

Revised August 3, 1967
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RIVERVIEW SUBDIVISION

TRACTS 1 TO 13 INCLUSIVE

SURVEYOR'S CERTIFICATE

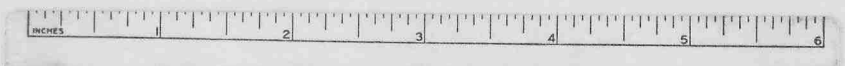
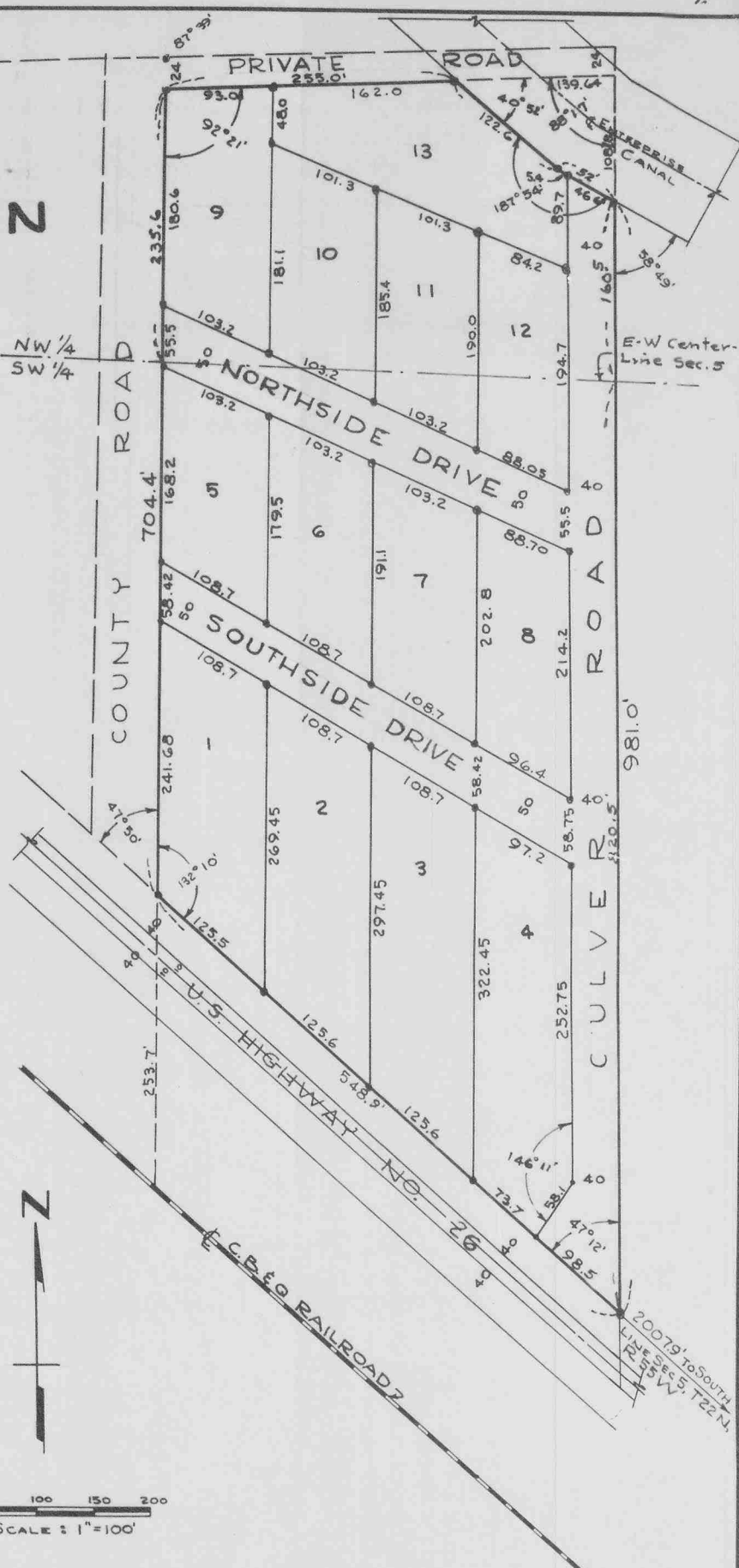
I, **KENNETH GEORGE ROBERTS**, A COMPETENT SURVEYOR OF SCOTTS BLUFF COUNTY, NEBRASKA DO HEREBY CERTIFY THAT, ON THE 2ND DAY OF JUNE, 1962, I COMPLETED A SURVEY OF TRACTS 1 TO 13 INCLUSIVE RIVERVIEW SUBDIVISION, SITUATED ON A PART OF THE EAST-HALF OF THE WEST-HALF (E 1/2 W 1/2) OF SECTION FIVE (5) TOWNSHIP TWENTY TWO (22) NORTH, RANGE FIFTY FIVE (55) WEST OF THE 6TH P.M. IN SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 2064.7 FEET, TO THE NORTH LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 26, ALSO KNOWN AS FEDERAL AND STATE AID PROJECT 300B; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY NO. 26, A DISTANCE OF 2007.9 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION, ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY NO. 26, A DISTANCE OF 548.9 FEET; THENCE RIGHT A DEFLECTION ANGLE OF 47 DEGREES AND 50 MINUTES, FOR A DISTANCE OF 704.4 FEET; THENCE RIGHT A DEFLECTION ANGLE OF 87 DEGREES 39 MINUTES, FOR A DISTANCE OF 255.0 FEET; THENCE RIGHT A DEFLECTION ANGLE OF 40 DEGREES AND 52 MINUTES FOR A DISTANCE OF 122.6 FEET; THENCE LEFT A DEFLECTION ANGLE OF 07 DEGREES AND 54 MINUTES FOR A DISTANCE OF 52.0 FEET; THENCE RIGHT A DEFLECTION ANGLE OF 58 DEGREES AND 49 MINUTES, FOR A DISTANCE OF 981.0 FEET; TO THE POINT OF BEGINNING.

THAT THE ACCOMPANYING PLAT IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO AN INCH. EACH TRACT BEARS ITS OWN NUMBER, ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS. ALL CORNERS ARE MARKED WITH IRON REINFORCING RODS DRIVEN WELL INTO THE GROUND.

WITNESS MY HAND AND SEAL THIS 2ND DAY OF JUNE, 1962.

Kenneth George Roberts
KENNETH GEORGE ROBERTS
SCOTTSBLUFF, NEBRASKA
NEBRASKA REGISTERED LAND SURVEYOR
LS 33



KNOW ALL MEN BY THESE PRESENTS: That the Waite Lumber Company, being the owner of the land upon which Riverview Subdivision to Scotts Bluff County, Nebraska is located as shown by the attached plat, has caused such land to be surveyed and platted as Riverview Subdivision to Scotts Bluff County, Nebraska and does hereby dedicate the streets shown on said plat to the public use.

PROTECTIVE COVENANTS

The Waite Lumber Company does hereby make the following declarations as to limitations, restrictions and uses to which the lots constituting said addition may be put, hereby specifying that such declarations shall constitute covenants to run with the land and shall be binding on all parties and all persons claiming under them and for the benefit of and limitations upon all future owners in said addition, this declaration of restrictions being designed for the purpose of keeping said addition desirable, uniform and suitable in architectural design and use as herein specified:

1. All lots shall be residential lots and no structure shall be erected, altered, placed or permitted to remain on any lot other than a single family dwelling together with a private garage for not more than two cars. On Lots One to Eight inclusive the dwelling shall be but one story. On Lots Nine to Thirteen inclusive the building may be one story, a split level house or a two story house.

2. No dwelling shall be erected or located so that the front portion thereof is nearer than forty (40) feet from the front lot line at its nearest point and this dwelling shall not be nearer than ten (10) feet from any side lot line except that a detached garage may be located not closer than five (5) feet to any lot line.

3. No dwelling shall be located on any lot which, exclusive of open porches and garages, is less than nine hundred and forty (940) square feet of floor area.

4. No dwelling or other structure shall, within ten (10) years from this date, be erected on any lot without the plans therefore and the location of the buildings on the lot having first been approved by the Waite Lumber Company or its successor in writing.

1a.

5. No noxious or offensive trade or activity shall be carried on upon any of said lots, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood.

6. No trailer, basement, garage or temporary dwelling or structure used for a dwelling shall be located upon any of said lots.

7. There shall be no open sewer on any of said lots and all wells and sewers shall be located so as not to contaminate any wells in the addition in accordance with the Scotts Bluff County health officer's recommendations.

8. No advertising signs or devices of any kind other than For Sale or For Rent signs and no commercial business of any kind shall be kept or maintained on any of said lots.

9. In the event of the violations of any of these covenants any person owning any real property situated in said addition may prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any of the covenants either to prevent him or them from so doing or to recover damages or other dues for such violation.

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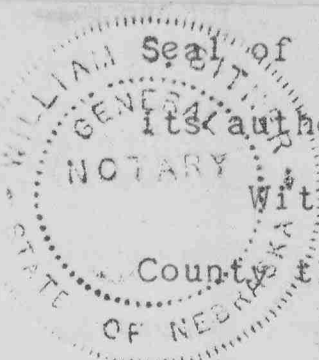
IN WITNESS WHEREOF Waite Lumber Company has caused this dedication to be executed by its president and its corporate seal affixed this 19th day of July, 1962

WAITE LUMBER COMPANY:

By E. J. Waite
President

STATE OF NEBRASKA)
) ss.
SCOTTS BLUFF COUNTY)

On this 19th day of July, 1962, before me the undersigned, a Notary Public in and for said County, personally came E. J. Waite, President of the Waite Lumber Company, to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed of the said Waite Lumber Company and that the Corporate



Seal of the said Waite Lumber Company was thereto affixed by its authority.

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

William S. Bitner

My Commission expires March 15, 1964

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NUMERICAL
GENERAL
TAX REG.
PICTURED

STATE OF NEBRASKA, } ss.
SCOTTS BLUFF COUNTY }

Entered on Numerical Index and filed for record the 23 day of July, 1962, at 3:30 o'clock P.M., and recorded in Book 166 of Deeds

Records on Page 460

Alma L. Traux
Register of Deeds

By _____ Deputy

SURVIVORSHIP WARRANTY DEED

94451

Samuel E. Danielson and Joan ^{Lee} Danielson, husband and wife,

, herein called the grantor whether one or more,

in consideration of One Dollar and no/100 (\$1.00) and other valuable consideration received from grantees, does grant, bargain, sell convey and confirm unto

Melvin L. Maxwell and Rena G. Maxwell, husband and wife,

as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Scotts Bluff County, Nebraska:

Lot Seven (7), Block Five (5), Willana Park Addition to the City of Scottsbluff, Nebraska, except that portion conveyed to the State of Nebraska for highway purposes.



To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.