

**FILED**  
2007 JAN -5 PM 4:01  
KAREN A. MADSEN  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
BLAIR, NE

200700079  
WASHINGTON COUNTY, STATE OF NEBRASKA  
RECORDED 01/05/07 AT 4:01 P.M.  
BOOK 438 PAGE(S) 677-682  
Mary A. Madson  
REGISTER OF DEEDS

677

CovenantlorenzenfarmsOct2006Amendment

AMENDMENT TO COVENANTS FILED AND RECORDED  
UNDER DATE OF MARCH 16, 2006

THIS Declaration is made as of the 6<sup>th</sup> day of October 2006, by Lorenzen Farms, Inc., a Nebraska corporation, by Philip A. Lorenzen, its duly elected and acting President and John E. Lorenzen, its duly elected and acting Secretary, acting for Lorenzen Farms, Inc. and by Lori N. Larsen, Trustee, for the Lori N. Larsen Revocable Trust, dated March 22, 1997; Cory P. Jensen and Nicole K. Jensen, JT TEN; and, Mark T. Sundermeier and Julie M. Sundermeier, JT TEN; acting for and on behalf of themselves as owners of certain portions of the herein described property, hereinafter called the "Declarants"

WITNESSETH:

WHEREAS, Declarants are the owners of specific portions of certain real property located in Section 8, Township 17 North, Range 12 East of the 6<sup>th</sup> P.M., Washington County, Nebraska, collectively containing 50 acres (more or less) and more particularly described as follows, hereinafter called "Tract":

See attached legal description as "Exhibit A"

WHEREAS, Declarants intend to utilize and develop the Tract described hereinabove for residential purposes and Lorenzen Farms, Inc. has replatted that portion of said Tract, described as "Tract 2" therein for sale to third party purchasers for the construction of single family dwellings, which replat received final approval by the Board of Supervisors of Washington County Nebraska on August 23, 2005, a copy of the replat of said Tract 2, now additionally referred to as Lorenzen Subdivision, being attached hereto as "Exhibit B"; and

WHEREAS, Lorenzen Farms, Inc., has conveyed title to Lot 1 in said Tract 2 to Cory P. Jensen and Nicole K. Jensen, JT TEN; has conveyed title to Lot 4, Tract 2 to, Mark T. Sundermeier and Julie M. Sundermeier, JT TEN; and, said Lorenzen Farms, Inc. currently holds title to Lots 2 and 3 in said Tract 2; and,

WHEREAS, "Section D" of said covenants as said covenants in their entirety were filed March 16, 2006 and recorded in Book 438 at page 698 - 704 on March 16, 2006, contains a typographical error in that said Section D states that "... Dwellings constructed in another addition or location and previously occupied shall not be moved onto this real estate..." the language "...and previously occupied..." is hereby determined to be in error.

NOW, THEREFORE, in consideration of the premises, Declarants, for and on behalf of themselves, their successors, assignees, and all future grantees and successors in title, do hereby find determine, impose, create and place upon the Tract this revision and correction to said Covenants as executed March 15, 2006 and filed and recorded March 16, 2006, including the following replacement and substitute "Section D" to clarify, correct and modify said Covenants:

Recorder \_\_\_\_\_  
General \_\_\_\_\_  
Numerical \_\_\_\_\_  
Photostat \_\_\_\_\_  
Prootec \_\_\_\_\_

677

D. No trailer, trailer house, mobile home, tent, shack, barn or temporary structure, or outbuilding of an unsightly nature, shall be placed or erected on said Tract. Dwellings constructed in another addition or location, including modular and/or factory constructed dwellings, shall not be placed or moved onto this real estate. Only the main residential structure may be occupied as a dwelling and such occupancy shall not be permitted until all exterior construction is fully completed according to approved plans. No building materials shall be placed on any lot until construction has started on the main residential structure or other building allowed hereunder.

This amendment modifies and corrects the form of Covenants Dated March 15, 2006 and filed and recorded March 16, 2006, which Covenants remain in force and effect with the exception that the said section designated Section D be and hereby is corrected amended and replaced as set out in this amending document.

By accepting a deed to any of said Tract and/or signing this agreement, a grantee or signer shall bind himself or herself, his or her heirs, personal representatives, administrators, successors, assigns and grantees to observe and perform all restrictions as fully described in this Declaration.



LORENZEN FARMS, INC.  
A Nebraska Corporation

*Philip A. Lorenzen*  
Philip A. Lorenzen, President

*John E. Lorenzen*  
John E. Lorenzen, Secretary

Lori N. Larsen, Trustee, Lori N. Larsen  
Revocable Trust, Dated March 22, 1997

*Lori N. Larsen* Trustee  
Lori N. Larsen, Trustee

*Cory P. Jensen*  
Cory P. Jensen

*Nicole K. Jensen*  
Nicole K. Jensen

*Mark T. Sundermeier*  
Mark T. Sundermeier

*Jillie M. Sundermeier*  
Jillie M. Sundermeier

STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

On this 29<sup>th</sup> day of November, 2006, personally appeared Philip A. Lorenzen, known to me to be the duly elected, qualified and acting President of Lorenzen Farms, Inc., he being the identical person who signed the foregoing instrument and acknowledged the execution of the same to be his voluntary act and deed.

[SEAL]



*Marla Erixon*  
Notary Public

STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

On this 29<sup>th</sup> day of November, 2006, personally appeared John E. Lorenzen, known to me to be the duly elected, qualified and acting Secretary of Lorenzen Farms, Inc., being the identical person who signed the foregoing instrument and acknowledged the execution of the same to be his voluntary act and deed.

[SEAL]



*Marla Erixon*  
Notary Public

STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

On this 22 day of December, 2006, personally appeared Lori N. Larsen, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution of the same to be her voluntary act and deed.

[SEAL]



*Juan G. Barria*  
Notary Public

STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

On this 4<sup>th</sup> day of January, 2007, personally appeared Cory P. Jensen and Nicole K. Jensen, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution of the same to be his and her voluntary act and deed.

[SEAL]



Karen L. Harn  
Notary Public

STATE OF NEBRASKA )

COUNTY OF DOUGLAS )

On this 4<sup>th</sup> day of January, 2007, personally appeared Mark T. Sundermeier and Julie M. Sundermeier, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution of the same to be his and her voluntary act and deed.

[SEAL]

Patricia A. French  
Notary Public



**LEGAL DESCRIPTION:**

**TRACT 1:**

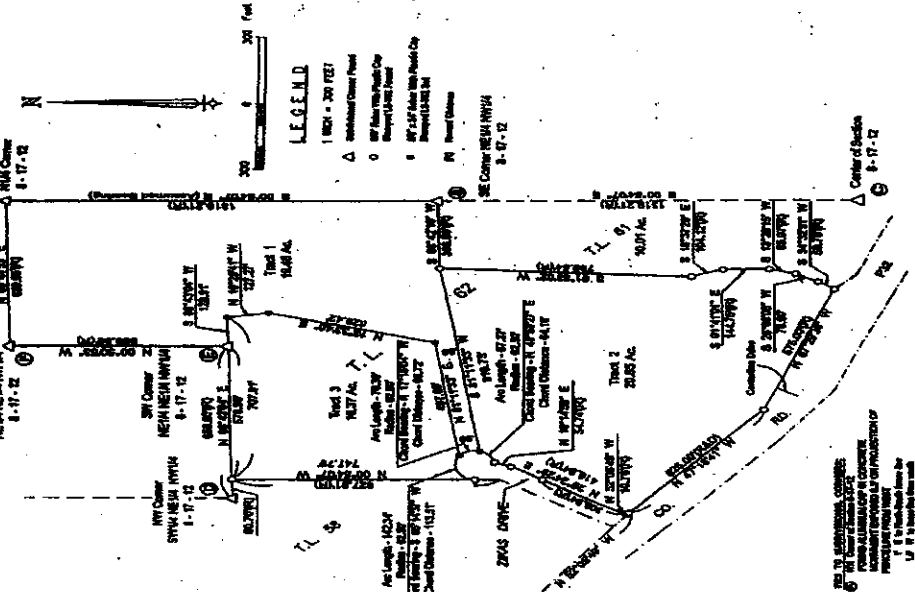
Part of the Lot 62, all being in the E1/2 of the NW1/4 of Section 8, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Minnesota and more particularly described as follows:

Beginning at the NW Corner of Section 8, Township 17 North, Range 12 East, Section 8, 68°54'57" E (approximate bearing) along the westerly line of the NW1/4 of said Section 8 a distance of 131.24 feet to the southeast corner of the NW1/4 of the NW1/4 of said Section 8, said corner also being the northeast corner of the NE1/4 of the NW1/4 of said Section 8, then along the westerly line of said Tract 1 (Lot 62) a distance of 200.00 feet to the northeast corner of said Tract 1 (Lot 62), thence S 41°17'57" W a distance of 414.27 feet to the westerly right-of-way line of 280th Drive, being in the NW1/4 of said Section 8, thence along said westerly right-of-way line, being a 60.00 foot radius curve to the left on an arc distance of 73.86 feet, said curve having a bearing of N 77°59'4" W and a chord distance of 68.72 feet, thence along said westerly right-of-way line N 77°59'4" W a distance of 487.08 feet, thence S 80°52'34" W a distance of 128.21 feet to the southeast corner of the NE1/4 of the NW1/4 of said Section 8, thence S 80°52'34" W a distance of 128.21 feet to the southeast corner of the NE1/4 of the NW1/4 of said Section 8, thence N 68°54'57" W a distance of 162.50 feet to the NW1/4 of the NW1/4 of said Section 8, then along the westerly line of said Tract 1 (Lot 62) a distance of 200.00 feet to the northeast corner of said Tract 1 (Lot 62), then along the westerly line of said Tract 1 (Lot 62) a distance of 131.24 feet to the southwest corner of the NW1/4 of the NW1/4 of said Section 8, thence N 68°54'57" E along the westerly line of said NE1/4 of the NW1/4 of the NW1/4 of said Section 8 a distance of 131.24 feet to the Point of Beginning and containing 78.00 acres, more or less.

**TRACT 2:**

Part of the Lot 62, all being in the E1/2 of the NW1/4 of Section 8, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Minnesota and more particularly described as follows:

Then the NW Corner of Section 8, Township 17 North, Range 12 East, Section 8, 68°54'57" E (approximate bearing) along the westerly line of the NW1/4 of said Section 8 a distance of 131.24 feet to the southeast corner of the NE1/4 of the NW1/4 of said Section 8, said corner also being the northeast corner of the NE1/4 of the NW1/4 of said Section 8, then along the westerly line of said Tract 2 (Lot 61) a distance of 200.00 feet to the northeast corner of said Tract 2 (Lot 61), thence S 41°17'57" W a distance of 414.27 feet to the westerly right-of-way line of 280th Drive, being in the NW1/4 of said Section 8, thence along said westerly right-of-way line, being a 60.00 foot radius curve to the left on an arc distance of 73.86 feet, said curve having a bearing of N 77°59'4" W and a chord distance of 68.72 feet, thence along said westerly right-of-way line N 77°59'4" W a distance of 487.08 feet, thence S 80°52'34" W a distance of 128.21 feet to the southeast corner of the NE1/4 of the NW1/4 of said Section 8, thence S 80°52'34" W a distance of 128.21 feet to the southeast corner of the NE1/4 of the NW1/4 of said Section 8, thence N 68°54'57" W a distance of 162.50 feet to the NW1/4 of the NW1/4 of said Section 8, then along the westerly line of said Tract 2 (Lot 61) a distance of 200.00 feet to the northeast corner of said Tract 2 (Lot 61), then along the westerly line of said Tract 2 (Lot 61) a distance of 131.24 feet to the southwest corner of the NW1/4 of the NW1/4 of said Section 8, thence N 68°54'57" E along the westerly line of said NE1/4 of the NW1/4 of the NW1/4 of said Section 8 a distance of 131.24 feet to the Point of Beginning and containing 78.00 acres, more or less.



**MONITORING CERTIFICATE**

I hereby certify that the survey shown and described herein was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Richard L. Hansen*  
 Registered Land Surveyor  
 Registration No. 15-382  
 Date: July 22, 2007  
 Office: Lorrainville, Minn.  
 Job No.: 15-382

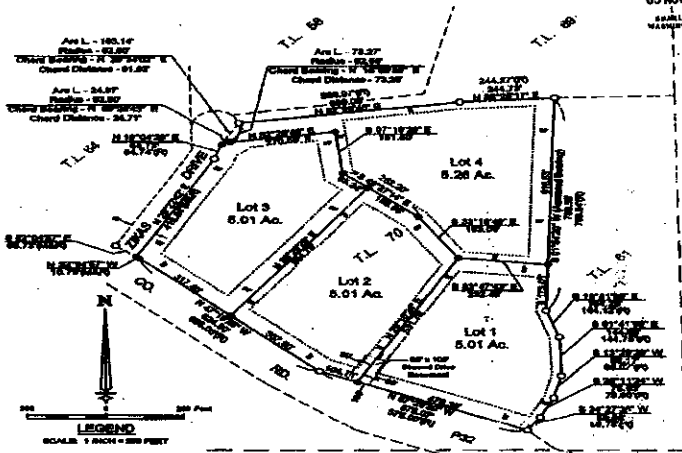
**NOTES TO ACCOMPANY CONVEYANCE:**

- All corners are marked with 1/4" galvanized iron pipe caps.
- For a full description of the survey, see the accompanying plat.
- The survey was made by the use of a Trimble 5800 GPS receiver and a Leica Total Station.
- The monumentation was made with 1/4" galvanized iron pipe caps and 1" x 1" x 1/4" rebar.
- The monumentation was made in accordance with the Minnesota Surveying Act.
- The monumentation was made on the day of the date of the survey.
- The monumentation was made by the use of a Trimble 5800 GPS receiver and a Leica Total Station.
- The monumentation was made with 1/4" galvanized iron pipe caps and 1" x 1" x 1/4" rebar.
- The monumentation was made in accordance with the Minnesota Surveying Act.
- The monumentation was made on the day of the date of the survey.
- The monumentation was made by the use of a Trimble 5800 GPS receiver and a Leica Total Station.
- The monumentation was made with 1/4" galvanized iron pipe caps and 1" x 1" x 1/4" rebar.
- The monumentation was made in accordance with the Minnesota Surveying Act.
- The monumentation was made on the day of the date of the survey.
- The monumentation was made by the use of a Trimble 5800 GPS receiver and a Leica Total Station.
- The monumentation was made with 1/4" galvanized iron pipe caps and 1" x 1" x 1/4" rebar.
- The monumentation was made in accordance with the Minnesota Surveying Act.
- The monumentation was made on the day of the date of the survey.
- The monumentation was made by the use of a Trimble 5800 GPS receiver and a Leica Total Station.
- The monumentation was made with 1/4" galvanized iron pipe caps and 1" x 1" x 1/4" rebar.
- The monumentation was made in accordance with the Minnesota Surveying Act.
- The monumentation was made on the day of the date of the survey.
- The monumentation was made by the use of a Trimble 5800 GPS receiver and a Leica Total Station.
- The monumentation was made with 1/4" galvanized iron pipe caps and 1" x 1" x 1/4" rebar.
- The monumentation was made in accordance with the Minnesota Surveying Act.
- The monumentation was made on the day of the date of the survey.
- The monumentation was made by the use of a Trimble 5800 GPS receiver and a Leica Total Station.
- The monumentation was made with 1/4" galvanized iron pipe caps and 1" x 1" x 1/4" rebar.
- The monumentation was made in accordance with the Minnesota Surveying Act.
- The monumentation was made on the day of the date of the survey.

FILED

05 NOV 23 AM 8:50  
RICHARD L. FETTER  
WASHINGTON COUNTY CLERK  
PLATTSMO, MISSOURI

FINAL PLAT  
— LORENZEN SUBDIVISION —  
A Subdivision of Tax Lot 70  
Lying in the NW 1/4 of Section 8, T-17-N, R-12-E  
of the 6th P.M. Washington County, Nebraska.



**LEGAL DESCRIPTION:**  
All of Tax Lot 70, lying in the NW 1/4 of Section 8, Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:  
Beginning at an iron found in the Northeast Corner of Tax Lot 70 in Section 8, Township 17 North, Range 12 East, thence S 01°45'00" W (assumed bearing) along the easterly line of said Tax Lot 70 a distance of 729.58 feet to an iron found; thence continuing along said easterly line for 100 feet as follows: S 18°41'00" E a distance of 104.28 feet to an iron found; thence S 01°41'50" E a distance of 144.89 feet to an iron found; thence S 12°28'20" W a distance of 86.17 feet to an iron found; thence S 20°11'24" W a distance of 78.88 feet to an iron found; thence S 34°27'30" W a distance of 88.88 feet to an iron found at the Southeast Corner of said Tax Lot 70; said point lying on the northerly right-of-way line of County Road P22; thence westerly along the easterly line of said Tax Lot 70, easterly corner east right-of-way line as follows: N 07°29'30" E a distance of 575.07 feet to an iron found; thence N 47°49'20" W a distance of 244.90 feet; thence N 82°04'27" W a distance of 103.78 feet to the Southwest Corner of said Tax Lot 70; said point lying on the easterly right-of-way line of 22nd St; thence northerly along the westerly line of said Tax Lot 70, easterly right-of-way line of 22nd St as follows: N 29°22'45" E a distance of 419.84 feet to an iron found; thence N 10°04'20" E a distance of 54.73 feet to a point on a 60.80 foot radius curve to the left; thence along said 60.80 foot radius curve to the left an arc distance of 108.15 feet; said curve having a chord bearing of N 29°22'45" E and a chord distance of 575.07 feet to an iron found at the Northeast Corner of said Tax Lot 70; thence easterly along the northerly line of said Tax Lot 70 as follows: N 82°04'27" E a distance of 882.00 feet to an iron found; thence N 00°29'17" E a distance of 244.73 feet to the Point of Beginning and enclosing 21.28 acres, more or less.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

*Richard L. Fetter*  
Richard L. Fetter  
Professional Land Surveyor  
Registration No. LB-522  
Date: July 14, 2025  
Client: Philip Lorenzen  
Job No.: 04-141

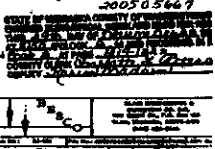


**SHOWING:** I and those PRESENTS THAT:  
Philip A. Lorenzen, President, using the corner of the land described within this Lorenzen Plat as shown and described hereon, and more particularly described as follows: thence S 01°45'00" W (assumed bearing) along the easterly line of said Tax Lot 70 a distance of 729.58 feet to an iron found; thence continuing along said easterly line for 100 feet as follows: S 18°41'00" E a distance of 104.28 feet to an iron found; thence S 01°41'50" E a distance of 144.89 feet to an iron found; thence S 12°28'20" W a distance of 86.17 feet to an iron found; thence S 20°11'24" W a distance of 78.88 feet to an iron found; thence S 34°27'30" W a distance of 88.88 feet to an iron found at the Southeast Corner of said Tax Lot 70; said point lying on the northerly right-of-way line of County Road P22; thence westerly along the easterly line of said Tax Lot 70, easterly corner east right-of-way line as follows: N 07°29'30" E a distance of 575.07 feet to an iron found; thence N 47°49'20" W a distance of 244.90 feet; thence N 82°04'27" W a distance of 103.78 feet to the Southwest Corner of said Tax Lot 70; said point lying on the easterly right-of-way line of 22nd St; thence northerly along the westerly line of said Tax Lot 70, easterly right-of-way line of 22nd St as follows: N 29°22'45" E a distance of 419.84 feet to an iron found; thence N 10°04'20" E a distance of 54.73 feet to a point on a 60.80 foot radius curve to the left; thence along said 60.80 foot radius curve to the left an arc distance of 108.15 feet; said curve having a chord bearing of N 29°22'45" E and a chord distance of 575.07 feet to an iron found at the Northeast Corner of said Tax Lot 70; thence easterly along the northerly line of said Tax Lot 70 as follows: N 82°04'27" E a distance of 882.00 feet to an iron found; thence N 00°29'17" E a distance of 244.73 feet to the Point of Beginning and enclosing 21.28 acres, more or less.

*Philip A. Lorenzen*  
Philip A. Lorenzen, President  
Lorenzen Farms, Inc.

**ACKNOWLEDGMENT OF NOTARY:**  
State of Nebraska )  
County of Washington )  
I, Notary Public, do hereby certify that the foregoing was acknowledged before me on the 14th day of July, A.D. 2025, by Philip A. Lorenzen, President of Lorenzen Farms, Inc., owner of Lorenzen Subdivision.

*Richard J. Kristof*  
Richard J. Kristof  
Notary Public  
My Commission Expires 1-1-08  
Class



**COUNTY PLANNING COMMISSION APPROVAL:**

The Final Plat of "Lorenzen Subdivision" as shown and described hereon was approved by the Washington County Planning Commission on the 14th day of July, A.D. 2025.  
*Laura Carraway*

**COUNTY BOARD OF SUPERVISORS APPROVAL:**

The Final Plat of "Lorenzen Subdivision" as shown and described hereon was approved and passed by the Washington County Board of Supervisors on the 14th day of July, A.D. 2025.  
*William D. Wiley*

ATTENT: *Sharon Madson*  
Washington County Clerk

**TREASURER'S CERTIFICATION:**

This is to certify that I am a holder of special license and that the property described in the legal description in this Subdivision Plat, as defined herein, is the property of the owner on the 14th day of July, A.D. 2025.  
*Maureen S. Smith*

**COUNTY ROAD DEPARTMENT APPROVAL:**

This Final Plat of "Lorenzen Subdivision" as shown and described hereon was approved by the Washington County Road Department on the 14th day of July, A.D. 2025.  
*John A. All*

**COUNTY SURVEYOR'S REVIEW:**

This Final Plat of "Lorenzen Subdivision" was reviewed by the Washington County Surveyor's Office on the 14th day of July, A.D. 2025.  
*Richard L. Fetter*  
Washington County Surveyor  
Richard L. Fetter