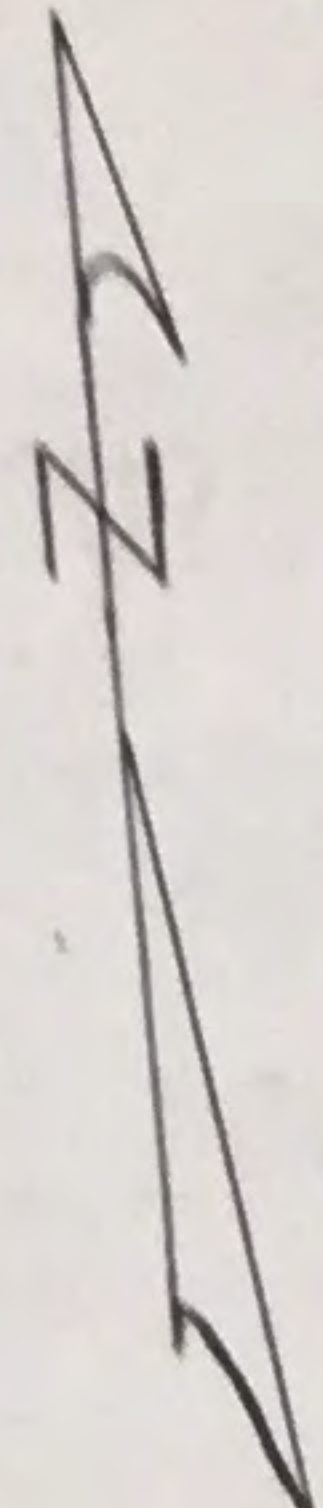


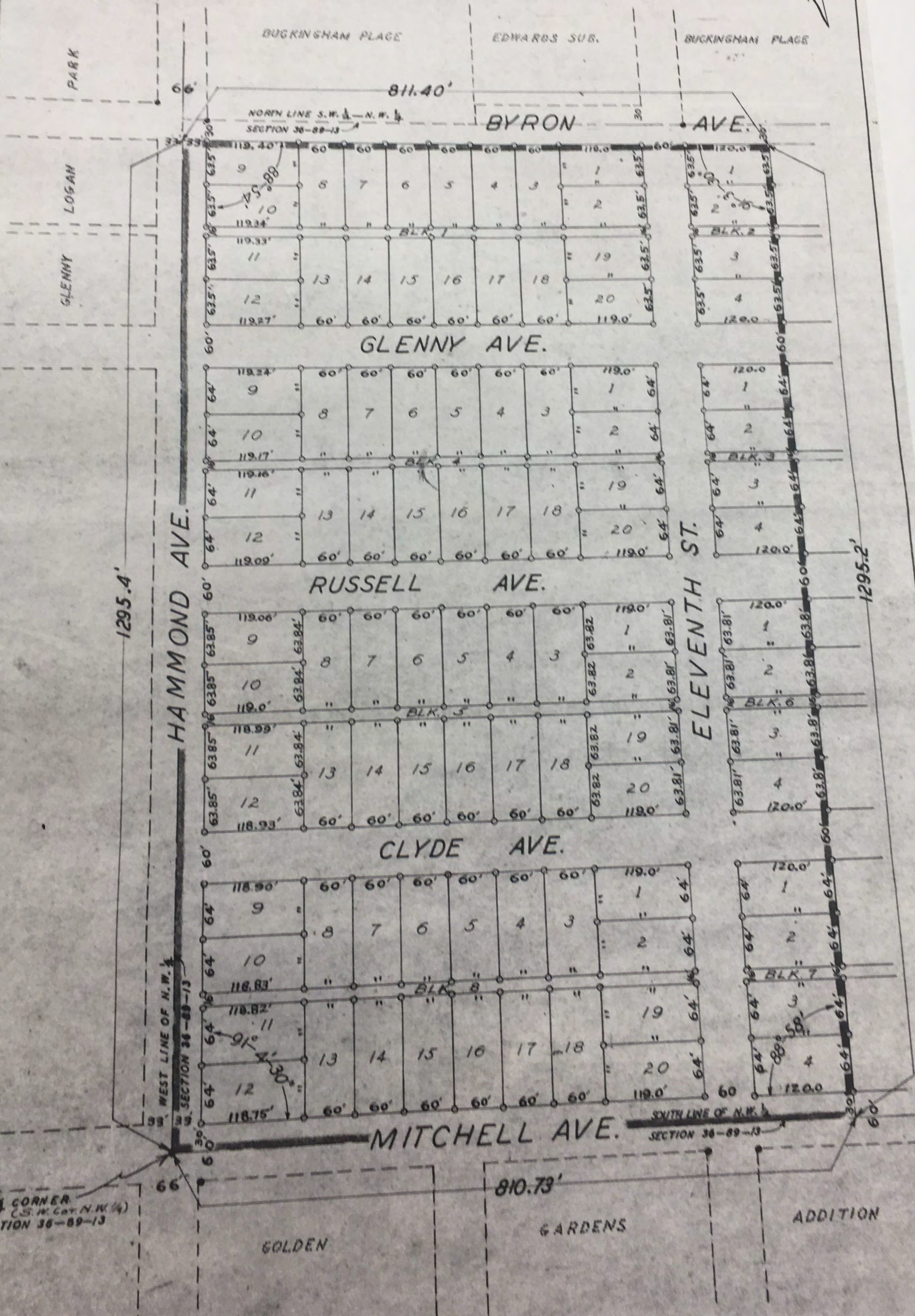
RUSSELL HEIGHTS IN THE CITY OF WATERLOO, IOWA 1946.

SCALE: 1"=100'
 • INDICATES IRON STAKES SET
 • INDICATES IRON STAKES FOUND

E.E. SCHENK
 CIVIL ENGINEER AND
 LAND SURVEYOR
 WATERLOO IOWA



Against all lots in Russell Heights
See Book 56 meal Page 61



W & CORNER
 (S.W. Cor. N.W. 4)
 SECTION 36-89-13

GOLDEN

GARDENS

ADDITION

ENGINEER'S CERTIFICATE OF SURVEY OF
MUNICIPAL RIGHTS IN THE CITY OF WATERLOO,
IOWA

STATE OF IOWA
COUNTY OF BLACK HAWK

I, E. E. Schenk, Civil Engineer and Land Surveyor of Waterloo, Iowa, hereby certify that I have made a survey of what is to be known as MUNICIPAL RIGHTS in the City of Waterloo, Iowa, which is located on and embraces the following described premises, to-wit:

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section No. Thirty-six (36), Township No. Eighty-nine (89) North, Range No. Thirteen (13) West of the Fifth Principal Meridian, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section No. Thirty-six (36), Township No. Eighty-nine (89) North, Range No. Thirteen (13) West of the Fifth Principal Meridian; thence North along the West line of said Section 36-89-13 to a point which is 30 feet South of the North line of the Southwest Quarter of the Northwest Quarter of said Section 36-89-13, a distance of Twelve Hundred Ninety-five and four tenths (1295.4') feet; thence East along a line that is thirty feet (30.0') South of and parallel to said North line of the Southwest Quarter of the Northwest Quarter of said Section 36-89-13 a distance of Eight Hundred Eleven and four tenths (811.4') feet; thence South to a point in the South line of the Northwest Quarter of said Section 36-89-13, a distance of Twelve Hundred Ninety-five and two tenths (1295.2') feet; thence West a distance of Eight Hundred Ten and seventy-three hundredths (810.73') feet to the point of beginning.

I further certify that the accompanying plat is a true representation of such survey and is made in accordance with my field notes thereof; that the figures on said plat representing distances are in feet and decimals of feet; that the location of roads, streets, avenues, lots and their respective names, numbers, widths, courses and dimensions are to be as shown on the accompanying plat, that said survey and plat contain and show any surpluses and/or deficiencies from former surveys; and that iron stakes are set at all lot corners.

WITNES MY HAND AND SEAL at Waterloo, Iowa, this 24th day of June, 1946.


E. E. Schenk, Civil Engineer and
Land Surveyor

DEDICATION OF MUNICIPAL RIGHTS
IN THE CITY OF WATERLOO, IOWA

I, Lillian Russell Lanson, Unmarried, being desirous of making and laying out a Subdivision in Waterloo, Black Hawk County, Iowa, do hereby and by these presents dedicate and set apart the premises described in the attached Certificate of E. E. Schenk, Civil Engineer and Land Surveyor and, as set out in the attached plan, to be hereafter known and described as Russell Heights in the City Waterloo, Iowa, with my free consent and in accordance with my desire as the owner of said described real estate.

All persons and corporations who now own or shall hereafter acquire any right, title or interest in said lots and their or its successor and assigns, shall be taken and held to agree and covenant with the owners of the lots shown on said plat to conform to and observe the following covenants, restrictions and stipulations as to the use and occupancy thereof and the construction of residences and improvements thereon for a period of twenty-five (25) years from the date of the filing of said plat, to wit:

1. All lots in the subdivision shall be known and described as residential lots and no structure other than schools and churches shall be erected on any lot other than a residence not to exceed two and one-half stories in height, and a one or two-car garage and non-prohibited accessory buildings. Not more than one residence shall be erected on any lot and such house shall be finished and painted on the outside before it can be occupied. Each house of either one or one and one-half stories in height shall have a minimum ground floor square foot area of not less than six hundred twenty-four (624) square feet, and each house of either two or two and one-half stories in height shall have a minimum ground floor square foot area of not less than four hundred eighty (480) feet.

2. All residences and accessory buildings shall be constructed at least twenty-five (25) feet from the front lot line, at least ten (10) feet from the side street lot line on corner lots, and

Page 2 - Dedication

at least five (5) feet from ownership lines.

3. No building on any lot shall be used for any purpose other than a residence. No outdoor toilet shall be permitted on any lot. No one shall be permitted to live in trailers, garages, basements or other buildings other than the residence on said lot except one period of six months during the time the residence is being constructed.

4. There shall be a rear yard of at least thirty (30) feet in depth and buildings accessory to the dwelling shall not exceed twelve (12) feet in height nor occupy more than thirty per cent (30%) of the required rear yard space.

5. No person other than a member of the Caucasian race shall own, rent, lease or occupy any of the property covered by this plat.

6. Height Regulation: No building shall exceed two and one-half (2½) stories or thirty-five (35) feet in height except churches and schools which shall have one foot more sideyard over and above the minimum sideyard hereinabove specified for each foot of height over thirty-five (35) feet.

7. Vacant lots may be devoted to tennis courts or similar recreational uses, provided, however, that the same must be on a non-commercial basis; and real estate signs not exceeding sixteen (16) square feet in area for advertising the sale, lease or rental of the premises on which said signs are located, shall be permitted provided such signs are set back at least twenty (20) feet from the street lot line.

8. If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein laid down, it shall be lawful for any other persons owning any other lots in said development or subdivision to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing

OWNERS' CERTIFICATE

We, EBBA L. LANGSKOV and CHRIS J. LANGSKOV, being husband and wife, and being desirous of making and laying out an Addition in the City of Waterloo, Black Hawk County, Iowa, do hereby and by these presents designate and set apart the premises described in the attached certificate of E. E. Schenk, professional civil engineer and land surveyor, and as set out in the attached plat, to be hereafter known and described as Langskov's Addition in the City of Waterloo, Iowa, with the free consent and in accordance with the desire of the said undersigned owners and proprietors.

Said premises are platted subject to the following restrictions which shall run with the land and be binding on all persons owning, using or occupying the same.

1. All residences shall be erected or placed an equal distance from the front lot line and not less than 20 feet from said lot line.

2. A septic tank or concrete vault shall be attached to each lot on which a residence is built, provided, however that this reservation shall not be effective if and when suitable sewage outlets are made available so that the use of septic tanks are no longer necessary.

3. No old or previously used houses shall be moved on the premises nor shall any residences be erected in this Addition to be smaller than 22 ft x 24 ft on the ground, exclusive of porches, nor can any residence be erected to cost less than \$2,500.00.

4. All houses built on said premises shall have basements under them and all frame houses on the premises shall be sided with wood or similar composition sidings and shall be suitably painted.

5. No part of said premises shall be used as a trailer camp nor shall trailers or temporary garage homes be used as permanent living quarters on said premises.

6. No part of the premises herein platted shall be sold, leased to, owned or occupied by any person or persons other than persons of the Caucasian race, excepting that this shall not be construed to prohibit the family servants of races other than the Caucasian race, from occupying the homes built hereon, as such servants.

The said Ebba L. Langskov and Chris J. Langskov, husband and wife, do by these presents, dedicate and set apart to the public and for public use, all streets shown and laid out on said attached plat, and do hereby relinquish all right of dower and all right under the homestead laws of the State of Iowa in and to said streets.

Dated at Waterloo, Iowa, this 9 day of June, 1944.

Ebba L. Langskov
Chris J. Langskov