[redacted] 340 PAGE 248

PROTECTIVE COVENANTS

[redacted] Jacobson Properties, Inc.,
a [redacted] corporation,

to

[redacted] Whom It May Concern:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, [redacted] Jacobson Properties, Inc., a corporation, is the sole owner of Lots 300 to 546 inclusive in Signal Hill Park Replat, a Subdivision in Douglas County, Nebraska, and the sole owner of Lots 122 through 130 inclusive; Lots 133 through 135 inclusive; Lot 141; Lots 211 through 223 inclusive, and Lot 272 in Signal Hill Park, a Subdivision in Douglas County, Nebraska, and for the mutual protection of the present owner 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, easements and restrictions, to-wit:

1. None of the lots shall be used for any immoral or illegal purpose.

2. Lots numbered 302 through 495 inclusive, and Lots numbered 511 through 543 inclusive in Signal Hill Park Replat; Lots 122 through 130 inclusive; Lots 133 through 135 inclusive; Lot 141; Lots 211 through 223 inclusive; and Lot 272 Signal Hill Park, a Subdivision in Douglas County, Nebraska may be used either for single family dwellings of not to exceed two stories in height, or for duplexes, or church, or school purposes.

3. Each parcel of ground when used for a duplex shall have at least 75 front feet.

4. Lots numbered 496 through 499 inclusive, and Lots 505 through 510 inclusive, Signal Hill Park Replat, may be used either for single family dwellings of not to exceed two stories in height, duplexes, or multiple dwellings, or church or school purposes.

5. Lots numbered 300, 301, and 500 through 504 inclusive, Signal Hill Park Replat, may be used for commercial purposes, church or school purposes.

6. No one story dwelling shall have a ground floor area of less than 900 square feet. No one and one-half story dwelling or two story dwelling shall have a ground floor area of less than 800 square feet. Each unit of a duplex must have a minimum ground floor area of 750 square feet. In the case of split-entrance type of construction, wherein a portion of the ground floor area is below grade or in the basement, a minimum of 750 square feet must be on the ground floor area and a minimum of 150 square feet in the area below grade or in the basement. The said areas are exclusive of porches and attached garages.

7. All structures shall be set back at least 35 feet from the front of the lot line and 17 1/2 feet from any side street line. No structure shall be located nearer than 5 feet from any interior side line and no structure on an interior lot shall be located nearer than 25 feet to the rear lot line.

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

9. No dwelling constructed outside Signal Hill Park Replat or Signal Hill Park shall be moved on to any of the lots covered by these covenants.

10. 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.

11. All lots shall provide off-street parking for a minimum of 1 1/2 cars per single family residence or per unit in case of multiple family dwellings.

12. No animals, livestock or poultry 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.

13. All single family dwellings shall have at least a one-car garage.

14. 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 a corner lot, also along the side street.

15. 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 the said lot and for damages done to the street by heavy equipment used in connection with said property.

16. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telephone Company, Omaha Public Power District, jointly or severally, their successors, lessees and assigns, to repair, erect, maintain, operate and renew underground cables or 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 Park Replat also Signal Hill Park. 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 any of the said covenants the same as though written into the instrument under which the person acquires title to the said lot or parcel of ground.

17. The covenants shall run until thirty years 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 contained herein 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 [illegible] Madeline Jacobson Properties, Inc., [illegible] Corporation, [illegible] owner of the [illegible] real estate, has [illegible] these Covenants this [illegible] day of July, 1963.

By: Madeline Jacobson
President

SEAL

Secretary

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

Notary Public

My Commission Expires:

[illegible] 1966.

BOOK 403 PAGE 109

AMENDMENT TO PROTECTIVE COVENANTS

WHEREAS, Madeline Jacobson Properties, Inc., a Nebraska corporation, did on July 5, 1963 publish and declare the following property, to-wit: Lots 300 to 546 inclusive in Signal Hill Park Replat, a Subdivision in Douglas County, Nebraska, and the sole owner of Lots 122 through 130 inclusive; Lots 133 through 135 inclusive; Lot 141; Lots 211 through 223 inclusive, and Lot 272 in Signal Hill Park, a Subdivision in Douglas County, Nebraska, to be subject to the covenants recorded in Book 399 at Page 343 of Miscellaneous Records for Douglas County, Nebraska, and

WHEREAS, Madeline Jacobson Properties, Inc., a Nebraska corporation, with the consent of all owners of the properties affected do now intend to modify and amend said covenants.

NOW, THEREFORE, Madeline Jacobson Properties, Inc., a Nebraska corporation, publish and declare the following described property to be subject to the following amendment to the original covenants recorded in Book 399 at Page 343, Miscellaneous Records:

1. That paragraph 2 of said protective covenants set forth in Book 399, Page 343, be amended as follows, to-wit: "Lots numbered 305 through 495 inclusive, and Lots numbered 506 through 516 inclusive, and lots numbered 519 through 544 inclusive, all in Signal Hill Park Replat; Lots 122 through 130 inclusive; Lots 133 through 135 inclusive; Lot 141 and Lots 211 through 223, all in Signal Hill Park, a Subdivision in Douglas County, Nebraska, may be used either for single family dwellings of not to exceed 2 stories in height, or for church or school purposes.

2. That paragraph 4 of the original protective covenants on file in Book 399 at Page 343 be amended to provide as follows, to-wit: that Lots 496 through 505 inclusive, Lots 302 through 304 inclusive, and Lots 517 and 518, all in Signal Hill Park Replat may be used for either single family dwellings of not to exceed 2 stories in height, or for duplexes, church or school purposes.

3. That paragraph 5 of said protective covenants recorded in Book 399 at Page 343 be amended to read as follows, to-wit: Lots No. 300 and 301, Signal Hill Park Replat may be used for single family dwellings not to exceed 2 stories in height, duplexes, multi-family, commercial purposes, church or school purposes.

4. That paragraph 13 of said original covenants as recorded in Book 399 at Page 343 be, and hereby is, vacated, set aside and held to be without force or effect.

That in all other respects the original protective covenants, as recorded in Book 399 at Page 343 of the Miscellaneous Records, shall remain in full force and effect as recorded in said instrument.

Dated October 3, 1963.

Madeline Jacobson Properties, Inc.,
a Corporation,

By Madeline Jacobson
President

Secretary

BOOK 463 PAGE 110

SUBSCRIBED and sworn to before me, a Notary Public, in and for Douglas County, Nebraska this 3rd day of October, 1963.

Notary Public

The undersigned persons and owners of Lots 398 in Signal Hill [illegible] do hereby consent to ratify and approve the above amendments to [illegible] covenants recorded in Book 399 at Page 343, and agree to be bound by said covenants as so amended.

Dale H. Slunicko

Ralph Hetzner

Bernice Hetzner

Coe J. Peppers, Jr.

Geraldine Peppers

Madeline Jacobson

Eugene V. Jacobson

Harold Hoppe

Frances I. Hoppe

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 9th day of October, 1963, before me, the undersigned, a Notary Public in and for Douglas County, Nebraska, personally appeared,

Dale F. Slumicko, single,
Ralph Hetzner and Bernice Hetzner, husband and wife,
Cos J. Peppers, Jr. and Geraldine Peppers, husband and wife,
Madeline Jacobson and Eugene V. Jacobson, wife and husband,
Harald Hoppe and Frances L. Hoppe, husband and wife,

and acknowledged the execution of the above Consent to be their voluntary act and deed.

Notary Public

My Commission expires:
August 12, 1967.

shall be offered, conveyed and used hereafter and subject to the following covenants, conditions, easements and restrictions, to-wit:

1. None of the lots shall be used for any immoral or illegal purpose.

2. Lots numbered 308 through 495 inclusive, and Lots numbered 511 through 543 inclusive in Signal Hill Park Replat, and Lots 128 through 130 inclusive; Lots 133 through 135 inclusive, and Lots 141, 142, 143 through 283 inclusive, and Lot 278 Signal Hill Park, a subdivision in Douglas County, Nebraska, may be used either for single family dwellings of not to exceed two stories in height, or for duplexes, or church, or school purposes.

3. Each parcel of ground when used for a duplex shall have at least 75 front feet.

4. Lots numbered 496 through 499 inclusive, and Lots 505 through 510 inclusive, Signal Hill Park Replat, may be used either for single family dwellings of not to exceed two stories in height, duplexes, or multiple dwellings, or church or school purposes.

5. Lots numbered 300, 301, and 500 through 504 inclusive, Signal Hill Park Replat, may be used for commercial purposes, church or school purposes.

6. No one story dwelling shall have a ground floor area of less than 900 square feet. No one and one half story dwelling or two story dwelling shall have a ground floor area of less than 800 square feet. Each dwelling or duplex must have a minimum ground floor area of 700 square feet, in the case of split-entrance type of construction, whereby a portion of the ground floor area is below grade or in the basement, a minimum of 750 square feet must be of the ground floor area and a minimum of 100 square feet in the area below grade or in the basement. These minimums are exclusive of porches and attached garages.

7. All structures shall be located at least 35 feet from the front of the lot line and 17 1/2 feet from [illegible]

9. No [illegible] shall be [illegible] or [illegible] shall be placed on any of the lots covered by these [illegible].

10. No noxious or offensive activity shall be conducted or permitted on any lot, nor shall anything be done thereon which may become an annoyance or nuisance.

11. All lots shall provide off-street parking for a minimum of 1 1/2 cars per single family residence or per unit in case of multiple family dwellings.

12. No animals, livestock or poultry 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.

13. All single family dwellings shall have at least a one-car garage.

14. 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 a corner lot, also along the side street.

15. 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 the said lot and for damages done to the street by heavy equipment used in connection with said property.

16. A perpetual license is hereby reserved in favor of and granted to Northwestern Bell Telphone Company, Omaha Public Power District, jointly or severally, their successors, lessees and assigns, to repair, erect, maintain, operate and renew underground cables or 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 Park Replat also Signal Hill Park. 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 any of the said covenants the same as though written into the instrument under which the person acquires title to the said lot or parcel of ground.

17. The covenants shall run until thirty years 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 contained herein 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.

[illegible]ent

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On the day and year last above written before me, the undersigned, a Notary Public in and for said County, personally came Madeline Jacobson, President of Madeline Jacobson Properties, Inc., to me personally known to be the President and the identical person whose name is affixed to the above Protective Covenants, and acknowledged the execution thereof to be her voluntary act and deed as such officer, and the voluntary act and deed of said corporation, and that the Corporate Seal of the said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

Notary Public

My Commission Expires:

December 15 1966

filed
10-4-63

Bk 408 Pg 104

AMENDMENT TO PROTECTIVE COVENANTS

WHEREAS, Madeline Jacobson Properties, Inc., a Nebraska corporation, on June 5, 1963 published and declare the following property, to-wit: Lots 305 inclusive in Signal Hill Park Replat, a Subdivision in Douglas County, Nebraska, and the sole owner of Lots 122 through 130 inclusive; Lots 133 through 135 inclusive; Lot 141; Lots 211 through 223 inclusive, and Lot 272 in Signal Hill Park, a Subdivision in Douglas County, Nebraska, to be subject to the covenants recorded in Book 399 at Page 343 of Miscellaneous Records for Douglas County, Nebraska, and

WHEREAS, Madeline Jacobson Properties, Inc., a Nebraska corporation, with the consent of all owners of the properties affected do now intend to modify and amend said covenants.

NOW, THEREFORE, Madeline Jacobson Properties, Inc., a Nebraska corporation, publish and declare the following described property to be subject to the following amendment to the original covenants recorded in Book 399 at Page 343, Miscellaneous Records:

1. That paragraph 2 of said protective covenants set forth in Book 399, Page 343, be amended as follows, to-wit: Lots numbered 305 through 495 inclusive, and Lots numbered 506 through 516 inclusive, and lots numbered 519 through 543 inclusive, all in Signal Hill Park Replat; Lots 122 through 130 inclusive; Lots 133 through 135 inclusive; Lot 141 and Lots 211 through 223, all in Signal Hill Park, a Subdivision in Douglas County, Nebraska, may be used either for single family dwellings of not to exceed 2 stories in height, or for church or school purposes.

2. That paragraph 4 of the original protective covenants on file in Book 399 at Page 343 be amended to provide as follows, to-wit: that Lots 496 through 505 inclusive, Lots 302 through 304 inclusive, and Lots 517 and 518, all in Signal Hill Park Replat, may be used for either single family dwellings of not to exceed 2 stories in height, or for duplexes, church or school purposes.

3. That paragraph 5 of said protective covenants recorded in Book 399 at Page 343 be amended to read as follows, to-wit: Lots No. 300 and 301, Signal Hill Park Replat may be used for single family dwellings not to exceed 2 stories in height, duplexes, multi-family, commercial purposes, church or school purposes.

4. That paragraph 13 of said original covenants as recorded in Book 399 at Page 343 be, and hereby is, vacated, set aside and held to be without force or effect.

That in all other respects the original protective covenants, as recorded in Book 399 at Page 343 of the Miscellaneous Records, shall remain in full force and effect as recorded in said instrument.

Dated this October 3, 1963.

Madeline Jacobson Properties, Inc.,
a Corporation

By _____

_____

BOOK 403 PAGE 110

SUBSCRIBED and sworn to before me, a Notary Public, in and for Douglas County, Nebraska this 3rd day of October, 1963.

Notary Public

The undersigned persons and owners of Lots 398 in Signal Hill [illegible] do hereby consent to ratify and approve the above amendments to [illegible] covenants recorded in Book 399 at Page 343, and agree to be bound by said covenants as so amended.

Dale H. Slunecka

Ralph Hetzner

Bernice Hetzner

Coe J. Peppers, Jr.

Geraldine Peppers

Madeline Jacobson

Eugene V. Jacobson

Harold Hoppe

Frances I. Hoppe

mm 408 mc 14

[illegible] 1983, [illegible] the undersigned
[illegible] personally appeared

[illegible] husband and wife,
[illegible] husband and wife,
[illegible] and husband,
[illegible] Robert L. Hoppe, husband and wife,

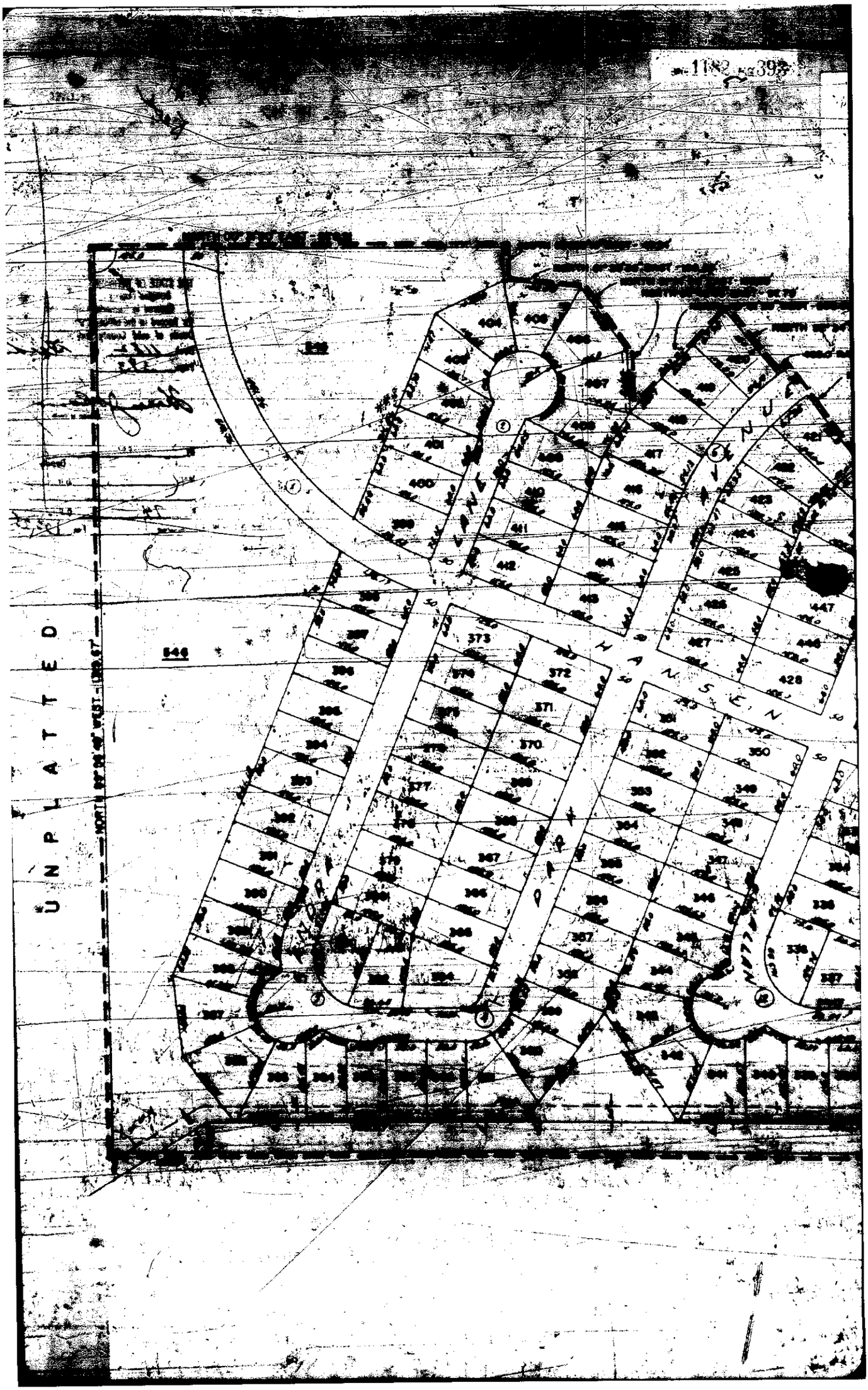
[illegible] the execution of the above Consent to be their voluntary

Notary Public

[illegible] expires

7717

Signature


1182 pg 39
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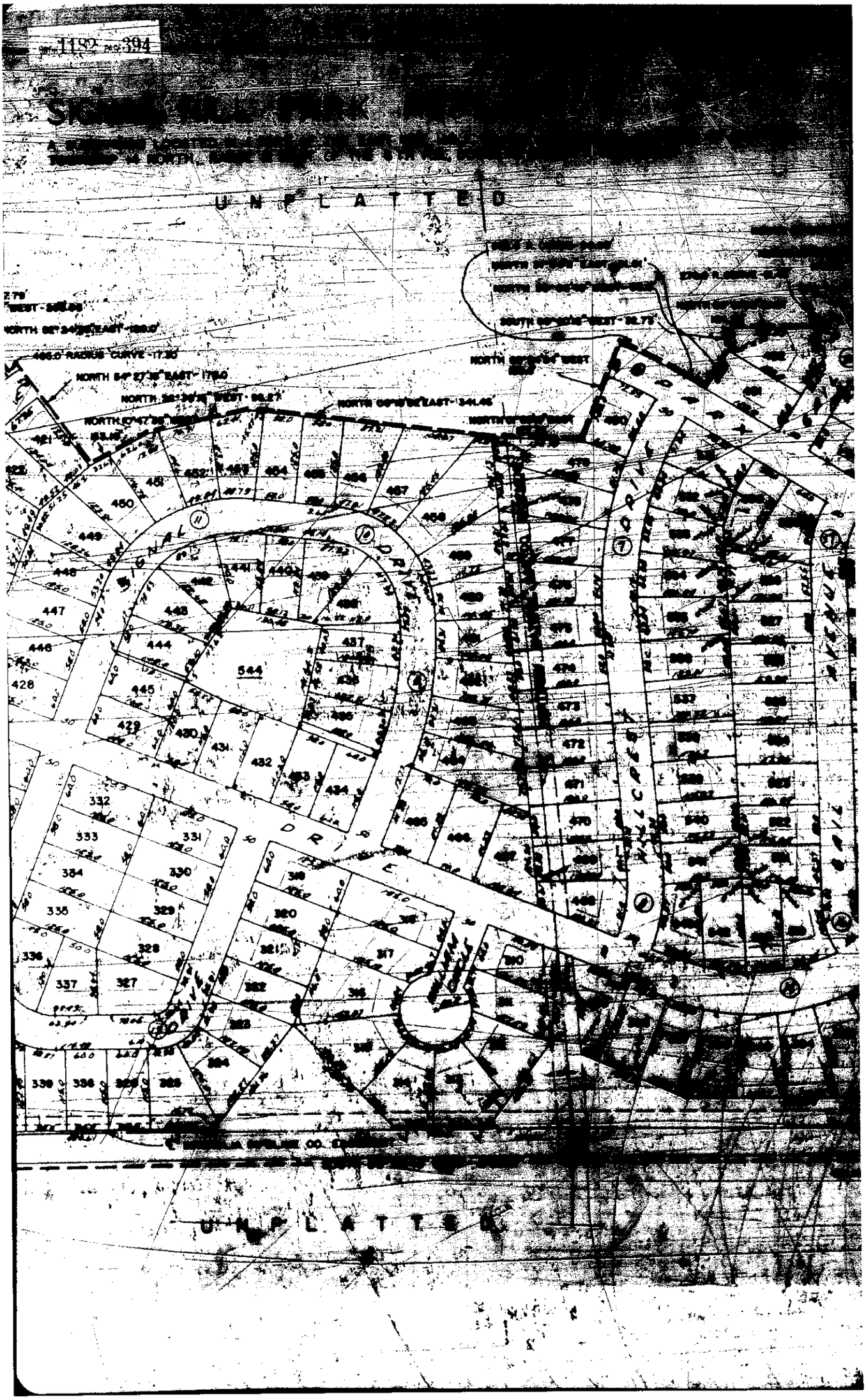
546
NANSEN
NJ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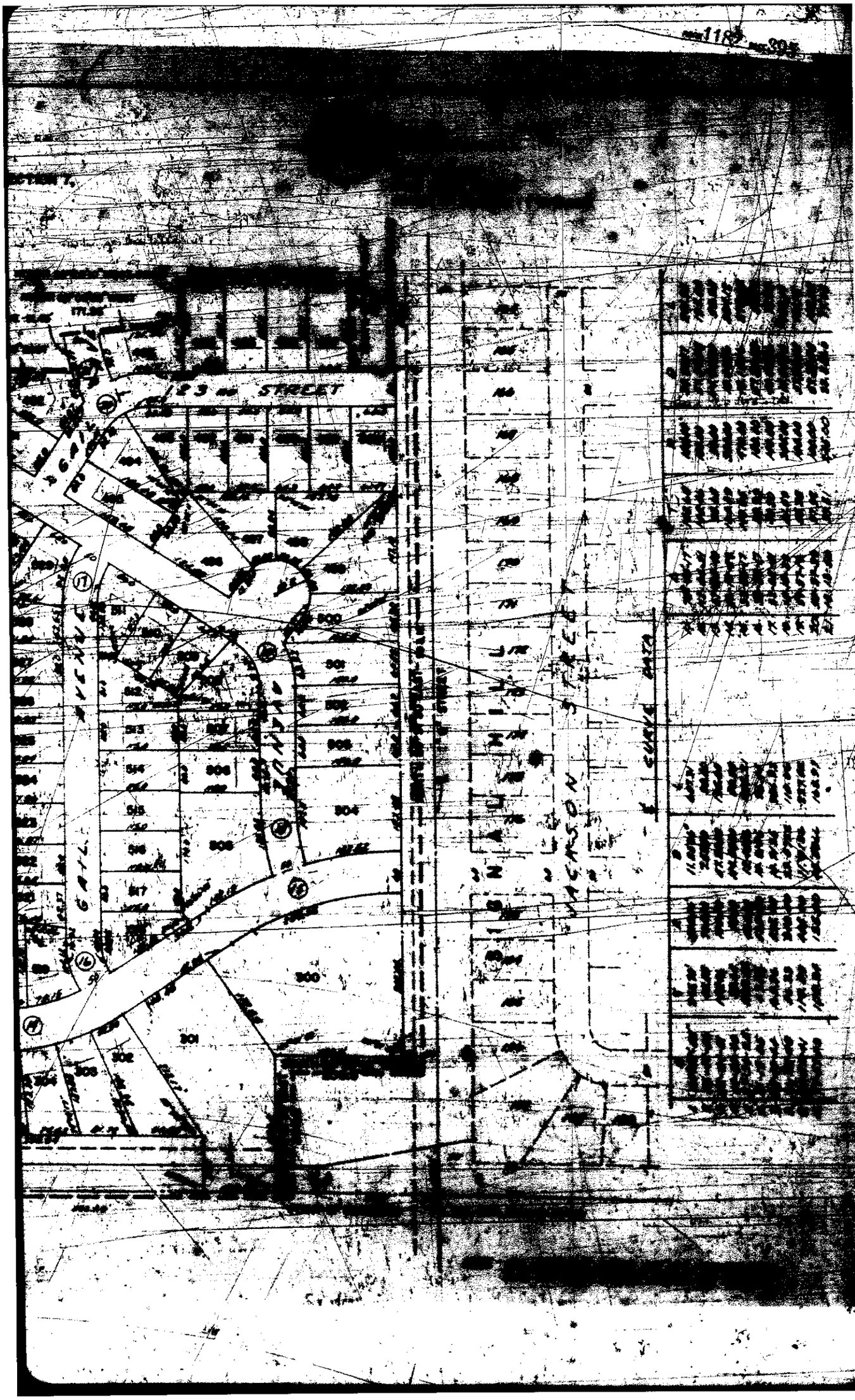
NORTH 84° 27' 35" EAST - 178.0
NORTH 05° 32' 25" WEST - 88.27
NORTH 69° 47' 35" EAST - 341.46
466.0 RADIUS CURVE - 17.30
SIGNAL
DRIVE
544
U N P L A T T E D



BOOK 1182 PAGE 396

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND ON COMPLETION OF GRADING WILL PLACE IRON PINS AT THE CORNERS OF ALL LOTS, STREETS, AVENUES, ANGLE POINTS AND ENDS OF ALL CURVES. SAID SUBDIVISION IS KNOWN AS SIGNAL HILL PARK REPLAT, A REPLAT OF LOTS 1 THROUGH [illegible] INCLUSIVE, LOTS 131 AND 132, LOTS [illegible] THROUGH 160 INCLUSIVE, LOTS [illegible] THROUGH 210 INCLUSIVE, LOTS [illegible] THROUGH 273 INCLUSIVE AND A PART OF LOT 272 ALL IN SIGNAL HILL PARK A PLATTED AND RECORDED [illegible] LOCATED IN THE EAST 1/2 OF SEC. 7, T14-N, R-12-E OF THE [illegible] DOUGLAS COUNTY, NEBRASKA [illegible] PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible] AT THE N.E. CORNER OF SAID SEC. 7; THENCE [illegible] ALONG THE EAST [illegible] OF SAID SEC. 7 A DISTANCE OF [illegible] FT. TO THE [illegible] A DISTANCE OF 246.47 FT.; THENCE [illegible] ALONG THE [illegible] LINE OF THE [illegible] OF [illegible] FT.; THENCE [illegible] ALONG THE WEST LINE OF THE E 1/2 OF [illegible] A DISTANCE OF [illegible] FT.; THENCE [illegible] A DISTANCE OF [illegible] FT.; THENCE N [illegible] A DISTANCE OF [illegible] FT.; THENCE [illegible] A DISTANCE OF [illegible] FT.; THENCE [illegible] A DISTANCE OF [illegible] FT.; THENCE [illegible] EAST A DISTANCE OF [illegible] FT.; THENCE ON A [illegible] CURVE TO THE RIGHT A DISTANCE OF [illegible] FT.; THENCE N [illegible] E A DISTANCE OF [illegible] FT.; THENCE [illegible] W A DISTANCE [illegible] FT.; THENCE [illegible] W A DISTANCE OF [illegible] FT.; THENCE [illegible] A DISTANCE OF [illegible] FT.; THENCE N [illegible] E A DISTANCE OF 127.14 FT.; THENCE N [illegible] W A DISTANCE OF [illegible] FT.; THENCE ON A [illegible] FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF [illegible] FT.; THENCE N [illegible] E A DISTANCE OF [illegible] FT.; THENCE N [illegible] W A DISTANCE OF 66.0 FEET; THENCE S [illegible] W A DISTANCE OF [illegible] FT.; THENCE [illegible] E A DISTANCE OF [illegible] FT.; THENCE ON A 270.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF [illegible] FEET; THENCE N [illegible] W A DISTANCE OF 171.26 FT.; THENCE N [illegible] 10" W A DISTANCE OF 98.26 FT.; THENCE N 00°[illegible] E A DISTANCE OF 240.0 FT.; THENCE S [illegible] A DISTANCE OF 125.0 FT.; THENCE N 00°[illegible] E A DISTANCE OF [illegible] FT.; THENCE N89°51'30"E ALONG A LINE [illegible] FT. SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE N.E. 1/4 OF SAID SECTION 7 AND THE CENTERLINE OF "D" STREET A DISTANCE OF [illegible] FT.; THENCE [illegible] W A DISTANCE OF 200.0 FT.; THENCE NORTH 89°51'30" EAST TO THE POINT OF BEGINNING. I FURTHER CERTIFY THAT THERE IS NO CHANGE IN THE STREETS ABUTTING SAID LOTS.

SOLLEHON & SCHEMMER, INC.

William A. Hill
REGISTERED LAND SURVEYOR L.S. 123

DATE: *April 25, 1963*

1182 - 297

BOOK 1182 PAGE 398

DEPARTMENT OF ARMY

CERTIFICATE

DAY OF A.D.

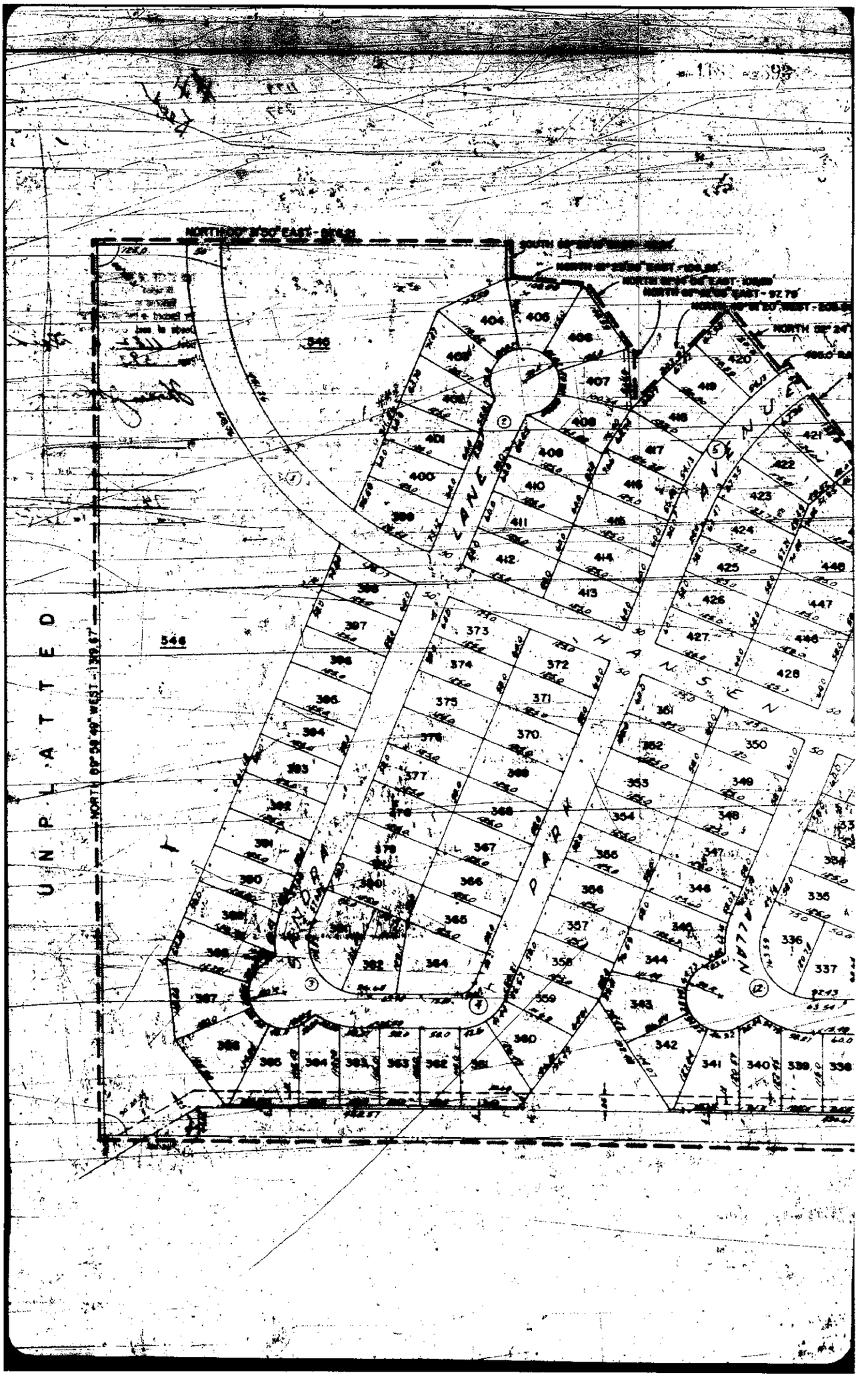
DATE:

ENTERED IN THIS

DULY

OF THIS

41. ENTERED IN INDEXED, INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
25 DAY April 19 AT 4:30 P.M. THOMAS I. O'CONNOR, REGISTER OF DEEDS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PARK
PLACE
ALLEN
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NORTH 89° 24'
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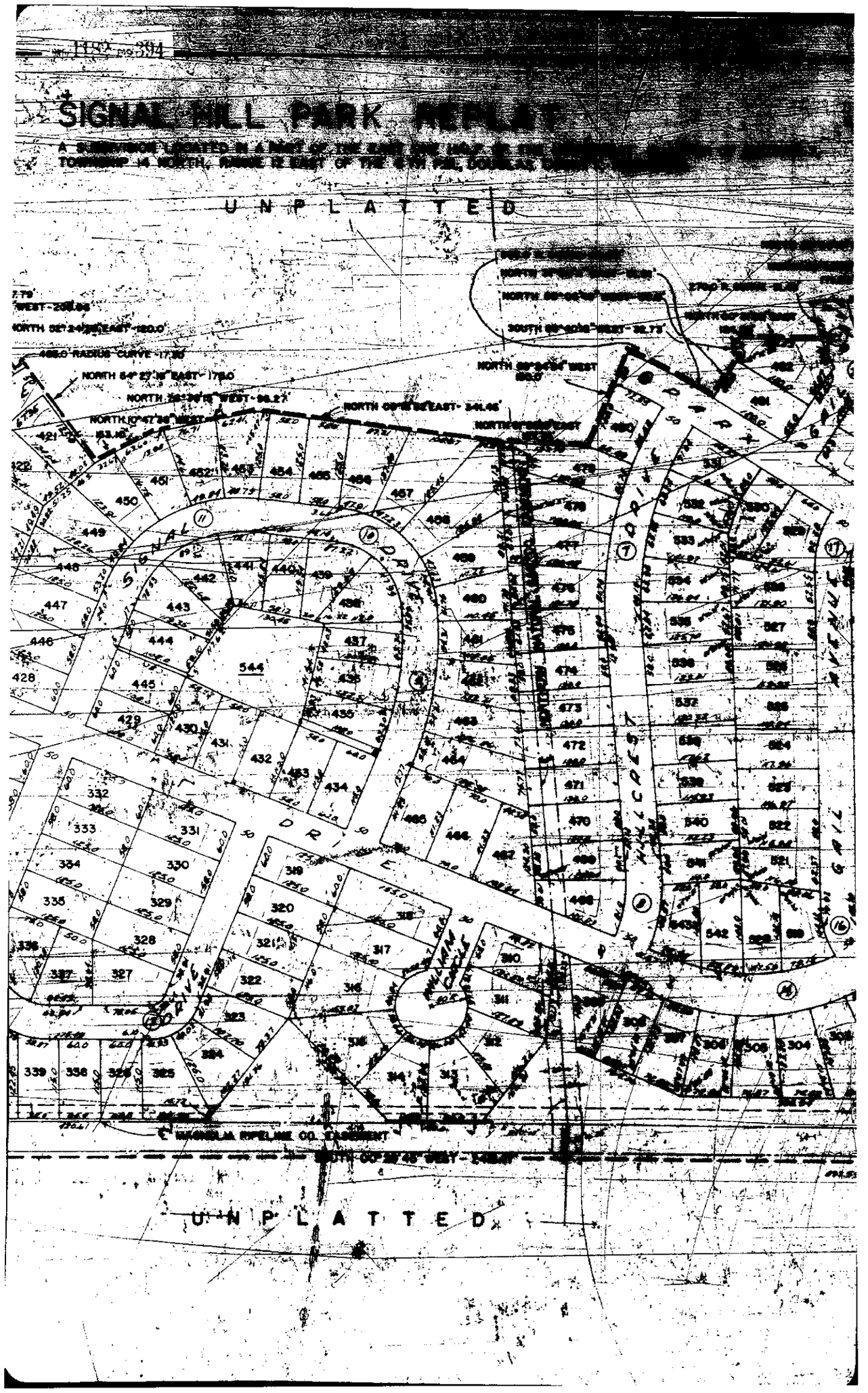
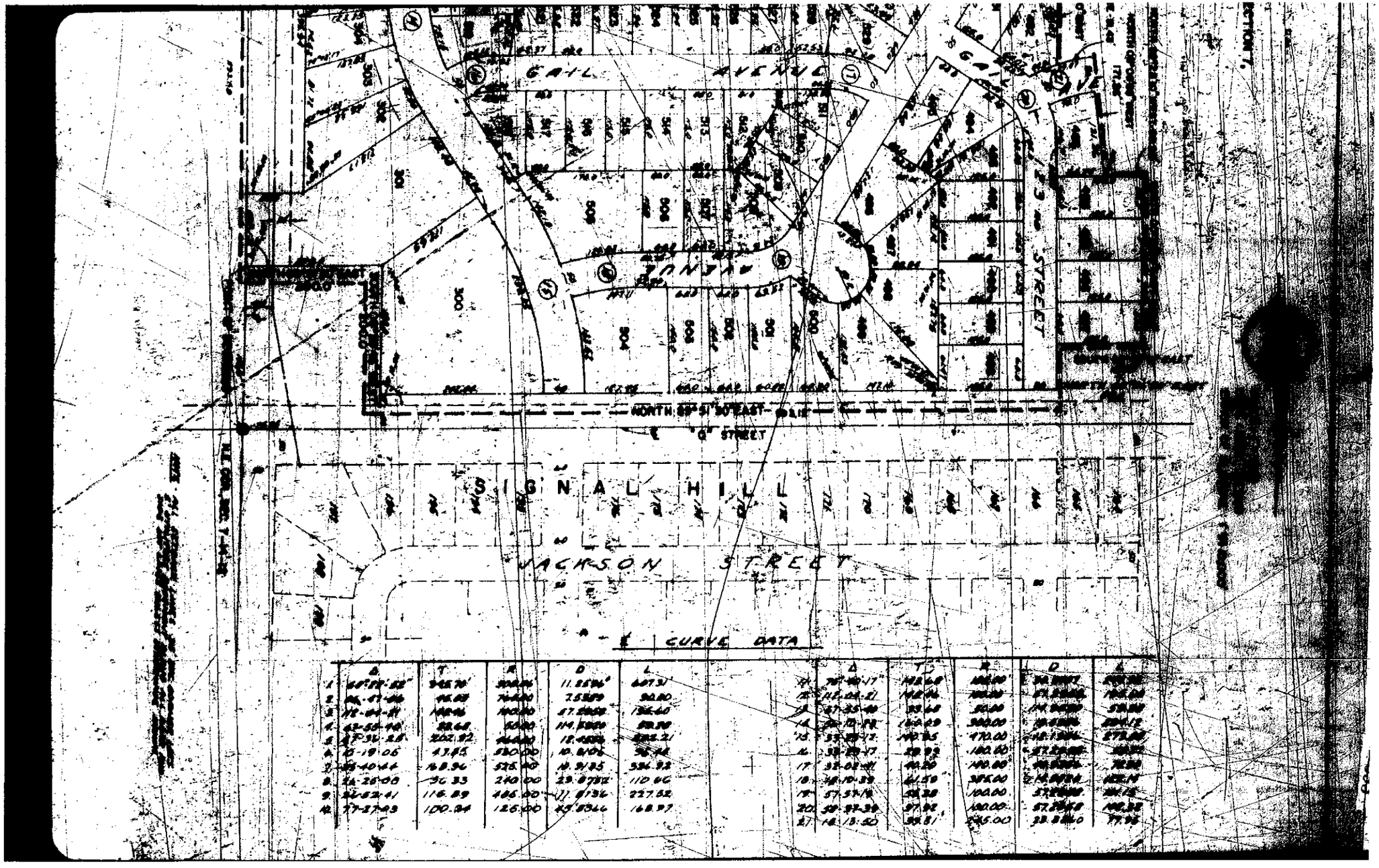

SIGNAL HILL PARK REPLAT
UNPLATTED
SIGNAL DRIVE
SIGNAL CIRCLE
SIGNAL HILL GOLF
MAGNOLIA PIPELINE CO. EASEMENT
UNPLATTED


GAIL AVENUE
GAIL AVENUE
GAIL AVENUE
"Q" STREET
NORTH 89° 51' 30" EAST
"Q" STREET
S I G N A L H I L L
JACKSON STREET
CURVE DATA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE SUBDIVISION DESCRIBED HEREIN AND ON COMPLETION OF GRADING WILL PLACE IRON PINS AT THE CORNERS OF ALL LOTS, STREETS, AVENUES, ANGLE POINTS AND ENDS OF ALL CURVES. SAID SUBDIVISION IS KNOWN AS SIGNAL HILL PARK REPLAT, A REPLAT OF LOTS 1 THROUGH 151 INCLUSIVE, LOTS 191 AND 192, LOTS 196 THROUGH 140 INCLUSIVE, LOTS 142 THROUGH 210 INCLUSIVE, LOTS 254 THROUGH 273 INCLUSIVE AND A PART OF LOT 272 ALL IN SIGNAL HILL PARK A PLATTED AND RECORDED SUBDIVISION LOCATED IN THE EAST 1/2 OF SEC. 7, T-14-N, R-12-E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF SAID SEC. 7; THENCE S 00°25'48"W (ASSUMED BEARING) ALONG THE EAST LINE OF THE N.E. 1/4 OF SAID SEC. 7 A DISTANCE OF 285.0 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING S 00° 25'48"W A DISTANCE OF 2413.47 FT.; THENCE N 89°58'48"W ALONG THE SOUTH LINE OF THE N.E. 1/4 OF SAID SEC. 7 A DISTANCE OF 1318.67 FT.; THENCE N 00°28'50"E ALONG THE WEST LINE OF THE E 1/2 OF THE N.E. 1/4 OF SAID SEC. 7 A DISTANCE OF 576.28 FT.; THENCE S 89°58'10"E A DISTANCE OF 46.24 FT.; THENCE N 0°01'50"E A DISTANCE OF 109.89 FT.; THENCE N 51°14'05"E A DISTANCE OF 1089.9 FT.; THENCE N 87°48'09"E A DISTANCE OF 97.79 FT.; THENCE N 46°51'20"W A DISTANCE OF 208.90 FT.; THENCE N 88°54'38"EAST A DISTANCE OF 120.00 FT.; THENCE ON A 466.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 173.0 FT.; THENCE N 54°27'18"E A DISTANCE OF 175.0 FT.; THENCE N 26°38'15"W A DISTANCE 96.27 FT.; THENCE N 10°41'38"W A DISTANCE OF 182.10 FT.; THENCE N 69°W 88'E A DISTANCE OF 341.46 FT.; THENCE N 0°58'E A DISTANCE OF 127.74 FT.; THENCE N 89°24'34"W A DISTANCE OF 180.0 FT.; THENCE ON A 966.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 99.95 FT.; THENCE N 31°54'11"E A DISTANCE OF 34.89 FT.; THENCE N 89°08'48"W A DISTANCE OF 65.0 FEET; THENCE S 89°40'18"W A DISTANCE OF 38.73 FT.; THENCE N 00°31'50"E A DISTANCE OF 124.85 FT.; THENCE ON A 270.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 81.45 FEET; THENCE N 09°09'29"W A DISTANCE OF 171.26 FT.; THENCE N 89°28'10"W A DISTANCE OF 58.26 FT.; THENCE N 00°31'50"E A DISTANCE OF 240.0 FT.; THENCE S 89°28'10"E A DISTANCE OF 125.0 FT.; THENCE N 00°31'50"E A DISTANCE OF 66.0 FT.; THENCE N 89°51'30"E ALONG A LINE 33.0 FT. SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE N.E. 1/4 OF SAID SECTION 7 AND THE CENTERLINE OF "Q" STREET A DISTANCE OF 993.12 FT.; THENCE S 00°25'48"W A DISTANCE OF 200.0 FT.; THENCE NORTH 89°51'30"E, PAST TO THE POINT OF BEGINNING. I FURTHER CERTIFY THAT THERE IS NO CHANGE IN THE STREETS ABUTTING SAID LOTS.

COLLEMON & SCHEMMER, INC.

William A. Bell

REGISTERED LAND SURVEYOR L.S. 425

DATE: April 25, 1963

Office Copy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE MADELINE JACOBSON PROPERTIES, INC., A NEBRASKA CORPORATION, MADELINE JACOBSON, PRESIDENT, AND OMAHA LAND DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, EPHRAIM L. MARKS, PRESIDENT, 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 SWANSON HILLS PARK REPLAT 1 HE 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 HEREON. THE AREA OF FOREGOING SUBDIVISION IN A PART OF THE EAST ONE HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., AS APPEARS ON THIS PLAT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HAND THIS 29 DAY OF April A.D., 1963.

OMAHA LAND DEVELOPMENT COMPANY

MADELINE JACOBSON PROPERTIES, INC.

Madeline Jacobson, President

Ephraim L. Marks, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) S.S.

ON THIS 1st DAY OF April A.D. 1963 BEFORE ME, A NOTARY PUBLIC DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, PERSONALLY CAME EPHRAIM L. [illegible], PRESIDENT OF OMAHA LAND DEVELOPMENT COMPANY, A CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS THERETO AFFIXED BY ITS AUTHORITY AND FURTHER CAME MADELINE JACOBSON, PRESIDENT OF MADELINE JACOBSON PROPERTIES, INC., A CORPORATION, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND SHE ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED AS SUCH OFFICER AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION AND THE SEAL OF SAID CORPORATION WAS THERETO AFFIXED BY ITS AUTHORITY

WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA, NEBRASKA IN SAID COUNTY THE DATE LAST AFORESAID.

[signature]

MY COMMISSION EXPIRES ON THE 1 DAY OF April A.D., 19[illegible]

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT [illegible] PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT OF THIS OFFICE.

DATE: 4/2/63 COUNTY TREASURER

DOUGLAS COUNTY, NEBRASKA
SURVEYOR

FILED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
41 35 DAY April 19 63 AT 4:30 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

BOOK 1182 PAGE 398

Signal Hill Park Replat

Plat and Dedication
Filed 4-25-63, in Book 1182 at Page 393, 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
_____
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,

NW eas

_____

_____

_____

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Declaration of Covenants, Conditions, Restrictions and Easements,
Restrictive Covenants
X Protective Covenants
or
_____
Filed 7-5-63, in Book 399 at Page 343, 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
_____ 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.
_____

_____

_____

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Easement Right of Way 1st, 2nd 3rd or _____ Amendment to P/C
Dated 10-3-63 Filed 10-4-63, Book 403 at Page 109, Instrument No. _____

_____

_____

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