PROTECTIVE COVENANTS

Jaroslav Z. Jizba and Lois Jizba, being the owners of Lots One (1) to Twenty-four (24) in Jizba-Heidkamp Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded, do hereby declare and publish that said lots shall be owned, conveyed and used under and subject to the following covenants, conditions, restrictions and easements:

(1) Said lots shall be used for residential purposes ~~only~~ and uses permitted by zoning. J.Z.J.

(2) Any dwelling erected on Lots Ten (10), Eleven (11), Twelve (12) or Thirteen (13) shall have not less than Fourteen Hundred (1400) square feet of floor area including attached garage and breezeway. In all other respects said Lots Ten (10), Eleven (11), Twelve (12) and Thirteen (13) shall be subject to the same covenants, conditions, restrictions and easements as provided for Second Residential Zoning under the Ordinances of the City of Omaha, Nebraska.

(3) Any dwelling erected on any of the ~~other lots mentioned~~ herein shall have not less than Twelve Hundred (1200) square feet of floor area including attached garage and breezeway, and in all other respects shall be subject to the same covenants, ~~restrictions~~, conditions and ~~easements~~ as provided for Third Residential Zoning under the Ordinances of the City of Omaha, Nebraska.

Jaroslav Z. Jizba

Lois Jizba

STATE OF NEBRASKA, }
COUNTY OF DOUGLAS, } SS.

On this 28 day of October, 1961, before me, the undersigned, a Notary Public, duly commissioned and qualified for said County, personally came JAROSLAV Z. JIZBA and LOIS JIZBA, to me known to be the identical persons whose names are subscribed to the foregoing

LAW OFFICES OF
CRAWFORD, GARVEY, CONSTOCK & NYE
SEVEN TOWER
OMAHA 2, NEBR.

instrument and they acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public

My commission expires the 6th day of October, 1964.

RECEIVED
1961 OCT 30 PM 3 33
THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

STATE OF NEBRASKA, } ss.
Douglas County }
Entered in Numerical Index and Filed for Record in the office of the Register of Deeds of said County and recorded in Book 371 of Misc. at Page 551

By

EASEMENTS

BOOK 460 PAGE 35

Husband & wife

Jaroslav Z. Jisba and Lois Jisba, grantors, for a valuable consideration hereby grant unto Sanitary & Improvement District # 103, a public corporation in Douglas County, Nebraska, Grantee, its privies, successors and assigns a perpetual license and easement over, under and upon property hereinafter described, such easement being for the purpose of entering upon said real estate to construct, use, maintain repair, replace and remove sanitary sewer lateral as may be necessary for proper operation of the same and of the appurtenances. Such sanitary sewer easement is described as follows:

On the east fifteen feet (E 15') of lot seven (7) and on the south ten feet (S 10') of said lot seven (7) Jisba Heidkamp Addition, an addition as surveyed, platted, and recorded in Douglas County, Nebraska.

That grantee covenants and agrees with Grantors that any and all damage done to crops, fences or other structures located on the above described property as a result of construction of said sewer lateral or the exercise of any other rights herein granted shall be immediately repaired and replaced by Grantee at its sole expense. This agreement shall be effective as to successors and assigns, heirs, and personal representatives or devisees of the party hereto.

Jaroslav Z. Jisba
Jaroslav Z. Jisba

Lois Jisba
Lois Jisba

STATE OF NEBRASKA
)ss.
COUNTY OF DOUGLAS

On this 2nd day of July, 1963, before me, a Notary Public, in and for said County, personally came the above named Jaroslav Z. Jisba, and Lois Jisba, who are personally known to me to be the identical persons whose names are affixed to the above instrument as grantors and who acknowledged said instrument to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the date last aforementioned.

GERALD M. GOAK
NOTARIAL SEAL
DOUGLAS COUNTY, NEBRASKA

Gerald M Goak
Notary Public

My commission expires November 12, 1964.

JIZBA & JIZBA
CONSULTING CIVIL ENGINEERS - ARCHITECTS
BRIDGES, BUILDINGS, DRAINAGE, HIGHWAYS,
STREET PAVING, SEWERS, SUBDIVISIONS.

8417 OGDEN STREET
OMAHA 4, NEBRASKA

J. Z. JIZBA
REGISTERED CIVIL ENGINEER, ARCHITECT

DESIGN, SURVEYS,
SUPERVISION - TEL. 451-6361

18 Mar

RECEIVED
1969 JUL 19 PM 1 27
THOMAS J. O'CONNOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR

STATE OF NEBRASKA } ss.
County }

I hereby certify the within instrument was filed for Record in the Office of the Register of Deeds of said County, and recorded in Book 460 of Misc. Page 35

By [illegible] Deputy

3 cys

73-1

73/1

460 PAGE 36