

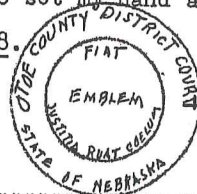
85271-REDFIELD & COMPANY, INC., OHAMA

Endorsed--DIST. COURT, OTOE COUNTY, NEB. FILED JUL. 8, '58.
VIRGINIA NAVIAUX, CLERK. NO. 14924.

STATE OF NEBRASKA,)
County of Otoe) ss.

I, Virginia Naviaux, Clerk of the District Court of the Second Judicial District of the State of Nebraska, within and for the County of Otoe, do hereby certify that the above and foregoing DECREE, in the case of IN THE MATTER OF THE APPLICATION OF JOHN FREEMAN AND JANET S. FREEMAN TO ANNEX LAND, is a true and compared copy of the original thereof, as the same appears on file and of record in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the Seal of said Court, at my office in Nebraska City, this 8th day of July, 1958.



Virginia Naviaux,
Clerk of the District Court.

#####

Affidavit of Dedication No. 672 #
John Freeman and Janet S. Freeman #
to #
The People #
Filed for record July 8, 1958 #
at 3:25 P.M., Book 104, page 689 #
Frances Webb Farson, Register of #
Deeds. Fee \$4.05N #

AFFIDAVIT OF DEDICATION

STATE OF NEBRASKA)
COUNTY OF OTOE) SS.

That we, the undersigned, John Freeman and Janet S. Freeman, husband and wife, sole owners and proprietors of the land embraced in this plat and described in the surveyor's certificate, caused the said described land to be subdivided into lots and to be hereafter known as Broadview Addition, the lots numbered as shown on the annexed plat and we hereby ratify and approve of the disposition of our land and we hereby dedicate to the public for public use the streets and easements as shown on the above plat subject however, to the following restrictions which shall apply to each lot shown and easement in said plat:

These protective covenants and the building control provisions hereinafter stated shall be and remain in full force and effect from this date until January 1, 1985.

No residential structure exceeding two stories shall be permitted on any lot. The ground floor area of the main structures, exclusive of one-story open porches and garages, shall be not less than 950 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one-story, and no dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 7,000 square feet.

BUILDING LOCATION. No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than 8 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 75 feet or more from the minimum building setback line. No fence shall be erected closer to the front lot line than 35 feet and no fence shall be more than one-half solid or exceed 4 feet in height.

EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear eight feet of each lot and the eight feet adjacent to adjoining property of each lot.

NUISANCES. No commercial or business activity and no noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No animals, livestock, or poultry of any kind shall be raised, bred or kept in said addition except that dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose, or in such numbers or under such circumstances as to be come a nuisance.

Blue Border
100% MINEN LEDGER

104-690

FILED
1958 JUL 10 AM 10:15
CLERK OF COURTS
STATE OF NEBRASKA

TEMPORARY STRUCTURES. No structure or vehicle of any temporary character, or basement shall be used on any lot at any time as a residence either temporarily or permanently. Trucks or trailers are prohibited within the boundaries of the platted area except on a temporary basis during the course of construction of a permanent residence. No residence building or any other building which may have been constructed in some other location shall be moved to any location within this addition.

All dirt from the excavation is to be removed from the premises or distributed in such a manner as not to change the general contour of the land.

The dedications to public use and the provision for public utility easements shall be perpetual and all other protective covenants shall run with the land and all of the foregoing shall be binding on all parties and all persons acquiring title to any land described in the plat of which this instrument is a part, the protective covenants only expire, however, on the 1st day of January, 1985, unless prior to such date, and instrument in writing signed by a majority of the then owners of the lots of said addition extend said expiration date for a time to be therein fixed, and by accepting any instrument of transfer of any of said described property, the grantees therein named shall by acceptance of such transfer thereby bind themselves, their heirs, executors, administrators, and assigns, to observe and perform all of said protective covenants as fully as though said grantees had joined in this declaration and all of the provisions hereof shall also apply hereafter to any mortgagee or lien holder acquiring any interest in any of said described real estate.

BUILDING COMMITTEE

The initial building committee is composed of John Freeman, Janet S. Freeman and Walter Petty. At any time, the then record owners of a majority of lots shall have power through a written instrument entitled to record to change the membership of the committee.

The building committee shall have the duty to approve in writing general plans and specifications for the construction of buildings within the area of the attached plat within thirty (30) days after submission of the same to it and its failure to disapprove such plans and specifications in writing for good reason within thirty (30) days after the same have been submitted to it shall be deemed to be an approval of such plans and specifications.

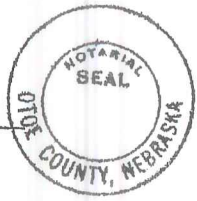
Violation of any of the foregoing restrictions may be proceeded against by such committee by any appropriate action.

Invalidation of any one of these covenants by final judgment shall in no wise affect any of the other provisions hereof which provision shall be and remain in full force and effect.

John Freeman
Janet S. Freeman

SUBSCRIBED in my presence and sworn to before me this 7th day of July, A.D., 1958.

Edwin Moran
-Notary Public-



My Com. Exp.: 7-25-63

Plat No. 671 #
John Freeman and Janet S. Freeman #
to #
The People #
Filed for record July 8, 1958 #
at 3:20 P.M., Book 104, pages 690 & 691 #
Frances Webb Farson, Register of Deeds #
Fee \$2.50 #
#####

PLAT ATTACHED TO PAGE 691

Blue Border
100% LINEN LEADER