

PROTECTIVE COVENANTS

TO WHOM IT MAY CONCERN:

The undersigned, SOUTHERN LAND & DEVELOPMENT COMPANY, INC., the owner of certain real estate in Sarpy County, Nebraska, which has been sub-divided, as Southern Park Addition, including the following numbered lots: 1 to 66, inclusive, 75, 76, 85 to 88, inclusive, 99, 100, 101, 116, 117, 118, 135, 136, and 144, all in Southern Park Addition, in Sarpy County, Nebraska, do hereby state, declare and publish, that all of the lots or parts of lots in said addition are and shall be owned, conveyed and used under and subject to the following covenants, conditions, restrictions and easements:

- 1. No lots will be used except for residential purposes.
- 2. No building or appurtenances shall be erected on any lot or lots except in accordance with the presently existing zoning regulations applicable to said lots.
- 3. In the case of a single family dwelling, no dwelling shall be permitted on any lot described herein, having a main floor square foot area of less than 900 square feet. Main floor area shall be computed from gross outside dimensions of a single floor exclusive of a garage, open porches, breeze ways, basements, and living floor areas under or above the other living floor areas.
- 4. In any event, no building shall be located on any lot nearer than 25 feet to front lot line, or nearer than 25 feet to any side street line.

No building shall be located nearer than 6 feet to an interior lot line, except that a five-foot side yard shall be permitted for garage or other accessory building, located 25 feet or more from the minimum building set-back line.

No dwelling shall be located on any interior lot nearer than 25 feet to rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
- 5. Each single family dwelling must have an attached or basement garage.
- 6. Dwellings constructed or existing in another area or location shall not be moved to any lot within this addition.
- 7. A ten foot easement across and along the rear boundary line of each of said lots, is hereby reserved for the construction, maintenance, operation and repair of sewer, gas, water, electric and telephone facilities.
- 8. No trailer, basement, shack, tent, garage, barn or other out buildings may at any time be erected in this addition for use as a residence, temporarily or permanently.
- 9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.

FILED FOR RECORD IN SARPY COUNTY, NEBR. April 18 1966 AT 11 O'CLOCK A.M. 625
AND RECORDED IN BOOK 37 OF THIS PAGE 445 (Chas. B. Baker) REGISTER OF DEEDS

8-618

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FILED FOR RECORD IN SARPY COUNTY, NEBR. April 19 1966 AT 11 O'CLOCK A.M. 625

AND RECORDED IN BOOK 3 OF PAGE 445 REGISTER OF DEEDS

SOUTHERN PARK ADDITION

LOCATED IN THE SE ¼ SEC. 18
AND THE NE ¼ SEC. 19, T14
OF THE 6TH P. M., SARPY COUNTY

ACKNOWLEDGEMENT

State of Nebraska
County of Sarpy

This 30th day of March, 1971 before me, a Notary Public, in and for Sarpy County came Milton B. and Betty J. Faulk who are personally known to me to be the identical persons whose names are affixed to the dedication plat and being the Owners of the property described in the certificate of dedication and they acknowledged the signing of said dedication to be their act and deed. Witness my hand and notarial seal this date afore said.

Harold B. Schlegel
Notary Public
My commission expires on
the 1st day of March 1975.

DEDICATION

By all these presents we the Southern Land and Development Company, Milton B. and Betty J. Faulk, owners of the property described in the certification of dedication and embraced within this plat, have caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be known as Southern Park Addition and we do hereby ratify and approve the disposition of our property as shown on this plat, and we do hereby dedicate the same for public use, the streets as shown on this plat. We do further grant a license in favor of and granted to the Omaha Public Power District and the Western Bell Telephone Company, their successors and assigns, to erect, maintain, necessary supports, sustaining wires, cross arms, guys and anchors, and other appurtenances, and to extend thereof wires for the carrying and transmission of electric current and for all telephone, telegraph and message service, over, upon and across a five (5) foot strip of land adjoining the rear and side boundary lines of Southern Park Addition.

In witness whereof we do set our names this 30th day of March 1971.

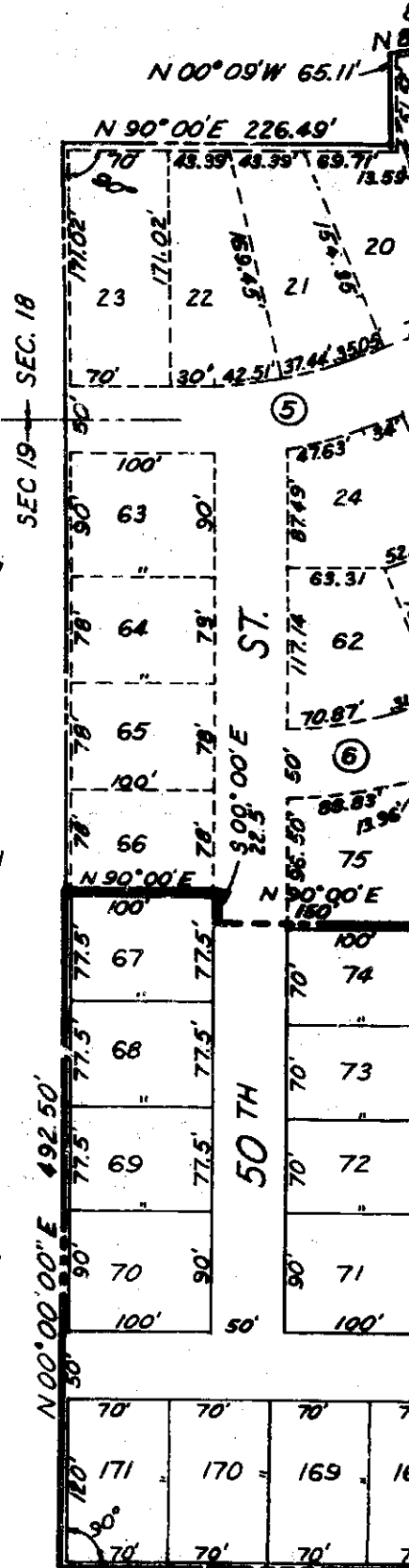
Betty J. Faulk
Betty J. Faulk (Secretary)

Milton B. Faulk
Southern Land & Development Co.
Milton B. Faulk (President)

NOTARY'S CERTIFICATE

I hereby certify that I have surveyed the property shown on this plat and that the dimensions have computed for all lots and streets in Southern Park Addition, located in the S.E. ¼ of Section 18 and the N.E. ¼ of Section 19, Township 14 North, Range 13 East of the 6TH P.M., Sarpy County, Nebraska, said property formerly Tax Lot 3B. and 1A2, more particularly described as follows:

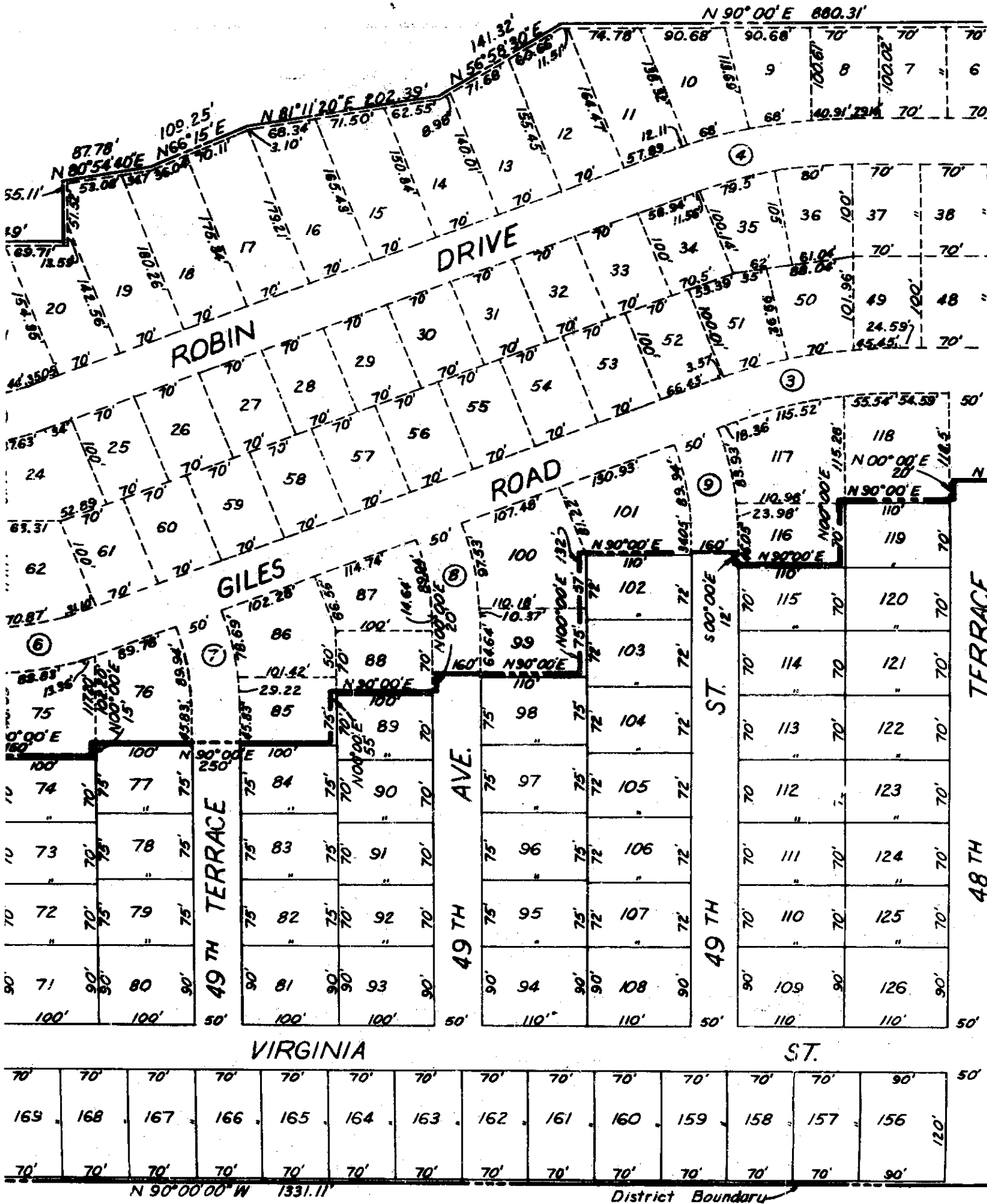
Beginning at the Northeast corner of said Section 19, assuming the North line of Section 19 to bear N 90°00'00"W; thence S00°05'40"W, along the East line of Section 19, a distance of 120.00 feet to the Point of Beginning; thence continue S00°05'40"W, along said East line of Section 19, a distance of 639.00 feet; thence N90°00'00"W, a distance of 280.50 feet; thence S00°05'40"W, a distance of 50 feet; thence N90°00'00"W, a distance of 1331.11 feet; thence N00°00'00"E, a distance of 492.50 feet; thence N90°00'00"E, a distance of 100.00 feet; thence S00°00'00"E, a distance of 22.5 feet; thence N90°00'00"E, a distance of 150.00 feet;

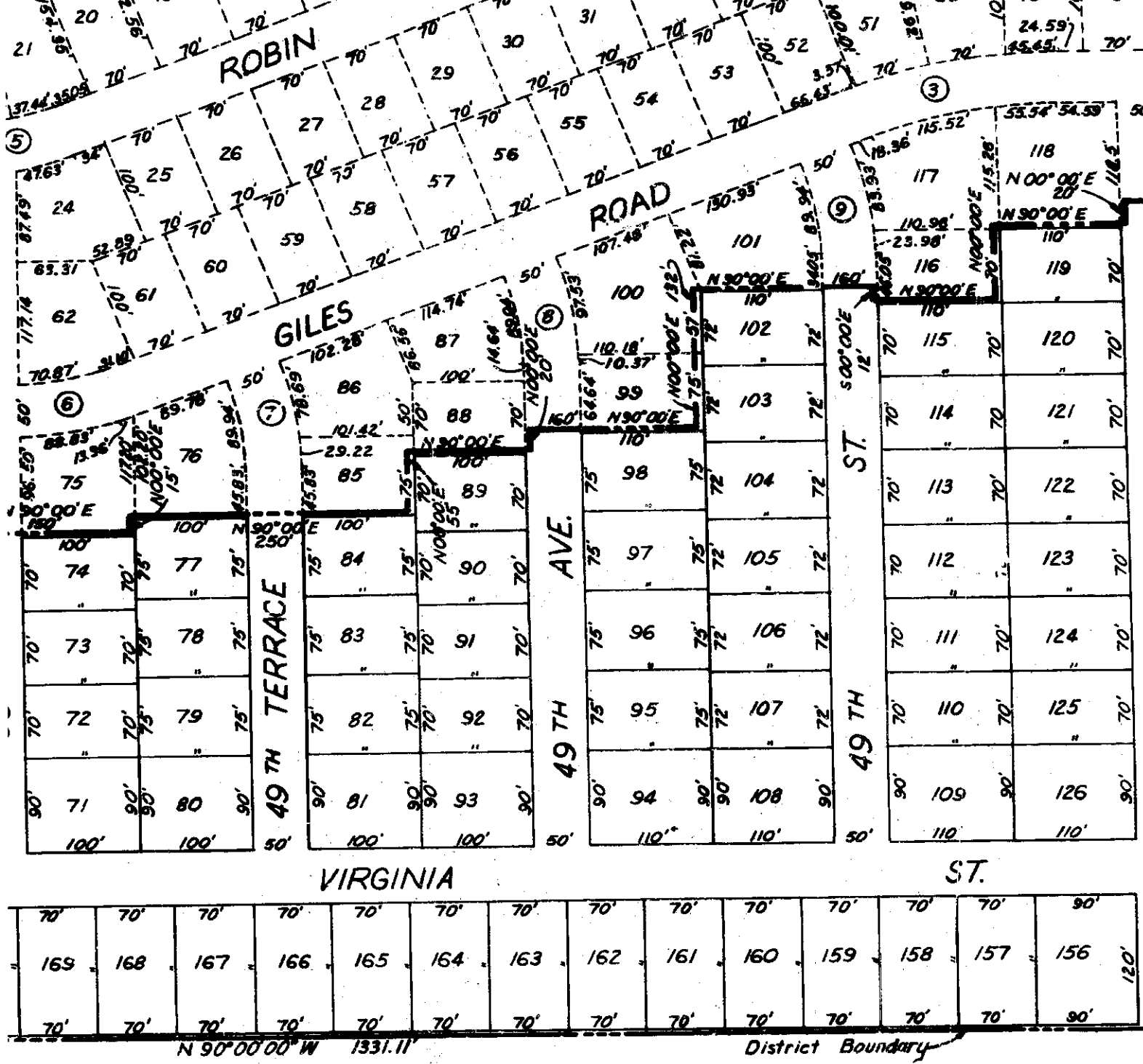


ADDITION

SEC. 18

T14N - R13E
 PLY COUNTY, NEBR.





DATA

$\Delta = 30^{\circ}01'05''$
 $D = 51.207'$
 $R = 111.89'$
 $T = 30.00'$
 $L = 58.62'$

$\Delta = 20^{\circ}35'10''$
 $D = 11.434'$
 $R = 501.10'$
 $T = 91.00'$
 $L = 180.04'$

$\Delta = 20^{\circ}35'10''$
 $D = 23.149'$
 $R = 247.51'$
 $T = 44.95'$
 $L = 88.93'$

(6) $\Delta = 20^{\circ}35'10''$
 $D = 25.781'$
 $R = 222.24'$
 $T = 40.36'$
 $L = 79.85'$

(7) $\Delta = 20^{\circ}35'10''$
 $D = 20.810'$

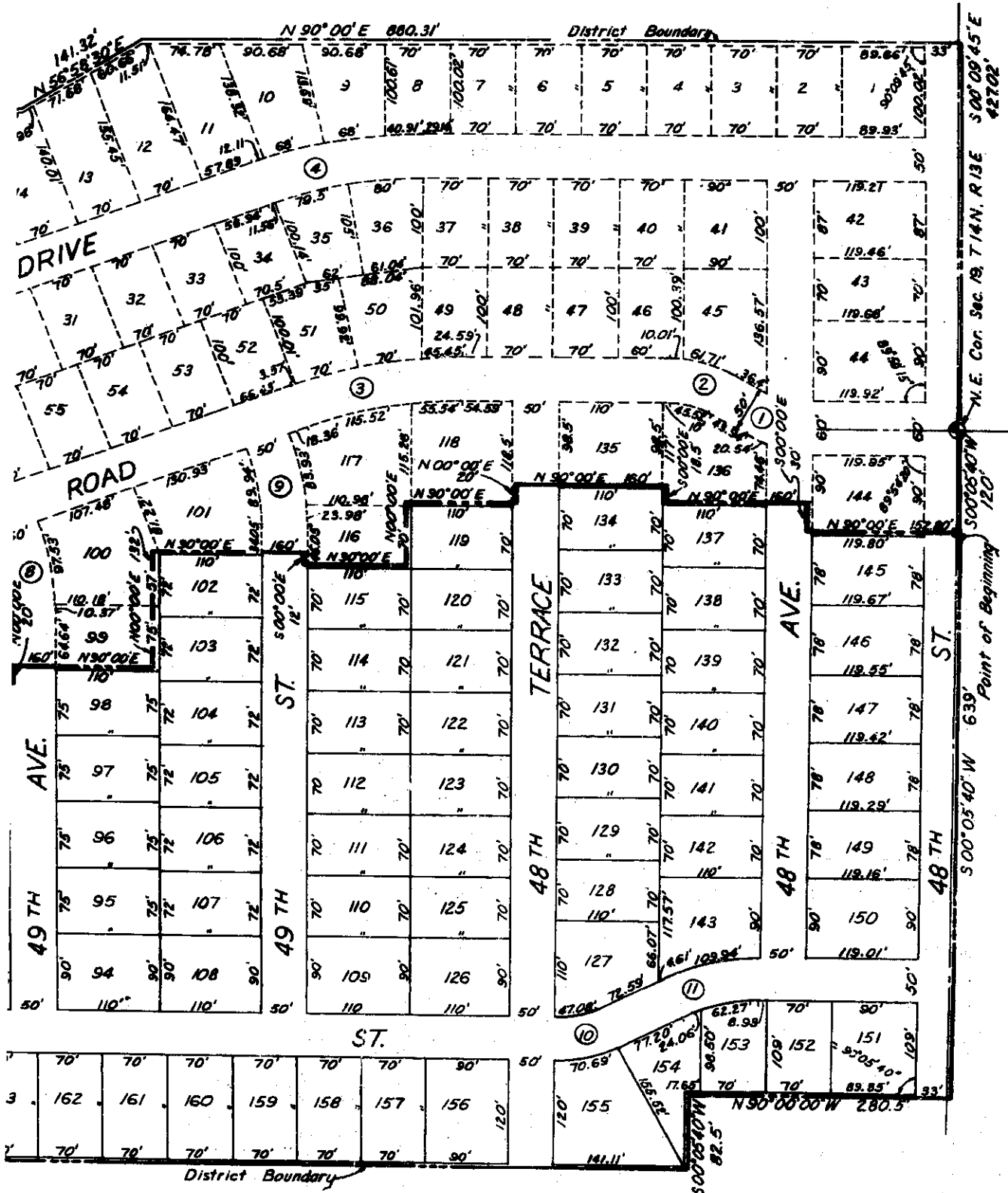
(8) $R = 275.33'$
 $T = 50.00'$

(9) $L = 98.92'$

(10) $\Delta = 27^{\circ}03'15''$
 $D = 45.947'$
 $R = 124.70'$
 $T = 30.00'$
 $L = 58.88'$

(11) $\Delta = 27^{\circ}03'15''$
 $D = 27.567'$
 $R = 207.84'$
 $T = 50.00'$
 $L = 98.14'$

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 Lo
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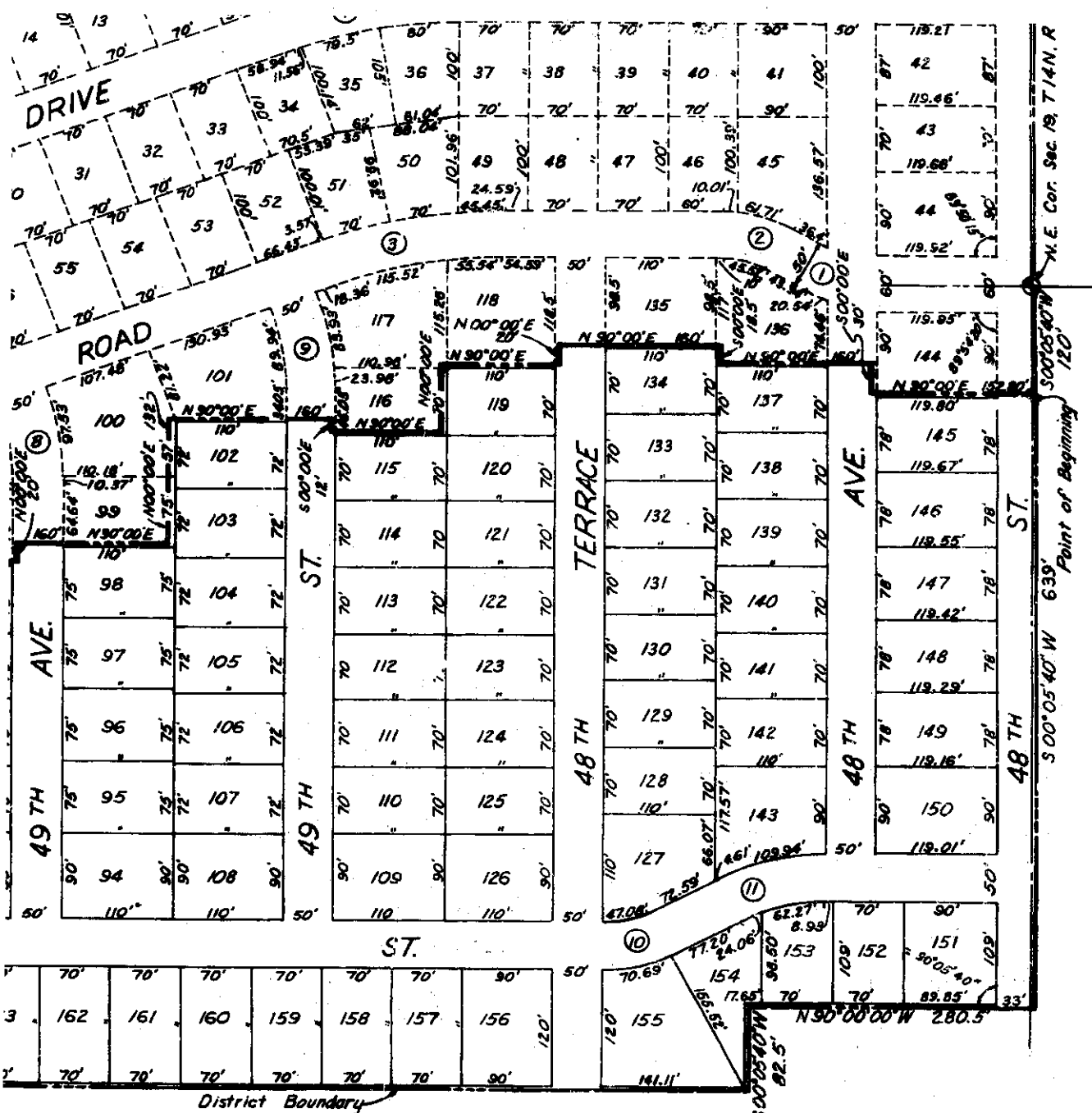


ELLIOTT & BLACK

**FINAL PLAT
HERN PARK ADDITION**

STATE NO. 8881 WEST CENTER ROAD CHAMPAIGN, ILLINOIS 61821

N.E. Cor. Sec. 19, T.14N., R.13E. 500° 09' 45" E 427.02'
 500° 05' 40" W 639' Point of Beginning
 500° 05' 40" W 120'



$\Delta = 27^{\circ}03'15''$
 $D = 27.567'$
 $R = 207.84'$
 $T = 50.00'$
 $L = 98.14'$

NOTE:
 This platting includes Lots 67 thru 74, Lots 77 thru 84,
 Lots 89 thru 98, Lots 102 thru 115, Lots 119 thru 134,
 Lots 137 thru 143 and Lots 145 thru 171. Total of
 90 Lots.

50

ELL

SUITE 900
6001'

FINAL PLAT
SOUTHERN PARK ADDITION

N.E. Cor. Sec. 19, T.14N. R.
 500'05'40"W 120'
 500'05'40"W 639'
 Point of Beginning

151-83

KNOW ALL MEN BY THESE PRESENTS, That

BRUHN BROS. CONST. CO. (GRANTOR)

a corporation organized and existing under and by virtue of the laws of the State of Nebraska in consideration of One Dollar and other good and valuable consideration

received from grantees, does grant, bargain, sell, convey and confirm unto STEVEN E. HOUFEK and KATHERYN A. HOUFEK, husband and wife, as JOINT TENANTS, and not as tenants in common,

herein called the grantees, whether one or more, the following described real property in

Sarpy County, Nebraska

Lot 141, Southern Park Addition, an addition as surveyed, platted and recorded, Sarpy County, Nebraska.

FILED FOR RECORD 1-13 76 AT 12:10 P.M. IN BOOK 1051 OF Deeds. 3-25-76
By Carl L. Heibel REGISTER OF DEEDS, SARPY COUNTY, NEB.

NEBRASKA DOCUMENTARY STAMP TAX
JAN 13 1976
\$ 39.60 7/3

IT BEING THE INTENTION OF ALL PARTIES HERETO, THAT IN THE EVENT OF THE DEATH OF EITHER OF SAID GRANTEEES, THE ENTIRE FEE SIMPLE TITLE TO THE REAL ESTATE DESCRIBED HEREIN SHALL VEST IN THE SURVIVING GRANTEE.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to grantees's heirs and assigns forever.

And the grantor for itself and its successors does hereby covenant with the grantees and with grantees's heirs and assigns that grantees is and its assigns of said premises; that they are free from encumbrance

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whatsoever.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President

Dated January 7, 1976.

BRUHN BROS. CONST. CO.

By Edward J. Bruhn

STATE OF NEBRASKA County of Douglas

Edward J. Bruhn, a duly qualified in said county, personally came

EDWARD J. BRUHN,

President

Bruhn Bros. Const. Co.

known to me to be the President and principal person who signed 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 and that its corporate seal was thereto affixed by its authority.

Witness my hand and notarial seal on

January 7, 1976

Richard E. Cline Notary Public

My commission expires September 18, 1977

STATE OF NEBRASKA County of Sarpy

Entered on numerical index and filed for record in the Register of Deeds, Office of said county, on the day of January, 1976, at o'clock and minutes and recorded in Book of of at page

57397

Southern Park

Plat and Dedication: Filed 7-13-71, in Book 5 at Page 50, Instrument No. 4-109

Grants a perpetual easement in favor of
 Omaha Public Power District,
 U.S. West Communications
 Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or

for utility, installation and maintenance
 on, over, through, under and across
or

a 5 foot wide strip of land ~~abutting the front~~ ^{adjoining rear} and the side boundary lines of all lots;
an _____ foot wide strip of land abutting the rear boundary line of all interior lots;
and a _____ foot wide strip of land abutting the rear boundary line of all exterior lots.

Does it include the following?? Yes or No (Circle One)
Also grants an easement to Metropolitan Utilities District _____ for utility,
installation and maintenance on, through, under and across a _____ foot wide strip of land
abutting all cul-de-sac streets.
Any additional info,

Declaration of Covenants, Conditions, Restrictions and Easements,
Restrictive Covenants
 Protective Covenants
or

Filed 4-18-66, in Book 310 at Page 445, Instrument No. _____
Omaha Public Power District,
U.S. West Communications
Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or

sewer, gas, water, electric and telephone facilities
for utility, installation and maintenance
on, over, through, under and across

or
a 10ft easement across along the rear boundary line of each lots.
a _____ foot wide strip of land abutting the front and the side boundary lines of all lots;
an _____ foot wide strip of land abutting the rear boundary line of all interior lots;
and a _____ foot wide strip of land abutting the rear boundary line of all exterior lots.

Does it include the following?? Yes or No (Circle One)
Also grants an easement to Metropolitan Utilities District _____ for utility,
installation and maintenance on, through, under and across a _____ foot wide strip of land
abutting all cul-de-sac streets.
Does it include the Following?? Homeowners Association Yes or No. (Circle One)
Does it include the following ?? Possible Telephone Connection Charge Yes or No (Circle One)

Any additional info.

49/503 STD #33 filed 8-17-76 Copy

Easement Right of Way 1st, 2nd 3rd or _____ Amendment to _____
Dated _____ Filed _____, Book _____ at Page _____, Instrument No. _____
Ordinance 93-33152 filed 12-29-93 Copy