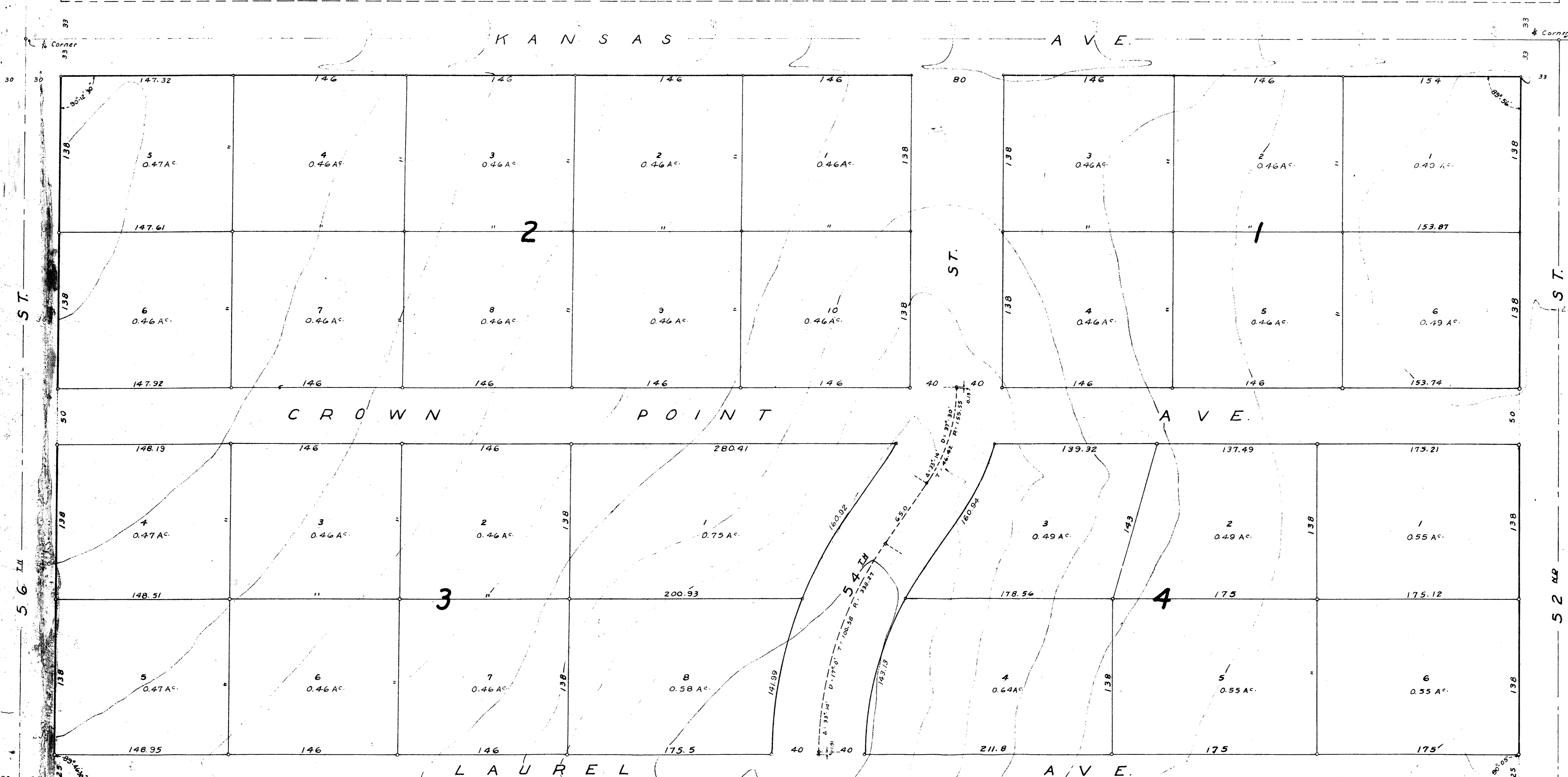


MOUNT VIEW ACRES

BEING A RE-SUBDIVISION OF LOTS 1,2,7&8 KENSINGTON ADDITION N½ NE¼ SW¼ SECTION 31 TWP 16 NORTH R13E OF 6TH PM.



A right of way easement for the installation, maintenance and repair of utilities is hereby established ten (10) feet in total width, five (5) feet each side of the east-west centerline of Blocks 1, 2, 3 and 4 of the above plat.

BUILDING RESTRICTIONS

All persons who shall acquire any land shown on the above plat shall be taken and held to agree with the owner or owners of said land, their heirs, executors, administrators and assigns and each of them to strictly conform to and observe the requirements of Zone Ordinance for Omaha, Nebraska No. 15239 and the following restrictions and stipulations as to the use thereof; said restrictions shall be binding on all present and future owners or others claiming hereunder until such time as they are modified by the majority of the property owners:

1. Said land shall be occupied by and used for single residence purposes only and for no other purpose.
2. No dwelling shall be erected or located upon any lot unless the floor area of said dwelling has a ground floor area of at least 1400 square feet including attached garage if any, nor with a height exceeding 25 feet. All dwellings shall be of the "Ranch Type" architecture and construction. Approval of all architectural design including dwellings, garages, fences, walls, service buildings etc. shall be retained by the developer.
3. No swine, cattle, horses, sheep or poultry shall be kept, raised, fed or maintained on any of said lands.
4. No dwelling or building of a temporary character shall be constructed, nor shall any trailer, basement, garage or other out building be used as a residence, except that such buildings may be used as a temporary residence during the period of construction of the dwelling, provided such temporary residence is limited to a period not to exceed one year from the date of starting construction on the dwelling.
5. The land described in the above plat shall never be sold to or occupied by any other than a member of the Caucasian race, provided however, that this covenant shall not apply to domestic servants of a different

6. Dwellings on Lots Land G in Block 1 and dwellings on lots Land G in Block 2 shall have a minimum set back of 75 feet from 52nd St.
7. Sewage disposal facilities provided by the home owners shall meet the currently accepted standards of the State of Nebraska and the City of Omaha.
8. If any present or future owner of any of the land described in the above plat or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any lot or lots of the land herein described, to prosecute proceedings at law or in equity against the person or persons violating or attempting to violate any such conditions, restrictions or covenants, and further enjoin or prevent him or them from so doing, or to recover damages for such violation.

WE HEREBY CERTIFY that we have accurately surveyed and staked with iron pipe the lots and streets in MOUNT VIEW ACRES as shown on this plat and that same is a re-subdivision of Lots 1, 2, 7 and 8 Kensington Addition as recorded and that same is located in the North One Half (N½) of the North East One Quarter (NE¼) of the South West One Quarter (SW¼) of Section Thirty-One (31) of Township Sixteen (16) North, Range Thirteen (13) East of the Sixth (6th) Principal Meridian, Douglas County, Nebraska.

IN WITNESS WHEREOF WE have hereunto set our hands this 27th Day of May A.D. 1946.

Lidney L. Price
Surveyor
W. Mitchell Harmon
Surveyor

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RALPH MEINERSHAGEN and HOMER MEINERSHAGEN, JOINT OWNERS of the property described in the above Surveyors certificate, have caused the same to be subdivided into Lots and Streets as shown on this plat and to be hereafter known as "MOUNT VIEW ACRES" and that WE hereby ratify and approve of the disposition of our property as shown on this plat, and that WE do hereby dedicate to the public for public use the STREETS as shown.

IN WITNESS WHEREOF WE do hereunto set our hands this 27th day of May A.D. 1946.

In the presence of:

Joe Zava Ralph Meinershagen
W. C. White Homer Meinershagen

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } 55

On this 27th day of May A.D. 1946, before me a Notary Public duly commissioned and qualified in and for said County, personally came the above named Ralph Meinershagen and Homer Meinershagen who are personally known to me to be the identical persons whose names are affixed to the above dedication and they acknowledged said instrument to be their voluntary act and deed.

Witness my hand and official seal at Omaha, Nebraska in said county the date last aforesaid.

Wesley Edwin Fayer
Notary Public

My Commission expires the 11th day of September A.D. 1951.

This is to certify that the records of my office show no tax sales or due or delinquent taxes against the property described in the above Surveyors Certificate.

Date May 27 1946 A.D. Ernest Johnson
City and County Treasurer

I HEREBY APPROVE THIS PLAT OF MOUNT VIEW ACRES. 1946

E. W. Woodbridge
CITY ENGINEER

APPROVED BY THE CITY PLANNING COMMISSION THIS 29 DAY OF MAY A.D. 1946

George T. Maston
ACTING CHAIRMAN

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF OMAHA, NEBRASKA THIS 11th DAY OF JUNE A.D. 1946.

City Council
MAYOR AND PRESIDENT CITY COUNCIL

ATTEST:

M. Johnson
CITY CLERK

38
genl.

RECEIVED

JUN 27 3 05 PM '46

REGISTER OF DEEDS
DOUGLAS COUNTY

THE STATE OF NEBRASKA } ss
Douglas County

Entered in Numerical Index and filed
Record in the office of the Register of
Deeds of said County and recorded in

Book 786 of deeds
Page 433

Thomas J. ...
Register of Deeds
W. B. ...

Deputy

...

HS-502
G.P.N.-P.
Fee 635