

PROTECTIVE COVENANTS AND EASEMENT

Madeline Jacobson, owner of the following described tract of land, and Eugene V. Jacobson, her husband, publish and declare said property subject to the following covenants:

A tract of land in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point which is 675.16' south and 373' east of the NW corner of said section 28, a point on the east right of way line of 107th Street; thence north along said east line of 107th Street a distance of 147 feet; thence easterly at an angle of 90° right a distance of 138.96 feet; thence southeasterly at an angle of 58° 13 minutes right a distance of 149.17 feet; to a point on the north lot line of Lot 7, Block 2, Bel Air Second Addition; thence westerly along said lot line and at an angle of 106° 28' right a distance of 218.4' to the point of beginning. (Unofficially known by owners as Lot 5, Block 2, in Bel-Air 2nd Addition but not platted)

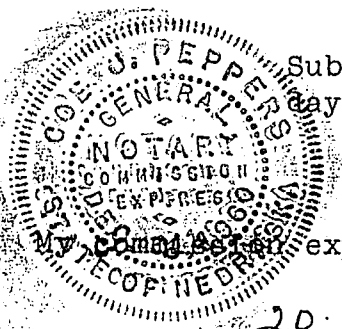
1. These covenants are to run with the land for a period of 30 years from date hereof.
2. Wooded area to be left as is except for trimming.
3. Natural spring stream not to be destroyed or dammed.
3. Said premises shall be occupied and used for residence purposes exclusively and all owners, their successors, heirs, assigns or agents will not permit the use or occupancy of said land by any person or persons other than those of the Caucasian Race, (except as a domestic) and this restrictive covenant (Paragraph 3) shall be incorporated in all contracts for sale, leases, deed or conveyances and shall run with the land, and in case of violation of said covenant (Par. 3) referring to occupancy of property by persons other than those of the Caucasian Race, said property to revert to Madeline Jacobson.
4. No building shall be located nearer to the front lot line of 107th Street than 40 feet nor nearer to the side lot lines than 25 feet and only one residence to be occupied by one family shall be built upon above described parcel of land. Said parcel of land shall not be subdivided into building plots.
5. No residential structure shall be erected on above described tract of land which has an area of less than 1600 square feet of floor area exclusive of garage, if a one story building; and if a one and one half or a two story building is erected, said structure must have a ground floor area of 1200 square feet exclusive of garage.
6. Any residential structure built must have a 2-car garage.
7. Plans for structure to be built must be presented to Madeline Jacobson or to an appointed member of Bel-Air Realty Co. for inspection and approval before building is commenced.
8. An easement to construct and maintain is hereby reserved for electric and telephone utilities along, across over and under the rear and side boundary lines of said lot, together with necessary overhang.

Dated: Feb-15-1956

Madeline Jacobson
Eugene V. Jacobson

Subscribed in my presence and sworn to before me this 15th day of February A. D., 1956.

Carl J. Peppers
Notary Public, within and for Douglas County, Nebraska



My commission expires: Dec. 3-1960