

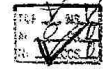
Lots 1, 2, 3 and the West Half of Lot 4, Country School Subdivision, in Section 29, Township 18 North, Range 1 East of the 6th P.M., Platte County, Nebraska

ADDED RESTRICTIVE COVENANTS

1. The buyers and all future buyers are not permitted to have any cedar trees on this lot.
2. The buyers and all future buyers are not permitted to have any groundwater source system for heating and cooling their house or any other building on this lot.

**DEDICATION & RESTRICTIVE COVENANTS HERBERT W. STUTHMAN, SINGLE TO COUNTRY SCHOOL SUBDIVISION**

Entered in Numerical Index and Filed for Record in the Register of Deeds Office of said County of Platte, State of Nebraska, this 1st day of August, A. D., 1977, at 4:00 o'clock P.M., Recorded in Book 164 of Deeds, Page 349 thereof. ~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ *Catherine J. James* Register of Deeds  
Original Filed in Plat Book 16, Page 16.



**DEDICATION AND RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

THAT HERBERT W. STUTHMAN, a single person, being the owner of the following described real estate:

A tract of land located in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 29, Township 18 North, Range 1 East of the 6th P.M., in Platte County, Nebraska, described as follows:

Referring to the NW corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29; thence 522.0 ft. South along the West line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29; thence 628.38 ft. East parallel to the North line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29, to the point of beginning; thence continuing 690.0 ft. East on an extension of the last described line, parallel to the North line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29, to a point on the East line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29; thence 466.0 ft. South along the East line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29 to a point 332.7 ft. North of the SE corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29; thence 690.0 ft. West parallel to the North line of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29, to a point; thence 466.0 ft. North to the point of beginning, all located in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 29 and containing 7.38 acres more or less.

Also the North 60.0 ft. of Lot 2, Block D, Henke Subdivision and the North 60.0 ft. of Lot 3, Block D, Henke Subdivision located in the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 29, T18N, R1E of the 6th P.M. in Platte County, Nebraska, containing 0.68 acre more or less; and

has caused the above described real estate to be laid out in blocks, lots, streets and roadways under the name of COUNTRY SCHOOL SUBDIVISION designated explicitly the land so laid out, and particularly described the blocks, lots, streets and roadways belonging to said subdivision; that a plat of said Country School Subdivision, which bears certificate of James McMeekin, licensed surveyor, under date of June 27, 1977, is hereto attached and made a part hereof as if fully set forth herein.

Said owner hereby dedicates the streets and roadways set out and so designated and described in said plat for the use of the public, together with a perpetual easement to the public for utilities installation and maintenance over and across the lots as set out and designated on said plat.

## RESTRICTIVE COVENANTS

Said owner hereby covenants with the future owners of said lots in the area described above as follows:

1. All of the lots in the above described subdivision shall be used as residential lots.

2. No structure of any kind whatsoever, including house trailers, shall be moved onto or located on any lot. All unlicensed vehicles or unlicensed trailers must be stored inside a garage within 90 days.

3. The ground floor area of any dwelling erected on any of said lots shall not be less than 1,000 square feet, exclusive of porches, breezeways, garages and other similar appendages.

4. No building shall be erected on these residential lots nearer the front line thereof than 50 feet measured from the center of the street or avenue abutting said lot on the front.

5. All domestic wells must be located on ground higher than the residential structure located on said lot and all domestic wells must be a minimum of 50 feet from the septic or sewage treatment tank located on said lot and said domestic well must be a minimum of 100 feet from the absorption field drain system located on said lot.

6. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. The keeping of any poultry, sheep, goats, cattle or swine upon any lot or portion thereof is prohibited.

8. The keeping of horses, dogs, cats or other small domestic animals that are not prohibited are limited to not more than two of each species per acre for each lot. All such animals must be kept within maintained and non-offensive fenced yards or under the direct control of the owner.

