degrees 00'00"W for a distance of 388.23 ft. to a point on the extension of the West margin of NE 1/4 of said Section 7, extended south; thence N00 degrees 00'00"E along said extension for a distance of 85.51 ft. to a point on the Southerly R.O.W. of a public road; thence N90 degrees 00'00"E along said Southerly R.O.W. for a distance of 33.00 ft. to a point on the Easterly R.O.W. of said public

road; thence N00 degrees 00'00"E along said Easterly R.,O.W. for a distance of 375.86 ft. to the point of beginning. Said tract contains 54.30 acres more or less. Also, a tract of land located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 17 North, Range 5 East of the 16th P.M., Dodge County, Nebraska, and being more particularly described as follows: Commencing at the NE corner of said NE 1/4SE 1/4 and going thence S00 degrees 00'00"E, on an assumed bearing, on the extension of the East margin of the NE 1/4 of said Section 12 extended South, for a distance of 550.00 ft. to a point on the Southerly R.O.W. of a public road, said point being the point of beginning; thence continuing S00 degrees 00'00"E for a distance of 85.51 ft.; thence N17 degrees 00'00"W for a distance of 89.42 ft. to the Southerly R.O.W. of a public road; thence N90 degrees 00'00"E along said Southerly R.O.W. for a distance of 26.14 ft. to the point of beginning. Said tract contains 0.03 acres, more or less;

Applying to Subdivision various property use regulation, and other City Ordinances and directing Certified Copy of this Ordinance be filed with Register of Deeds of Dodge County, together with the Plat, and declaring effective date of the Ordinance.

Be It ordained by the Mayor and Council of the City of North Bend, Nebraska as follows:

(1) The Mayor and Council of the City of North Bend, Dodge County, Nebraska do hereby find that Marvin L. Winkelman, a licensed land surveyor of Nebraska, No. 289, has at the request of Don Rogert, the owner of the above described tracts in Dodge County, Nebraska, subdivided, platted and laid out a subdivision within the one mile zoning limits of the City of North Bend, Nebraska entitled Pioneer Lake Subdivision, and submitted same for approval to the Mayor and Council.

(2) Such platting and survey, dated May 19, 1992 for Pioneer Lake Subdivision has been certified by Marvin L. Winkelman, licensed surveyor, as creating a subdivision totaling 54.33 acres more or less as described above in the title containing private roads and lakes, 261 lots and utility easements of 12 feet width on said lots. Said plat and subdivision bears the approval by the Planning Commission of the City of North Bend, Nebraska and the Mayor and Council of the City of North Bend, Nebraska on June 1, 1992, and is by the City also numbered Subdivision No. 22.

(3) The above subdivision is found to be within one mile of the limits of this City. The Mayor and Council do by this Ordinance herewith apply and affix any existing or future zoning, property use, regulations, flood plain, building, electrical and plumbing Ordinances to the area encompassed by this Subdivision with the same force and effect as if such area were within the corporate limits of this City.

(4) The plat of Pioneer Lake Subdivision, also numbered as Subdivision No. 22, duly made out and certified is hereby approved and the City Clerk is ordered to record said plat, along with a certified copy of this Ordinance, in the office of the Register of Deeds of Dodge County, Nebraska.

(5) Said expense of preparing, recording and publishing of this Ordinance shall be at the cost of the owner of the subdivided tracts.

(6) This Ordinance shall be effective upoin its passage, approval and publication, as required by law.

Passed and approved this 15th day of June, 1992.
/s/Eldon J. Garber, Mayor

Attest:
Janice Stieren, City Clerk
Published June 17, 1992