

FILED

RESOLUTION

1973 NOV 23 PH 2:52

CHARLOTTE L. PETERSEN  
WASHINGTON COUNTY, CLERK

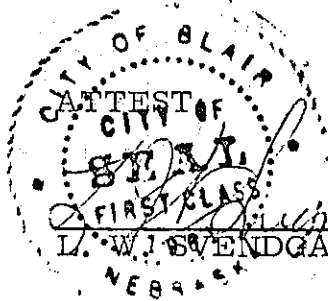
WHEREAS, Baronage Development Company, owners of Lots One (1) through Twenty-One (21) and Lots Twenty-Three (23) through Forty-Five (45) in Baronage Valley Addition to the City of Blair, Washington County, Nebraska, have submitted to the Mayor and City Council of the City of Blair, Nebraska, covenants which shall run with said land prohibiting the connection of more than twelve (12) of said lots to the sewer system of the City of Blair, and,

WHEREAS, said Mayor and City Council have approved said covenants.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BLAIR that said covenants are approved by said body and that as evidence of said approval the Mayor and City Clerk are hereby authorized and directed to sign said covenants on behalf of the City of Blair.

Passed and approved this 13th day of November, 1973.

*Alfred O. Sick*  
ALFRED O. SICK, Mayor



*L. W. Svendgaard*  
L. W. SVENDGAARD, City Clerk

(SEAL)

State of Nebraska }  
County of Washington } SS 1890  
Entered in Numerical Index and filed for record  
this 23<sup>rd</sup> day of November  
A. D., 1973 at 2:52 o'clock P. M.  
and recorded in book 71 at page 594-596  
*Charlotte L. Petersen*  
County Clerk  
*Elizabeth M. Deputy*

BARONAGE VALLEY COVENANTS

THIS COVENANT shall run with the land and shall be binding on all present and future owners of all or any part of the following described real estate until January 1, 1980:

Lots One (1) through Twenty-one (21) and Lots Twenty-three (23) through Forty-five (45) in Baronage Valley Addition to the City of Blair, Washington County, Nebraska.

A license is hereby granted by Baronage Development Company and the City of Blair, Nebraska to the first twelve (12) of the above-described lots which have residences constructed thereon to connect on to and use the in-tact piping and sewer system of the City of Blair, Nebraska as such system contains on October 16, 1973. The thirteenth (13th) lot and any subsequent lots shall be allowed to hook up to the herein said sewer system on a house by house basis as shall be allowed by and at the sole election of the Board of Utilities of the City of Blair, Nebraska. Any other process of establishing priorities for connection onto the herein-said sewer system, including any ordinance of the City of Blair, shall be disregarded by any purchaser or prospective purchaser of any lot or lots as abovedescribed, and this covenant shall prevail. Upon the completion of any new sewage treatment plant and out-fall sewer piping by or for the City of Blair, Nebraska or upon the date first abovesaid, this covenant shall terminate and shall be null and void and of no further effect.

If the present or future owners of any of said lots, or their grantees, heirs, or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation. Invalidation of any of these covenants by judgment or Court Order shall in no way effect any of the other provisions which shall remain in full force and effect. The undersigned reserves the exclusive right to modify or waive these covenants as to any lot or lots in cases where the undersigned deems it necessary or advisable in the usual circumstances, or to prevent hardship.

IN WITNESS WHEREOF, the undersigned, being the owner of all of the said real estate that caused these presence to be duly executed this 13 day of November, 1973.

ATTEST:

*Jon A. Sedlacek*  
 \_\_\_\_\_  
 Secretary

BARONAGE DEVELOPMENT COMPANY

BY *Nile K. Johnson*  
 \_\_\_\_\_  
 President

ATTEST:

*Alfred O. Sick*  
 \_\_\_\_\_  
 CITY CLERK

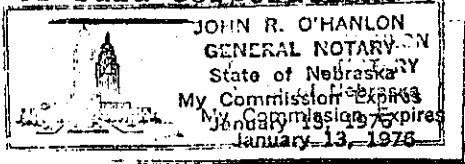
CITY OF BLAIR, NEBRASKA

BY *Alfred O. Sick*  
 \_\_\_\_\_  
 A. O. SICK, MAYOR

STATE OF NEBRASKA )  
 ) ss  
 WASHINGTON COUNTY )

On this 13 day of November, 1973, before me, the undersigned Notary Public in and for said County, personally came Nile K. Johnson and Jon A. Sedlacek, President and Secretary,

pectively, of the Baronage Development Company, corporation, to me personally known to be the President and Secretary and the identical persons whose names are affixed to the above covenant and they acknowledged the execution thereof to be their voluntary act and deed as such officers for the voluntary act and deed of said corporation.

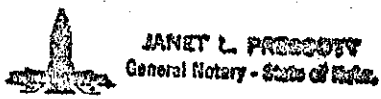


*John R. O'Hanlon*  
NOTARY PUBLIC

My commission expires the 13 day of Jan., 1974.

STATE OF NEBRASKA )  
                                  ) ss  
WASHINGTON COUNTY )

On this 13<sup>th</sup> day of November, 1973, before me, the undersigned Notary Public in and for said County, personally came Alfred O. Sick and L. W. Svendgaard, Mayor and City Clerk, respectively, of the City of Blair, Nebraska, to me personally known to be the Mayor and City Clerk and the identical persons whose names are affixed to the above covenant and they acknowledged the execution thereof to be their voluntary act and deed as such officers for the voluntary act and deed of said City of Blair, Nebraska.



*Janet L. Prescott*  
NOTARY PUBLIC

My commission expires the 14 day of February, 1977.