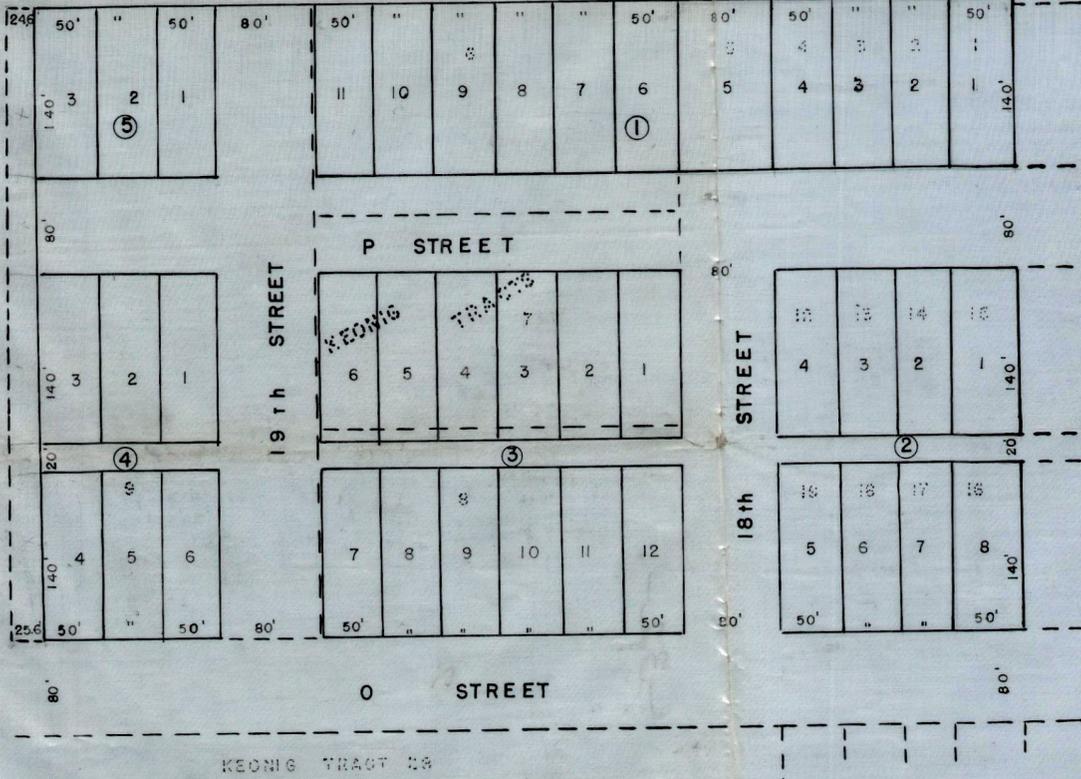


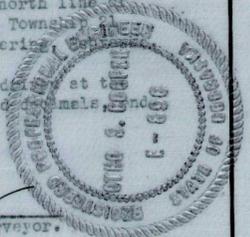
See Report 2441 Lot 2 & audit 1, Cl 4, 2002-476

# PLAT OF GRAND VIEW ADDITION TO THE CITY OF GERING, NEBR.



I certify that, on the 14th day of December, A. D., 1946, I surveyed GRAND VIEW ADDITION to the City of Gering, Nebraska, located on tracts, 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, and 19, Keonig Tracts in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 21 north, Range 55 west of the 6th P.M., more fully described as follows:  
 Beginning at the SW corner of Lot 3, Block 3, Grand Addition to the City of Gering, Nebraska; thence west along the north line of O Street, Gering, Nebraska, as platted, for a distance of 535.6 feet; thence north, parallel to the west line of Section 2, Township 21 North, Range 55 West of the 6th P.M. for a distance of 520.0 feet; thence east, parallel with the north line of O Street, Gering, Nebraska, as platted, a distance of 534.6 feet; thence south a distance of 520.0 feet to the point of beginning.  
 And this plat is a true delineation of said survey drawn to a scale of one inch equals one hundred feet. Stakes are set at the corners of the lots. The width of the streets and alleys and the dimensions of the lots as indicated on the plat in feet and decimals of a foot each block and lot bears its own number.  
 Witness my hand this 17th day of December, A. D., 1946.

*Otto S. Cooper*  
 Otto S. Cooper, County Surveyor.



This certifies that

This certifies that Solomon Haun, Hilda Haun, Telko A. Batterman, Mae Batterman, Reverend J. Houn, Agnes A. Kelso, Ray E. Davidson, Mary Houn (H&W), Lucinde May Davidson, George Hornik, Mildred Hornik, Julius Fabrizius and Margaret Fabrizius are the owners of that part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2, Township 21 North, Range 55 West of the 6th P.M., as described in the foregoing Surveyor's Certificate and shown on this plat as the land on which GRAND VIEW ADDITION to the City of Gering, Nebraska, is located. The streets and alleys as shown are hereby dedicated to the public use.  
 In testimony whereof, the said owners have executed these presents this 24 day of Dec. A.D., 1946

<i>Solomon Haun</i> Solomon Haun	<i>Hilda Haun</i> Hilda Haun	<i>Telko A. Batterman</i> Telko A. Batterman	<i>Mae Batterman</i> Mae Batterman
<i>Reverend J. Houn</i> Reverend J. Houn	<i>Agnes A. Kelso</i> Agnes A. Kelso	<i>Ray E. Davidson</i> Ray E. Davidson	<i>Lucinde May Davidson</i> Lucinde May Davidson
<i>George Hornik</i> George Hornik	<i>Mildred Hornik</i> Mildred Hornik	<i>Julius Fabrizius</i> Julius Fabrizius	<i>Margaret Fabrizius</i> Margaret Fabrizius
	<i>Mary Houn</i> Mary Houn	<i>Herbert A. Downer</i> Herbert A. Downer	<i>Mary E. Downer</i> Mary E. Downer

STATE OF NEBRASKA )  
 ) SS  
 COUNTY OF SCOTTS BLUFF )

On this 31 day of December, A. D. 1946, before me a Notary Public in and for said County, personally appeared Solomon Haun, George Hornik, Hilda Haun, Telko A. Batterman, Mae Batterman, Reverend J. Houn, Agnes A. Kelso, Ray E. Davidson, Lucinde May Davidson, personally Mildred Hornik, Julius Fabrizius, F. Downer, survey to be made and the foregoing instrument to be their voluntary act and deed.  
 (H&W)

*Mary Houn*  
 Notary Public



This plat was submitted to and approved by the Mayor and City Council of the City of Gering, Nebraska this 7 day of January, A. D., 1947.

Attest: *Conrad Hoff* City Clerk

*Chas. Q. Klingman*  
 Mayor

### RESTRICTIVE COVENANTS

The following restrictive covenants shall be attached to the plat and made a part thereof:

1. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 7,000 square feet. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 700 square feet.
2. No noxious or offensive trade or activity 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.
3. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. No open fence shall be built to a height greater than 4'6" on that section which shall comprise the rear lot area of the property 5 foot set back. No wall shall be built to a height greater than 2' 6" on the so-called front lot area.
5. No hedge, wall, fence or other construction, except sidewalk, shall be placed within thirty (30) feet of the front lot line.
6. No building shall be located on any residential plot nearer than 25 feet to the front lot line, nor nearer than 15 feet to any side street line. No building shall be located nearer than 5 feet to any side lot line, except that the side yard space may be not less than two feet for a garage or other outbuilding located 60 feet or more from the front lot line. No residence or attached appurtenance shall be erected on any lot farther than 30 feet from the front lot line.
7. An easement is reserved over the rear five feet of each lot for utility installation and maintenance.