

Rel by. 1.06/559.

LOT - 198

PROTECTIVE COVENANTS AND EASEMENT

MADALINE JACOBSON TRUSTEE

owner of the following described tract of land:

LOT 198, BEL-AIR, TAN ADDITION IN DOUGLAS COUNTY NEBRASKA

hereby publishes and declares said property subject to the following covenants:

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.
4. Said premises shall be occupied and used for pleasure purposes exclusively.
5. No building shall be located nearer to the front lot line of PINE AVENUE than 50 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.
6. No residential structure shall be erected on above described tract of land which has an area of less than 1200 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 shall have a floor area of 850 square feet exclusive of garage.
7. Any residential structure built shall have a one car garage.
8. 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.
9. An easement to construct and maintain is hereby reserved for electric and telephone utilities along across over and under the rear and side boundaries of said lot together with necessary overhead.

Dated: May 13 1960

*Madeline Jacobson Trustee*

Subscribed in my presence and sworn to before me this 13 day of May A. D. 1960.

*Col. J. P. Phipps*

Notary Public with power for Douglas County, Nebraska.

