

State of Nebraska  
County of Washington

Entered in Numerical Index and filed for  
record this 15 day of September  
A.D. 1961 at 2:30 clock P.M. and  
recorded in book 83 at page 25-27  
Shallan Jackson  
County Clerk

RESTRICTIVE COVENANTS

Recorded ☒  
General ☒  
Numerical ☒  
Compared ☒

Deputy

Larsen & Jipp Co., a Nebraska corporation, being the owner  
of Larsen & Jipp First Addition, which is an addition to the City  
of Blair, Nebraska, and is a subdivision of the following described  
tract of real estate, to-wit:

Beginning at the quarter quarter corner west of the south  
quarter corner of Section Two (2), in Township Eighteen (18),  
North, Range Eleven (11), East, in Washington County, Ne-  
braska, assuming the bearing of the quarter quarter line to  
be due north and south; thence north 403.67 feet; thence  
westerly at right angles to said quarter quarter line 175  
feet; thence southerly parallel with the north-south quarter  
quarter line 25 feet; thence westerly at right angles 125  
feet; thence southerly parallel with the north-south quarter  
quarter line 375 feet; thence south 89° 18' east along the  
south line of said Section 2 a distance of 300.02 feet to  
the point of beginning, all being in the Southwest Quarter  
of the Southwest Quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of said Section 2,

does hereby declare that all lots contained in such subdivision  
are and shall henceforth be owned, held, used and conveyed sub-  
ject to the following conditions, restrictions and covenants:

1. All lots shall be used for residence purposes only,  
and all dwellings thereon shall be single-family dwellings.
2. All dwellings and other structures shall be built and  
maintained in height at not more than 26 feet above the lot  
grade and shall be not more than two-story structures above  
grade.
3. All dwellings shall have attached one-car garages, or  
larger.
4. All dwellings shall contain a minimum of 936 square  
feet of floor area, exclusive of porches, patios and garages, and  
of this square foot area not less than 936 square feet shall be

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BLAIR, NEBRASKA

constructed above the lot grade in the case of one-story structures, and not less than 800 square feet per floor, above grade, in the case of one and one-half or two-story structures, exclusive of porches, patios and garages.

5. Minimum building setback lines shall be as follows:

Front yard setback	30 feet
Side yard setback	5 feet
Rear yard setback	40 feet

6. Public sidewalks shall be constructed of concrete, not less than four feet in width and four inches thick, in front of each lot of said Addition improved by the construction of a dwelling.

7. No livestock or poultry, except household pets, shall be kept on the premises.

8. No trailer, basement house, shack, tent or other structure of a temporary nature shall be kept, erected, maintained or used as a dwelling, either temporary or permanent.

9. No signs, billboards or other advertising structures shall be kept or maintained on any premises.

10. No offensive trade or business activity shall be carried on upon any premises which shall be an annoyance or nuisance to the neighborhood.

11. No structure shall be moved into said Addition for the purpose of remodeling into a dwelling or outbuilding.

12. These covenants, restrictions and conditions shall run with the land and continue until June 22, 1991.

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13. If any person, firm or corporation shall violate or attempt to violate any provisions hereof, any owner of real estate in such subdivision shall be empowered and entitled to bring any action or proceeding to prevent or restrain the continuance of such attempt or violation or to recover damages occasioned thereby.

14. If any provisions hereof shall be adjudged unlawful or unenforcible, same shall in no manner affect or change the other provisions hereof, which shall remain in full force and effect.

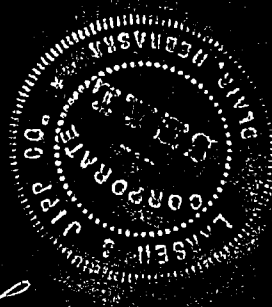
Signed this 14th day of November, 1961.

LARSEN & JIPP CO.,  
a corporation,

ATTEST:

Edwin T. Jipp  
Secretary

By A. Philip Larsen  
President.



STATE OF NEBRASKA )  
                              ) :ss:  
WASHINGTON COUNTY )

On this \_\_\_\_\_ day of November, 1961, before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county, personally came A. Philip Larsen, President of Larsen & Jipp Co., a corporation, to me personally known to be the President and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

WITNESS my hand and notarial seal

the \_\_\_\_\_ day and year last aforesaid.

My commission expires  
\_\_\_\_\_, 19\_\_\_\_.

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

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