No. Howard C. Larsen and Maxine Larsen,
husband and wife, [illegible]
Book
To
Page Whom It May Concern:

WHEREAS, the undersigned, Howard C. Larsen and Maxine Larsen, husband and wife, have heretofore [illegible] a plat of Sunny Slope First Addition, a subdivision in Douglas County, Nebraska, which plat was recorded on the [illegible] day of August 19[illegible], in Book [illegible], Page 318, of the Deed Records of Douglas County, Nebraska, and they have dedicated to the public all of the streets, roads and avenues shown on said plat for the use by the public for street purposes and,

WHEREAS, the undersigned now desire to place certain protective covenants, easements and restrictions on those lots shown on said plat for the use and benefit of the present owners and future grantees;

NOW, THEREFORE, in consideration of the premises, Howard C. Larsen and Maxine Larsen, husband and wife, for themselves, their administrators, executors, heirs and assigns hereby agree that all of the lots shown on the above described plat of Sunny Slope First Addition, a subdivision in Douglas County, Nebraska, are hereby restricted as to their use, subject to the following restrictions which have been imposed upon said premises as a servitude in favor of said described premises and every lot therein, and are in pursuance of the general plan for the development and improvement of the tract of land embraced within said described blocks during the period of time hereinafter prescribed and are and shall be for the benefit of each and all of the lots and blocks in said tract and shall be enforcible by any and all owners of any and all of said lots and by the grantors herein.

1. The said lots and blocks shall be occupied and used for only one of the following purposes:

a) Single family dwellings;

b) Churches;

c) Colleges and universities;

d) Schools - elementary and high;

e) [illegible]

Pg 219

Retry

CRESTLINE ROAD
CRESTLINE DRIVE
NEWPORT CIRCLE
SUNNY SLOPE
HILLTOP
108 TH
STREET
UNPLATTED

DEDICATION

We, the undersigned, Howard C. Larsen and Marie Larsen, husband and wife, sole owners and proprietors [illegible] state and acknowledge that all of the land included within the attached plat has been surveyed, [illegible] divided and platted as shown in the said plat and as described in the following surveyors certificate, [illegible] of our [illegible] hereafter as Sunny Slope 1st Addition, the lots being numbered and [illegible] streets named as [illegible] and do hereby ratify and confirm said plat and [illegible] land [illegible] hereby dedicate to the public the said streets for public use.

[illegible] day of [illegible], 1958.

[illegible signature]

[illegible signature]

ACKNOWLEDGEMENT

I hereby certify that:

All streets, avenues and cul-du-sacs within the boundarys of Sunny Slope 1ST Addition, which are Fowler Ave., [illegible] Drive, Hilltop Road, Sunny Slope Ave., Boyd Ave., and Yort Circle, are graded to the established grades as approved by the City Engineer of the City of Omaha, Nebraska.

Signed this [illegible] day of [illegible] 1956

[illegible signature]

ENGINEER [illegible]

[Seal: [illegible] SHAFFER [illegible] 205]

Book 1001 Page 380

SURVEYORS CERTIFICATE

I hereby certify as follows:

That I have correctly surveyed and staked with iron pipes the lots and streets in Sunny Slope 1st Addition as shown on this plat, also an iron pipe at all points marked thus ● on plat.

That said Sunny Slope 1st Addition is a replat of part of Tax Lot 3, located in S½ of NW¼ and part of N½ of the SW¼ in Sec. 8-T15N-R12E of the 6th P.M. Douglas County, Nebraska, and more particularly described as follows:- Beginning at the ¼ section corner between Sections 4 and 5, T 15N - R 12 E of the 6th P.M. Douglas County, Nebraska; thence N.0°00W on the line between said sections 4 and 5 for a distance of 600.0 feet; thence N 89°11 E for a distance of 417.8 feet; thence S.0°19 W. for a distance of 153.0 feet; thence S 38°03 E for a distance of 256.5 feet to a point on a 22°43'30" curve; thence N 61°38 E for a distance of 40.0 feet measured on a chord of said 22°43'30" curve; thence S 25°21 E for a distance of 87.0 feet; thence S 67°38 E for a distance of 99.8 feet; thence S 51°20 E for a distance of 293.8 feet; thence S 27°29 E for a distance of 242.8 feet; thence S 3°03 W for a distance of 346.75 feet; thence S 38°57 W for a distance of 1061.65 feet; thence N 0°00 W for a distance of 645.7 feet to the point of beginning.

(For the purpose of this description, the centerline of 108th Street is considered to be due north.)

The dimensions shown are in feet or decimals of a foot and are chord measurements unless otherwise shown.

Signed this 30 day of July, 1954.

ENGINEER & LS

ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS.
DOUGLAS COUNTY }

On this 2nd day of July, 1954, before me, a Notary Public, duly commissioned and qualified in and for said County, personally came Howard C. Larsen and Maxine Larsen, husband and wife, to me personally known to be the identical persons whose names are affixed to the dedication of this plat and each acknowledged the same to be their voluntary act and deed.

Witness my hand and official seal at Omaha, Nebraska, in said County, the date last aforesaid.

NOTARY PUBLIC

My Commission expires on the 4 day of February, 1962.

APPROVAL OF THE OMAHA CITY PLANNING COMMISSION

This plat of Sunny Slope 1st Addition was approved by the Omaha City Planning Commission on August 12, 1954.

CHAIRMAN

APPROVAL OF THE CITY ENGINEER OF OMAHA

I hereby approve this plat of Sunny Slope 1st Addition on this 12 day of August 1954

CITY ENGINEER

OMAHA CITY COUNCIL'S ACCEPTANCE

This plat of Sunny Slope 1st Addition was approved and accepted by the City Council of the City of Omaha, Nebraska, on the 24th day of August, 1954.

CITY CLERK

MAYOR

COUNTY TREASURER'S CERTIFICATE

This is to certify that the records of my office show no regular or special taxes due or delinquent on the property described in the Surveyors Certificate on this plat as of August 19, 1954.

COUNTY TREASURER

BY DEPUTY

1981

Sunny Slope 1st add

Plat and Dedication
Filed _____, in Book 1001 at Page 378, 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 ease

_____
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,

_____

_____

_____

****

X Declaration of Covenants, Conditions, Restrictions and Easements,
Restrictive Covenants
Protective Covenants
or
_____
Filed 8-24-56, in Book 313 at Page 217, 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
on, over, through, under and across upon
or
adjoining rear certain
_____
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. _____

_____

_____

_____

_____

_____