

**CITY OF MINDEN REDEVELOPMENT AUTHORITY  
MINDEN WEST ESTATES SUBDIVISION**

**COVENANTS FOR INDUSTRIAL PROPERTIES**

The undersigned Declarants, the Community Redevelopment Authority of the City of Minden do hereby state that the Minden West Estates Subdivision (Industrial Property) is hereby subject to the following restrictive and protective covenants, restrictions and conditions, except as otherwise herein stated;

The following buildings and uses are permitted with in the Minden West Estates Industrial Property:

1. Business service, such as office buildings.
2. Clothing service, dry cleaning and pressing establishments using only cleaning materials safe from fire hazards and hazards materials.
3. Wholesale trade conducted completely within an enclosed building.
4. Accessory buildings, structures and uses, subordinate and customarily incident to, and located on the same lot with any of the foregoing principal uses.
5. The manufacturing, assembling, compounding, packaging, processing or treatment of products or raw materials.

**HEIGHT AND AREA REQUIREMENTS.** The required height and area regulations in the industrial district are as follows:

Maximum Building Height

Stories	7
Feet	110

Minimum Lot Requirements

Frontage (feet)	100 ft.
Front yard depth	25 ft.
Rear yard depth	None
Side yard depth	24 ft.
Side yard depth	24 ft.

**EASEMENTS:** The City of Minden, their lessees, successors and assigns, are hereby granted a permanent right, privilege, and easement of right-of-way to construct, operate, maintain, and remove all necessary poles, wires, and other necessary equipment in connection therewith on or across the easements as indicated on the plat of this subdivision, which is on file at the Office of the Register of Deeds, Kearney County, Nebraska. For clarification, all public service facilities shall have the privilege and easement of ingress and egress across the property to their respective officers and employees for any purpose necessary in connection with the construction, operation, maintenance, and inspection or removal of said utility service, cable service, and telephone service. The aforementioned public utility companies shall have the right at any time to trim or remove such trees and underbrush as may in any way endanger the safe operation of the respective lines and equipment used in connection with the easements crossed and the lots as provided in said plat.

**SEVERABILITY:** Invalidation of anyone of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

**ENFORCEMENT:** Enforcement shall be by proceeding at law or equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages. To further insure the observance of these covenants, the Grantor or any owner or occupant of any of the lots shall have the right to recover the damages to prevent breach thereof, through an injunction and to recover damages which may have been suffered by such breach.

Dated at Minden, Nebraska, this 30<sup>th</sup> day of April, 2013.

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\_\_\_\_\_, Secretary,  
Community Redevelopment  
Authority of the City of Minden

\_\_\_\_\_  
Arlen J. Osterbuhr, President  
Community Redevelopment  
Authority of the City of Minden

STATE OF NEBRASKA  
COUNTY OF KEARNEY

Before me, a Notary Public cut, duly qualified and acting in said county, personally appeared Arlen J. Osterbuhr, to me known to be the identical persons who executed the above and foregoing Minden West Estates Subdivision Declaration of Restrictive

and Protective Covenants and Building Restrictions, and each of them acknowledged the execution thereof to be their free and voluntary act and deed.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Notary Public \_\_\_\_\_