

For Lot 154 except the west
 Lots, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, all in Sunshine Farms, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

The above described lots are subject to protective covenants as shown of record and the following protective covenant.

The ground floor area of the main structure of any dwelling erected upon any ~~building plot~~ building plot exclusive of one story open porches and garages shall not be less than eight hundred square feet.

The above and foregoing protective covenants are to run with the land and shall be binding on all of the parties hereto and all parties claiming under them until January 1st, 1990, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part. If the parties hereto or any of them or their heirs or assigns shall violate any of the covenants herein it shall be lawful for any person or persons owning any of the real estate above described to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

That the invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

In Witness Whereof, We have hereunto set ^{our} hand and seal this 25th day of April, 1951.

Frank J. Wear
Marjorie H. Wear

State of Nebraska } ss
 Douglas County

On this 25th day of April, 1951, before me Ruth F.

Harper, Notary Public, duly commissioned and qualified for and residing in ~~the State of Nebraska~~, personally came Frank J. Wear and Marjorie H. Wear, husband and wife, to me known to be the identical persons whose names are affixed to the above Protective Covenants and acknowledged the said instrument to be their voluntary act and deed.

Witness my hand and seal at Omaha, Nebraska, in said County, the day and year last above written.

My commission expires the 18th day of July, 1958.

Ruth F. Harper
 Notary Public

For Lots 78 to 97 inclusive, lots 106 to 115 inclusive, lots 117 to 122 inclusive, lots 146 to 154 inclusive, lots 157 to 166 inclusive and lots 195 to 204 inclusive, all in Sunshine Farms an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.

All of said property shall be known and described as residential plots. No structures shall be erected, altered, placed or permitted to remain on any residential plot other than a single or multiple family home. Nor shall any family unit have a private garage for more than two cars. No persons of any other race than the Caucasian race shall use or occupy any building or any lot, except that these covenants shall not prevent occupancy by domestic servants of a different race domiciled with a tenant or owner. No trailer, tent, shack, garage or barn erected on any lot shall at any time be used as a residence, temporarily or permanently. The protective covenants shall not be construed to prevent the occupancy of a residence before completion if the provisions herein are complied with, nor to prevent the construction of multiple family homes or apartments if constructed in accordance with future Omaha zoning regulations. The ground floor area of the main structure of any dwelling erected upon any building plot exclusive of one story open porches and garages, shall not be less than 800 square feet, except that the ground floor area of the main structure of any dwelling erected on a building plot on lots 96, 97, 110, 111, 112, 113, 114, 115, 146, 154, 165 and 166 exclusive of one story open porches and garages, shall not be less than 800 square feet. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.

The above and foregoing protective covenants are to run with the land and shall be binding on all of the parties hereto and all parties claiming under them until January 1, 1999, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in whole or in part. If the parties hereto or any of them or their heirs or assigns, shall violate any of the covenants herein it shall be lawful for any person or persons owning any of the real estate above described to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation. That the invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF I have hereunto set my hand and seal this first day of September, A.D. 1949.

Frank J. Wear

State of Nebraska } ss
Douglas County

Clare C. Riddle On this first day of September, A.D. 1949, before me a Notary Public, duly commissioned and qualified for and residing in said county, personally came Frank J. Wear, single, to me known to be the identical person whose name is affixed to the above Protective Covenants and acknowledged the said instrument to be his voluntary act, and deed.

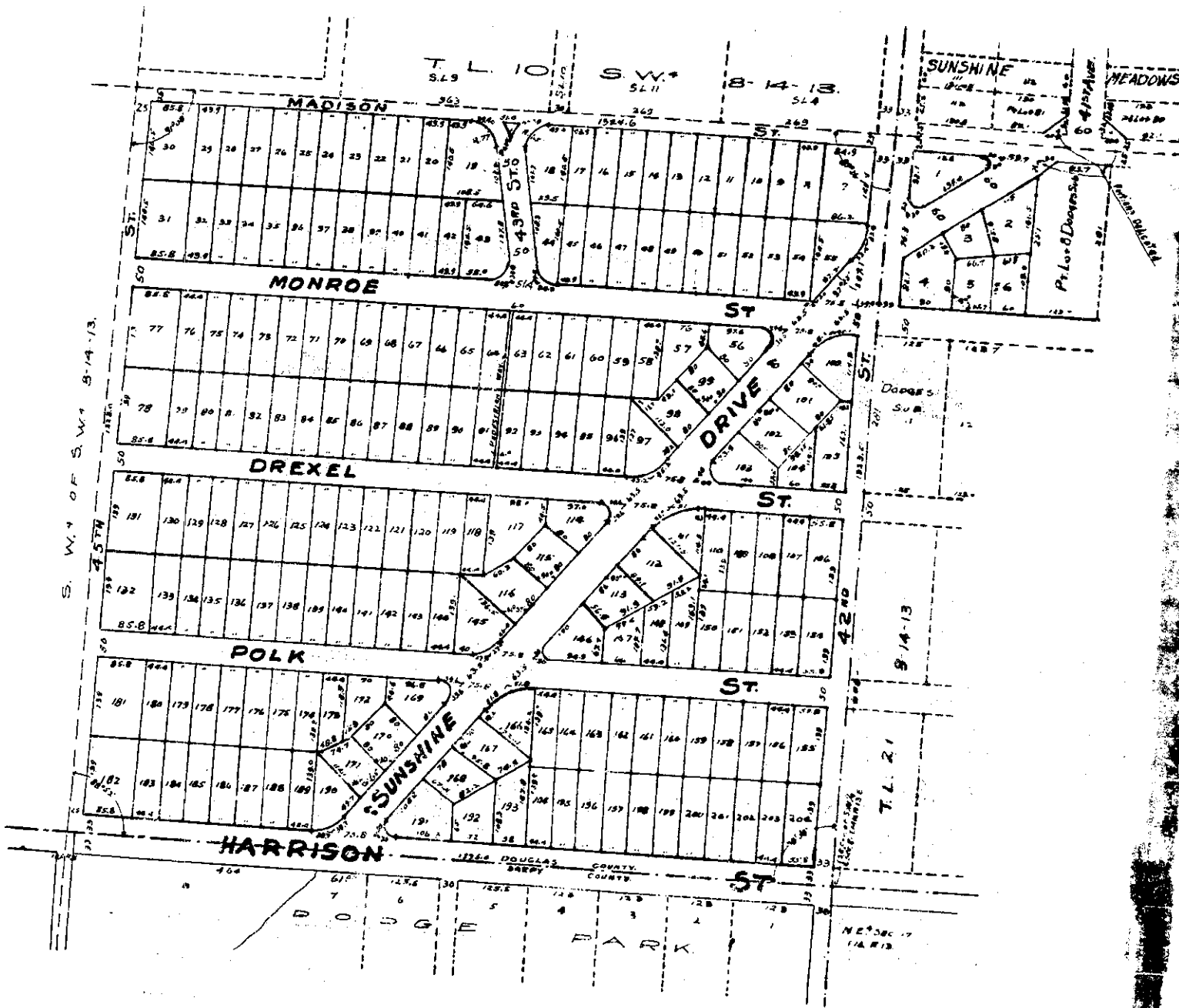
Witness my hand and seal at Omaha, Nebraska, in said county, the day and year last above written.

Clare C. Riddle
Notary

My commission expires the 14th day of September

SUNSHINE FARMS

AN ADDITION IN DOUGLAS COUNTY NEBR.



I hereby certify that I have accurately surveyed and staked with Gas Pipe corners, the Lots, streets, Portions of Streets, Pedestrian Way, Drive and Park of Sunshine Farms: An Addition in Douglas County, Nebraska, more fully described as follows. Beginning at the south East Corner of the Southwest one Quarter of Section 8, Township 14 N. Range 13 East. Thence in a Westerly direction along the south line of said Section 8, 1335.4 feet to the north and south 40 Acre line, in the South West 1/4 of Section 8, thence in a Northerly direction along said North & south 40 Acre line 1323.0 feet to the East and West 40 Acre line in the said South West 1/4 of Section 8, thence in an easterly direction along said 40 Acre line 1324.6 feet to the North and South Center line of said Section 8, thence in a southerly direction along the North and South center line of Section 8, a distance of 1323.0 ft to the place of beginning.

Also a parcel of land, formerly known as Lots 9 and 10 of Dodge Subdivision as surveyed, Platted and Recorded situated in the S.W. 1/4 of the SE. 1/4 of Section 8 Township 14 north, Range 13 East in Douglas County, Nebraska.

W. E. Standeven,
Surveyor.

KNOW ALL MEN BY THESE PRESENCE, That REAL ESTATE CONSTRUCTION AND FINANCE CO. a Corporation, owners and Proprietors of the Property described in the Engineers Certificate, have caused the same to be subdivided into Lots, Streets, Portions of Streets, Drive Pedestrian Way and Park, and numbered and named as they appear on this Plat and to be hereafter known as "Sunshine Farms", and they do hereby ratify and approve of the disposition of their property as shown by this Plat, and they hereby dedicate for Public use the Streets, Portions of Streets, Drive, Pedestrian Way and Park as indicated on this Plat. Also we hereby dedicate to the Public for Street purposes, portions of Lots 80 and 81 of Sunshine Meadows as surveyed, platted and recorded, and a portion of Lot 8 in Dodges Subdivision all said portions being as indicated on this Plat.

In Witness Whereof said Real Estate Construction and Finance Co. have hereto caused its Corporation Seal to be affixed and these presents, to be signed by its President this 29th day of December 1925.

In Presence of
R.D. Spooner
Witness.

Real Estate Construction and Finance Co.
By Hugh H. Harbor, President.
Attest: W.P. Kuehnler, Secretary.

REAL ESTATE
Construction
AND Finance Co
Corporate Seal
OMAHA
NEB.

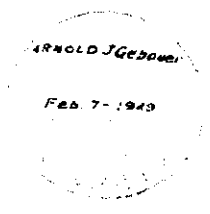
State of Nebraska }
Douglas County } ss

On this 29th day of December, A. D. 1925, before me a Notary Public duly commissioned and qualified in and for said County, personally appeared the above named Hugh H. Harbor, President of Real Estate Construction and Finance Co. who is personally known by me to be the identical person whose name is affixed to the Ownership Certificate as President of said Corporation, and he acknowledged the instrument to be his voluntary act and deed and the voluntary act and deed of said Corporation.

Witness my hand and Notarial Seal in Omaha, Douglas County, the date aforesaid.

Arnold J. Gebauer,
Notary Public.

My Commission Expires February 7-1929



State of Nebraska }
Douglas County } ss

This is to Certify that I find no Regular Taxes or Special Assessments due or unpaid upon the lands as indicated in these dedications and descriptions on this Plat, this 25th day of January 1926.

Otto J. Bauman
City & County Treasurer.
By Fred J. Ornbrust
Deputy.

COUNTY
TREASURER
OFFICIAL SEAL
DOUGLAS COUNTY
NEBRASKA.

Approved and Accepted this 9 day of February A.D. 1926.
James P. Hoctor, City Clerk.
James C. Dahlman, Mayor & Pres. City Council.

SEAL OF
THE CITY OF
OMAHA
NEBRASKA.

Received Jan 25 1926
Presented To Council.
Jan. 26-1926
P&P R
Feb. 9 1926
Approved.

I hereby approve this Plat of Sunshine Farms this 29 day of Dec. A.D. 1925

Herman Beal
City Engineer.

James P. Hoctor,
City Clerk.

Recorded on November 11th 1925
at the office of the County Clerk
of Douglas County Nebraska
Book 111 Page 97
Filed for Record on 12:30 P.M.
11/11/25
Registrar of Deeds

Compared by [Signature]