RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, A. W. FULTON, single; ROBERT V. JACOBSON and MARILYN JACOBSON, husband and wife; COE J. PETERS, JR., and GERALDINE PETERS, husband and wife, and EMIL [illegible] and LILLIE [illegible], husband and wife, are the sole owners of Lots 1 to 263, both inclusive, in Signal Hill, a Subdivision in Douglas County, Nebraska, and for the mutual protection of the present owners and all subsequent owners of any of the said Lots, covenant and declare that all of said Lots are and shall be owned, conveyed, and used under and subject to the following covenants, conditions, restrictions and easements, to-wit:

1. None of the Lots shall be used for any purpose other than residential purposes nor for any illegal or immoral purposes.

2. Lots Nos. 16 to 163, both inclusive, and Lots Nos. 177 to 192, both inclusive, shall be used only for detached single family dwellings of not to exceed two stories in height. Lots Nos. 1 to 15, both inclusive, Lots Nos. 164 to 176, both inclusive, and Lots Nos. 193 to 222, both inclusive, may be used either for single family dwellings of not to exceed two stores in height or for duplexes. Lots Nos. 223 to 263, both inclusive, may be used either for single family dwellings of not to exceed two stories in height, duplexes or multiple dwellings.

3. Each parcel of ground used for a single family dwelling shall have an area of not less than 7,000 square feet and each parcel of ground used for a duplex shall have a frontage of not less than 75 feet and an area of not less than 8500 square feet and each parcel of ground used for a triplex or fourplex shall have an area of not less than 10,000 square feet and an additional area of 2,000 square feet for each additional unit in excess of four.

4. No one-story dwelling shall have a ground floor area of less than 900 square feet and no one-and-one-half story dwelling, two-story dwelling, or each unit of a duplex shall have a ground area of less than 750 square feet, except in the case of split-entrance type of construction wherein a portion of the ground floor area is below grade or in the basement, in which

[illegible] square feet must be on the ground floor area and a [illegible] square feet in the area which exists or in the basement. The said house are [illegible] and [illegible].

5. All [illegible] shall be set back [illegible] feet from the front of the lot line and 15 feet from any side street line. No structure shall be located nearer than five feet from any interior yard line and no structure on an interior lot shall be located nearer than 25 feet to the rear lot line. This covenant shall not apply to the present dwelling on Lot 138, but shall apply to any replacement thereof. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of the structure.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building, shall be erected upon or used on any lot any time as a residence, either temporarily or permanently.

7. No dwelling constructed outside Signal Hill Subdivision shall be moved onto any of the lots covered by these covenants.

8. No obnoxious or offensive activity shall be conducted or permitted on any lot nor shall anything be done or suffered thereon which may be or become an annoyance or nuisance.

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 they are not kept, bred or maintained for any commercial purposes.

10. All lots shall provide off-street parking for a minimum of 1½ cars per single family residence or per unit in case of multiple family dwellings.

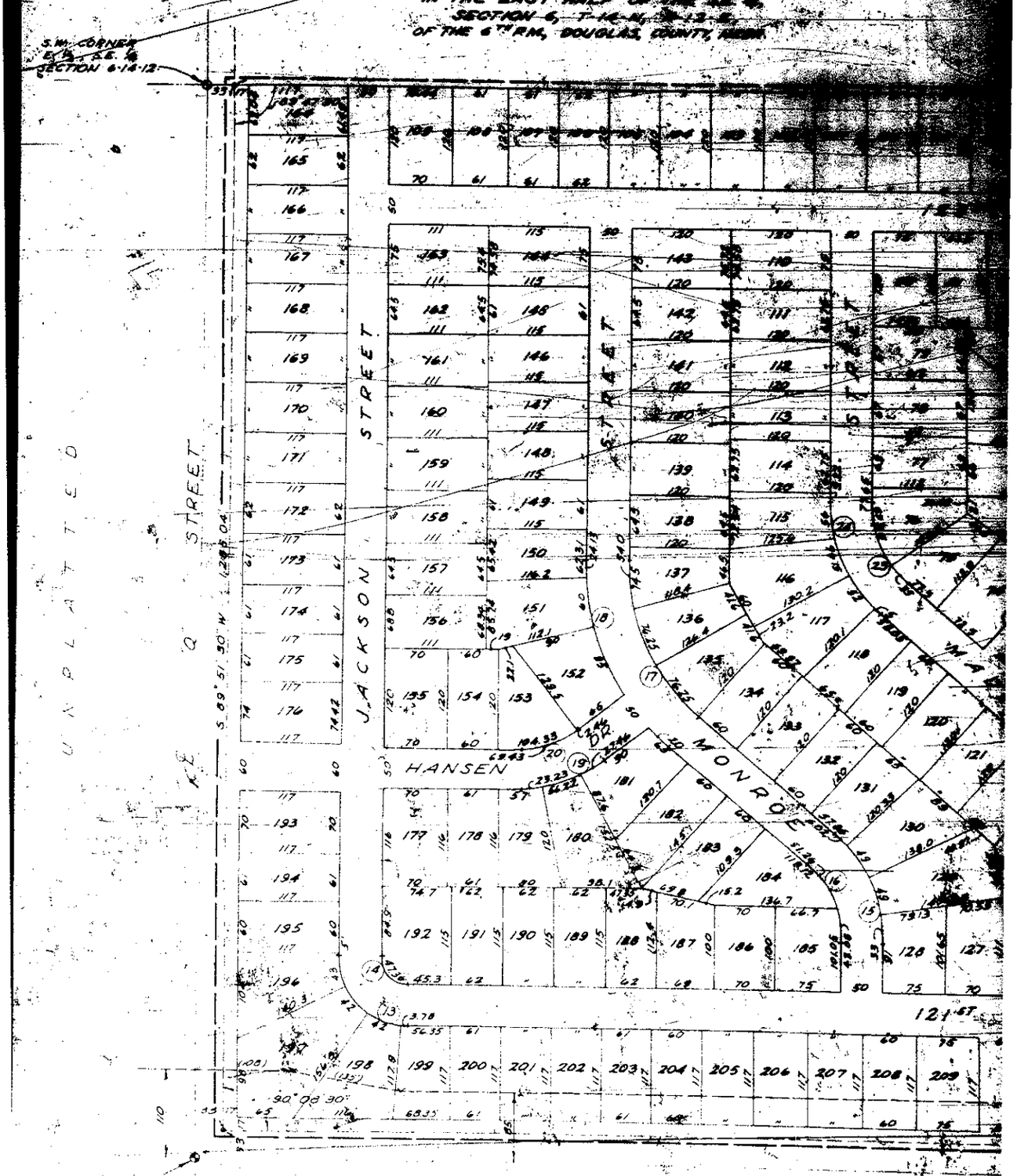
11. Each owner at the time of improving any lots shall construct a public sidewalk built of concrete four inches thick and four feet in width and located five feet from the curb line. The sidewalk shall be along the front of each lot, and in the case of corner lots, also along the side street.

12. The owner of each lot shall be responsible for repairing all cuts made in the street adjoining his lot for installing or repairing water, gas, or sewer lines serving said lot and for damages done to the street by heavy equipment used in connection with said property.

BOOK 1117 PAGE 536

SIGNAL HILL

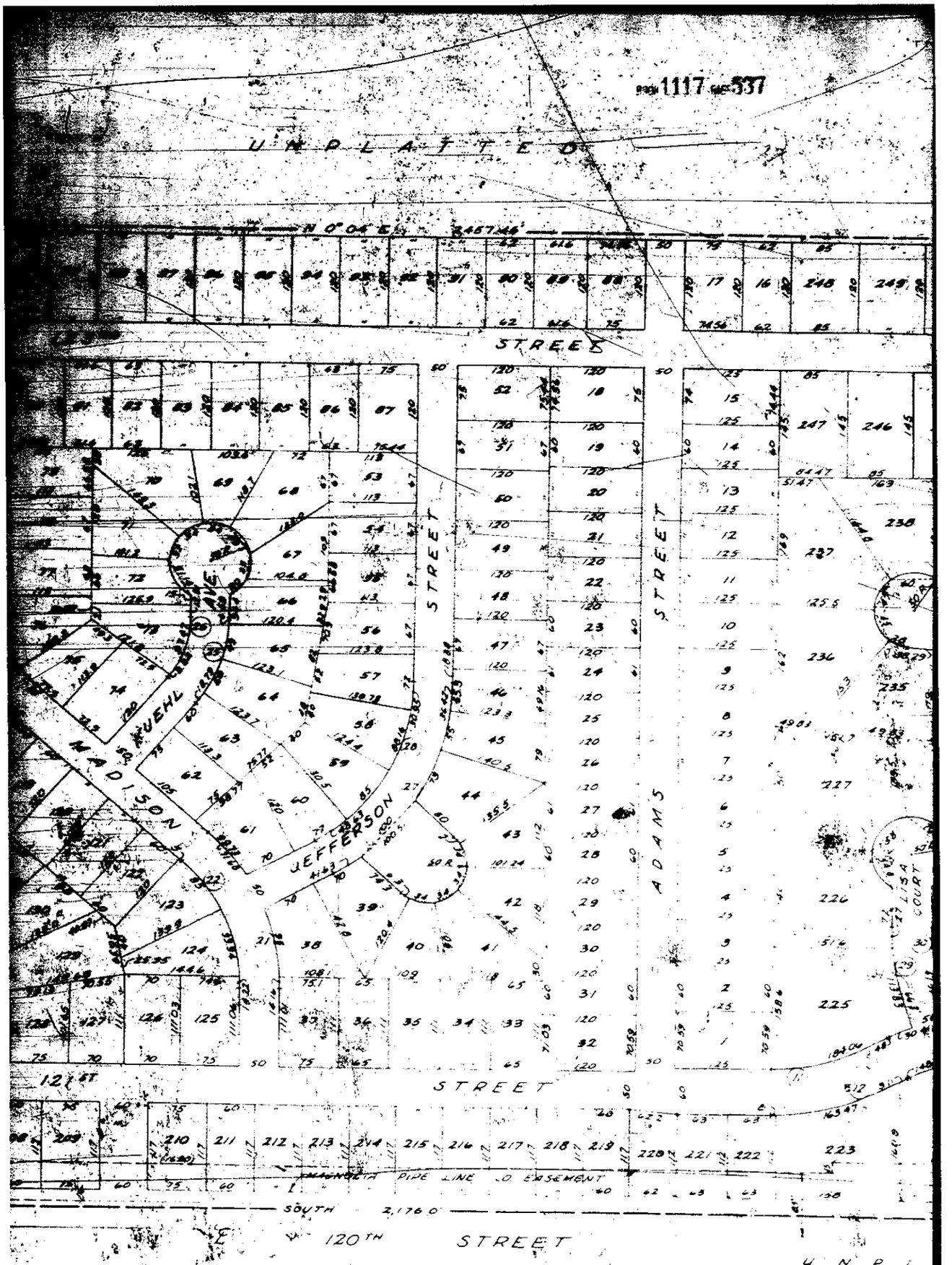
A SUBDIVISION LOCATED IN THE EAST HALF OF THE SE ¼ SECTION 6, T-14-N, R-13-E, OF THE 6TH P.M., DOUGLAS COUNTY, NEBR.


S.W. CORNER E½ SE¼ SEC. 6 SECTION 6-14-13
UNPLATTED
Q STREET
JACKSON STREET
HANSEN
MONROE
S 89° 51' 30" W
121.57
90° 08' 30"
S.E. CORNER SECTION 6-14-13
UNPLATTED

CURVE

	Δ	T	R	D	L
1	58° 05'	102.23'	184.12'	31.119	186.64'
2	58° 05'	130.0'	234.12'	24.473	237.33'
3	53° 48'	95.0'	181.25'	30.598	175.82'
4	53° 48'	120.36'	237.34'	24.150	222.78'
5	34° 08'	56.65'	184.53'	31.050	109.92'
6	34° 08'	72.0'	234.53'	24.431	139.70'
7	37° 45'	58.0'	169.64'	33.775	111.76'
8	70° 59' 30"	24.97'	35.01'	16.364	43.38'
9	45° 48'	120.7'	285.73'	20.052	228.41'
10	45° 48'	95.35'	225.73'	25.382	180.33'

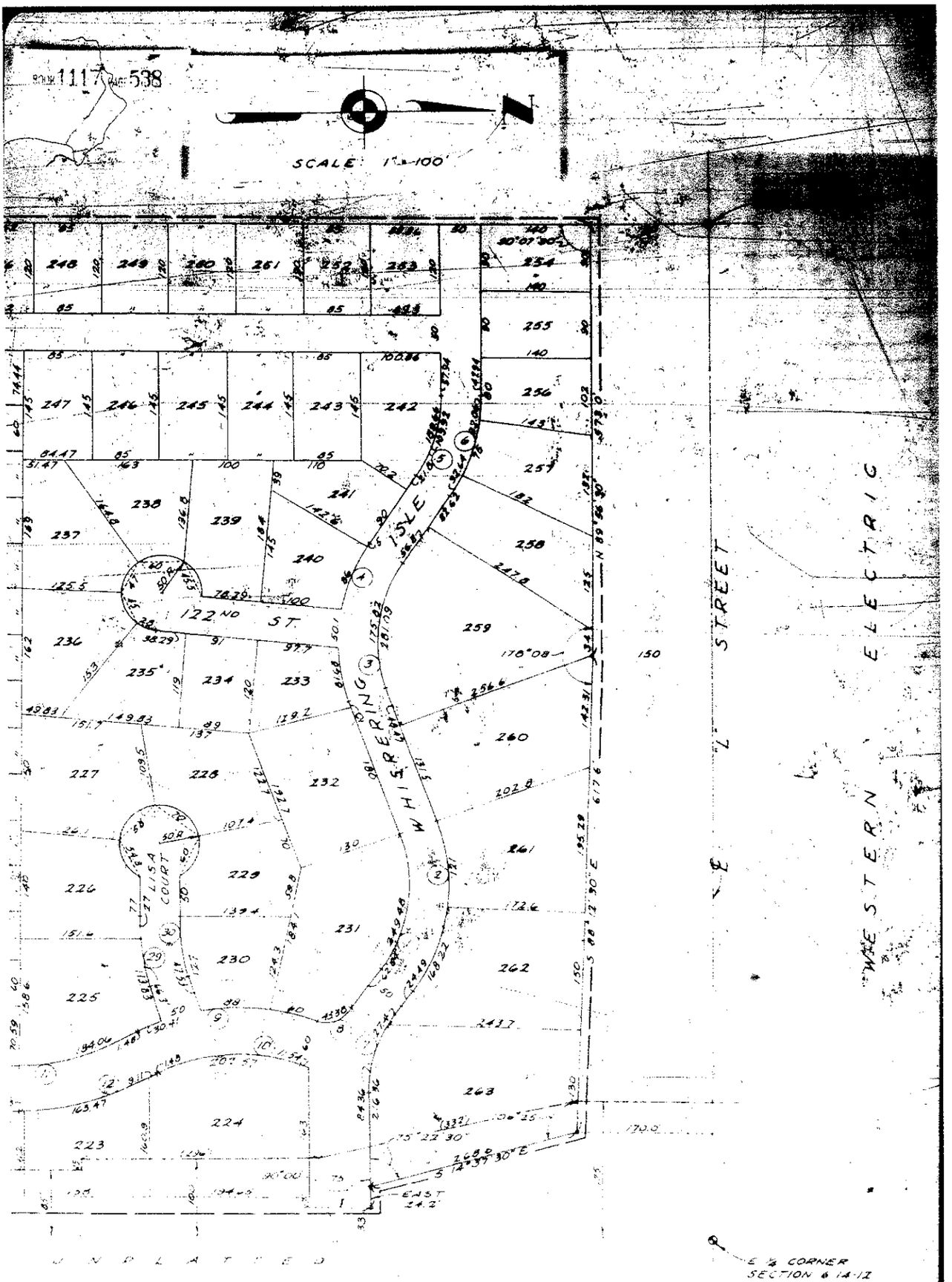
	Δ	T
11	27° 08'	77.56'
12	27° 08'	92.02'
13	89° 51' 30"	80.0'
14	89° 51' 30"	30.13'
15	48° 56' 30"	73.0'
16	48° 56' 30"	50.27'
17	48° 48'	110.0'
18	48° 48'	132.68'
19	40° 44' 30"	55.0'
20	40° 44' 30"	36.77'



L E D A T A

T	R	D	L
77.54	321.33	17.831	152
92.02	381.33	15.026	180.58
80.0	80 20	71.442	125 78
30.18	30.20	189.720	47 36
73.0	140 4	35 718	137 02
50.27	110 4	51.894	94 38
110.0	242.5	23.628	206 54
132.68	292.5	19.588	249 1
55.0	150.33	38.114	105.45
36.71	100 33	57.107	70 31

Δ	T	R	D	L
21° 48' 30"				
22° 48' 30"				
23° 48' 48"				
24° 48' 48"				
25° 51' 06"				
26° 41' 06"				
27° 41' 48" 30"				
28° 0' 40" 40"				
29° 15' 51"				
30° 15' 51"				


BOOK 117 PAGE 538
SCALE 1" = 100'
122ND ST.
WHISPERING ISLE
LISA COURT
WESTERN ELECTRIC
STREET
UNPLATTED
E ¼ CORNER
SECTION 6 14-12

GRADING ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE STREETS WITHIN SIGNAL HILL WERE THE FULL WIDTH OF THE DEDICATED RIGHT OF WAY TO AN APPROVED GRADE OF THE CITY ENGINEER.

DATE MARCH 15, 1961

REGISTERED ENGINEER E-1661

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF SIGNAL HILL WAS APPROVED BY THE CITY COUNCIL OF OMAHA, ON THIS 4th DAY OF APRIL A.D. 1961

ATTEST

CITY CLERK

PRESIDENT OF COUNCIL

MAYOR

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF SIGNAL HILL WAS APPROVED BY THE CITY PLANNING BOARD, ON THIS 15 DAY OF March A.D. 1961.

CHAIRMAN OF THE CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE OF THIS PLAT OF SIGNAL HILL THIS 15th DAY OF March A.D. 1961.

CITY ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE EUGENE V. JACOBSON AND MADELINE JACOBSON, HUSBAND AND WIFE, METTA HANSEN, WIDOW, HELEN H. KUEHL, WIDOW AND A.W. FULTON BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS SIGNAL HILL, THE LOTS NUMBERED AS SHOWN, AND WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS SHOWN HEREIN.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS THIS 21ST DAY OF February, A.D. 1961.

Metta Hansen — METTA HANSEN

A.W. Fulton — A.W. FULTON

Madeline Jacobson — MADELINE JACOBSON

Helen H. Kuehl — HELEN H. KUEHL

Eugene V. Jacobson — EUGENE V. JACOBSON

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE Feb. 27 1961

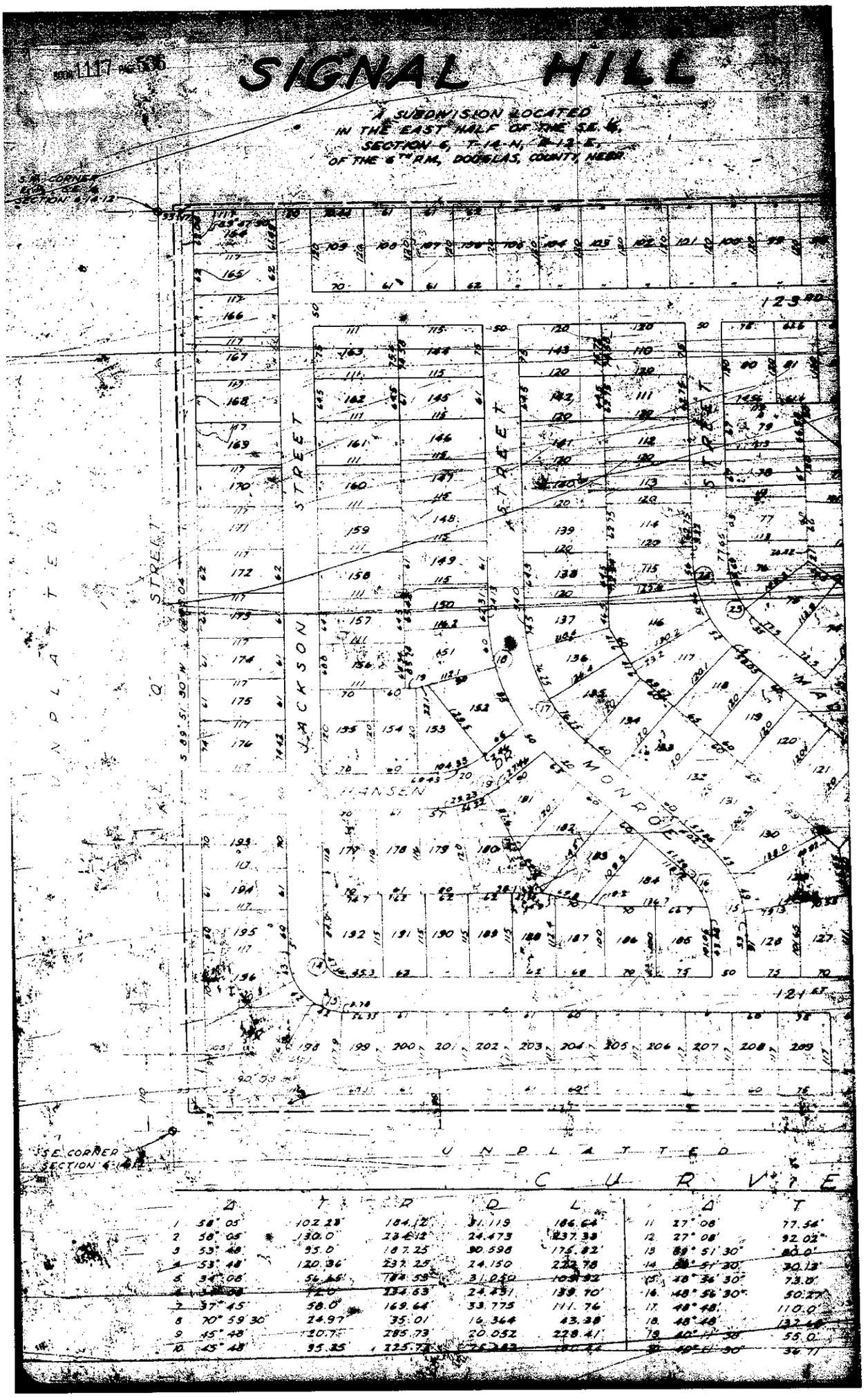
Sam A. Howell
COUNTY TREASURER

BOOK 1117 PAGE 540

BOOK 1117 PAGE 330

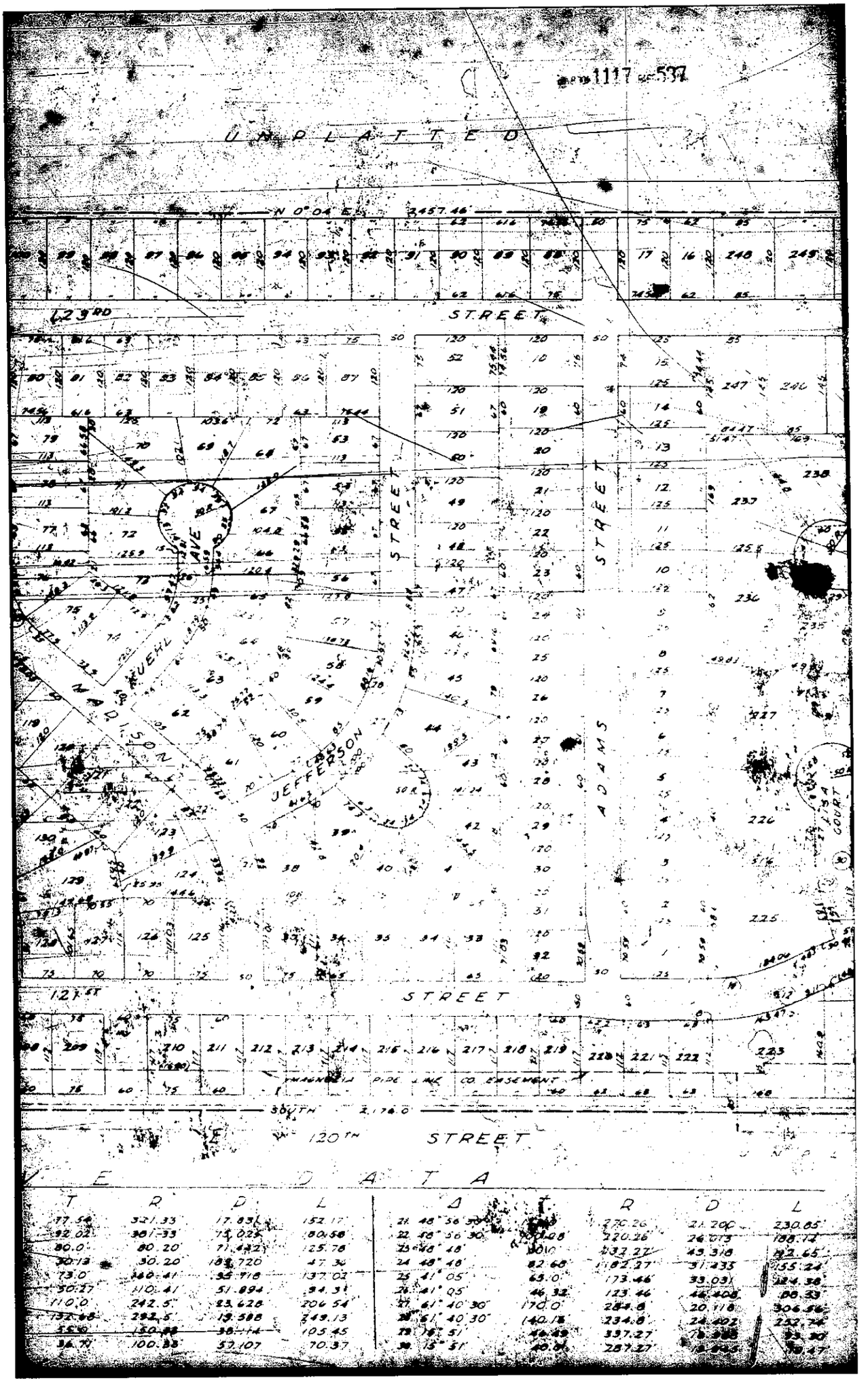
SIGNAL HILL

A SUBDIVISION LOCATED
IN THE EAST HALF OF THE S.E. ¼,
SECTION 6, T-14-N, R-12-E,
OF THE 6TH P.M., DOUGLAS, COUNTY, NEBR.



CURVE

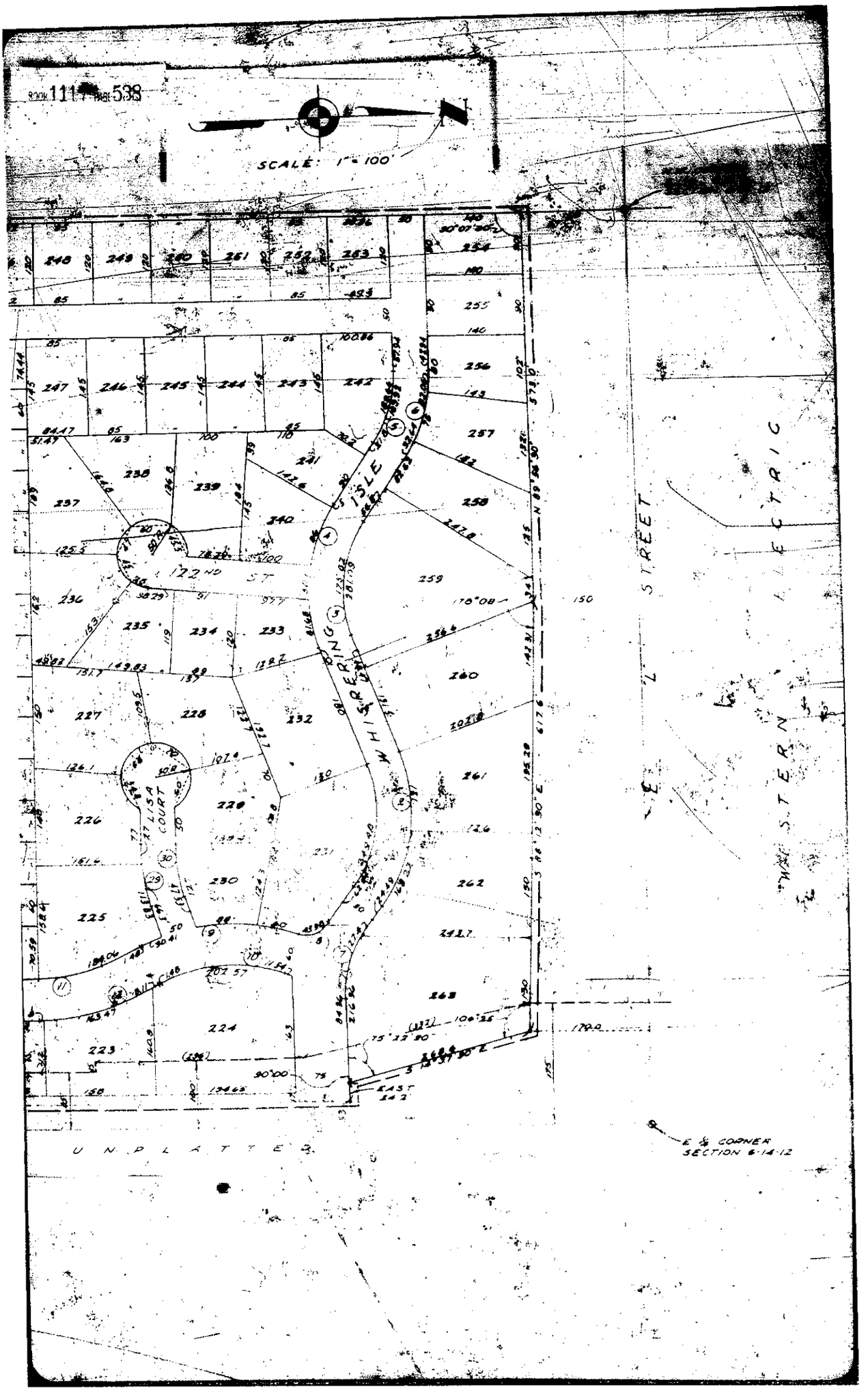
	Δ	T	R	D	L		Δ	T
1	58° 05'	102.23'	184.12'	31.119	186.64	11	27° 08'	77.54'
2	58° 05'	130.0'	234.12'	24.473	237.38	12	27° 08'	92.02'
3	53° 48'	95.0'	187.25'	30.598	175.82'	13	89° 51' 30"	80.0'
4	53° 48'	120.36'	237.25'	24.150	222.78	14	89° 51' 30"	30.13'
5	34° 08'	56.66'	184.59'	31.050	109.92	15	48° 36' 30"	73.8'
6	34° 08'	72.0'	234.63'	24.431	139.70'	16	148° 56' 30"	50.27'
7	37° 45'	58.0'	169.64'	33.775	111.76	17	48° 48'	110.0'
8	70° 59' 30"	24.97'	35.01'	16.364	43.38'	18	48° 48'	132.48'
9	45° 48'	120.75'	285.73'	20.052	228.41'	19	40° 44' 30"	55.0'
10	45° 48'	95.35'	225.73'	25.343	180.44	20	40° 44' 30"	36.71'



DATA

T	R	D	L	Δ	T	R	D	L
77.54	321.33	17.831	152.17	21° 48' 56"		270.26	21.200	230.65
92.02	301.33	19.025	180.56	22° 48' 56"		270.26	21.013	188.12
80.0	80.20	71.482	125.78	25° 48' 48"		132.27	43.318	192.65
30.13	30.20	189.720	47.36	24° 48' 48"		82.60	69.333	155.24
73.0	360.41	35.718	137.02	25° 41' 05"		65.0	173.46	124.36
30.27	110.41	51.894	94.31	25° 41' 05"		46.32	123.46	88.33
110.0	242.5	23.628	204.54	77° 41' 40" 30"		170.0	284.8	306.56
132.68	292.5	19.588	249.13	25° 41' 40" 30"		140.15	234.8	252.74
55.0	150.88	38.114	105.45	25° 41' 51"		46.49	337.27	83.30
36.71	100.33	57.107	70.37	25° 15' 51"		40.01	287.27	70.47

BOOK 111 PAGE 538



GRADING ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE STREETS WITHIN SIGNAL HILL ARE THE FULL WIDTH OF THE DEDICATED RIGHT OF WAY TO AN APPROVED GRADE OF THE CITY ENGINEER

DATE MARCH 15, 1961

REGISTERED ENGINEER E-1661

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF SIGNAL HILL WAS APPROVED BY THE CITY COUNCIL OF OMAHA, ON THIS 4 DAY OF APRIL A.D. 1961

ATTEST

CITY CLERK

PRESIDENT OF COUNCIL

MAYOR

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF SIGNAL HILL WAS APPROVED BY THE CITY PLANNING BOARD ON THIS 15 DAY OF MARCH A.D. 1961

CHAIRMAN OF THE CITY PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE OF THIS PLAT OF SIGNAL HILL THIS 15th DAY OF March A.D. 1961

CITY ENGINEER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, EUGENE V. JACOBSON AND MADELINE JACOBSON, HUSBAND AND WIFE, METTA HANSEN, WIDOW, HELEN H. KUEHL, WIDOW AND A.W. FULTON BEING SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS SIGNAL HILL, THE LOTS NUMBERED AS SHOWN, AND WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS SHOWN HEREIN.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS THIS 21ST DAY OF February, AD 1961.

Metta Hansen — METTA HANSEN

A.W. Fulton — A.W. FULTON

Madeline Jacobson — MADELINE JACOBSON

Helen H. Kuehl — HELEN H. KUEHL

Eugene V. Jacobson — EUGENE V. JACOBSON

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE Feb. 27 1961

COUNTY TREASURER

540

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, AVENUES, ANGLE POINTS AND ENDS OF ALL CURVES IN SIGNAL HILL SAID ADDITION IS LOCATED IN THE EAST HALF OF THE OF THE S E ¼ OF SECTION 6, T-14-N, R-12-E OF THE 6TH PM DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FT NORTHERLY AND 33 FT WESTERLY OF THE SOUTHEAST CORNER OF SEC. 6-14-12, THENCE S 89°51'30" W (ASSUMED BEARING) ALONG THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ A DISTANCE OF 1285.04 FT; THENCE N 0°04' E ALONG THE WEST LINE OF THE EAST HALF OF THE S E ¼ A DISTANCE OF 2,626.40 FT TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF "L" STREET; THENCE N 89°56'30" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF "L" STREET, 33.0 FT. FROM AND PARALLEL TO THE NORTH LINE OF THE S E ¼ OF SEC 6 A DISTANCE OF 573.0 FT.; THENCE S 88°12'30" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF "L" STREET A DISTANCE OF 617.6 FT; THENCE S 14°37'30" E ALONG THE WEST RIGHT-OF-WAY LINE OF 120TH STREET A DISTANCE OF 268.6 FT; THENCE N 90°0 E A DISTANCE OF 24.2 FT TO A POINT ON THE 33-FOOT RIGHT-OF-WAY LINE ON THE WEST SIDE OF 120TH STREET; THENCE SOUTH 33 FT WEST OF AND PARALLEL TO THE EAST LINE OF THE S E ¼ OF SEC 6 A DISTANCE OF 2,178.0 FT. TO THE POINT OF BEGINNING.

DATE Febr. 15, 1961

GOLKEHON & SCHEMMER, INC.

Eu Golkehon

REGISTERED SURVEYOR LS 134

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF DOUGLAS } SS

ON THIS 21ST DAY OF February AD 1961, BEFORE ME A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, CAME EUGENE V. JACOBSON AND MADELINE JACOBSON, HUSBAND AND WIFE, METTA HANSEN, WIDOW, HELEN H. KUEHL, WIDOW AND A W FULTON WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE DEDICATION ON THIS PLAT AS OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT AND THEY ACKNOWLEDGED THE EXECUTION THEREOF SAID DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTORIAL SEAL AT OMAHA, NEBRASKA IN SAID COUNTY, THE DATE LAST HEREIN SAID

Eu Golkehon
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 21ST DAY OF November, 1965

13. The right is hereby reserved to grant a license to Northwestern Bell Telephone Company and Omaha Public Power District, jointly or severally, their successors, lessees and assigns, to erect, operate, maintain, repair and renew underground conduits or poles with the necessary supports, sustaining wires, cross arms, guys and anchors, and other instrumentalities and to extend thereon wires for carrying and transmission of electric current for light, heat and power and for telephone, telegraph and message purposes along and over the rear five feet of said lots, five feet on each side of said lots, or if the lots have been subdivided into parcels of ground, five feet on each side of said parcel, for the use and benefit of the owners and occupants of the properties in Signal Hill. The said reservations and license shall include the right to excavate, trim, or remove trees, shrubs, vegetation or improvements thereon, if necessary.

The foregoing covenants shall run with the land and each person taking title to any of the said lots agrees to be bound by said covenants the same as though written into the instrument under which the person acquires title to the said lot or parcel of ground.

The covenants shall run until January 1, 1991, unless extended or modified by an instrument in writing executed by the then owners of two-thirds of the above described lots and recorded as provided by law. Each of the covenants herein contained is severable and separate. If any provision contained in the foregoing instrument is declared invalid, the balance of the covenants and foregoing provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 1st day of June, 1961.

A. V. Dutton

Eva J. Dutton

Eugene V. Jacobsen

Gordon Preston

Madelaine Jacobsen

Emil Chilcoat

Lilian Chilcoat

State of [illegible] }
County of [illegible] } ss.

On this 1st day of June, 1943, before me, the undersigned, a Notary Public duly commissioned and qualified for said County, personally came A. W. Fulton, single; Eugene V. Jacobsen and Madeline Jacobsen, husband and wife; Che J. Peggers, Jr. and Geraldine Peggers, husband and wife, and Emil Chilcoe and Lilyan Chilcoe, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and 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 4 day of April 1947.

24 6.90

Filed for record this 3rd day of June A.D. 1943 at 1:50 P.M. [illegible]

Signal Hill

Plat and Dedication
Filed 6-1-61, in Book 1117 at Page 536, Instrument No. _____
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

NO Gas

_____

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

_____

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.
Any additional info,

_____

_____

_____

****

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

_____

Filed 6-5-61, in Book 366 at Page 371, Instrument No. _____
X Omaha Public Power District,
U.S. West Communications
X Northwestern Bell Telephone Company
and any cable company granted a cable television franchise system,
and /or

_____

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

adjoining Rear

a 5 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.

_____

_____

_____

****

Easement Right of Way 1st, 2nd 3rd or _____ Amendment to _____
Dated _____ Filed _____, Book _____ at Page _____, Instrument No._____

_____

_____

_____

_____