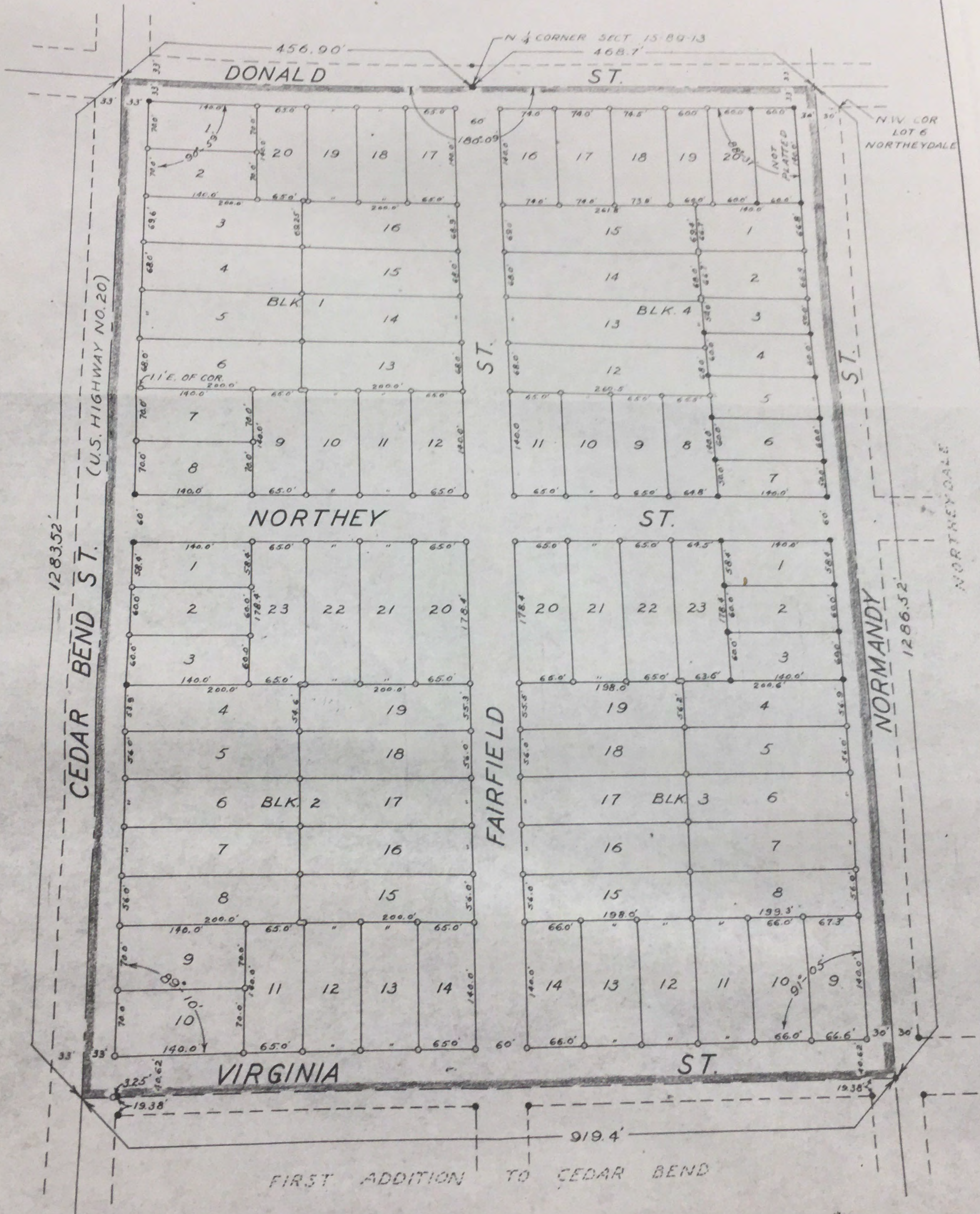


BRINKER, THOMAS, AND McCLELLAN ADDITION
 IN BLACK HAWK COUNTY, IOWA
 1946

SCALE 1"=100'
 ● INDICATES IRON STAKE FOUND
 ○ INDICATES IRON STAKE SET
 ■ INDICATES CONCRETE MONUMENT FOUND

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



OWNER'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That ALBERT W. BRINKER and ELSIE L. BRINKER, husband and wife, and each in their own right, and SOLON W. THOMAS and KATHERINE THOMAS, husband and wife, each in their own right, and RALPH R. SANDS and JEANETTA SANDS, husband and wife, each in their own right, being desirous of making and laying out an addition in Black Hawk County, Iowa, and within one mile of the limits of the City of Waterloo, Iowa, do hereby and by these presents designate and set apart the premises described in the attached certificate of Ernest E. Schenk, Civil Engineer and Land Surveyor, and as set out in the attached plat to be hereafter known and described as "Brinker, Thomas and McClellan Addition" in Black Hawk County, Iowa, with the free consent and in accordance and desire with 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. No residence shall be erected or placed within 40 feet of the front lot line of all lots facing Cedar Bend Street, no residence shall be erected or placed within 23 feet of the front lot lines of all lots facing Normandy Street and no residence shall be erected or placed within 25 feet of all other front lot lines.
2. On corner lots there shall be a front lot line on each side street except that the building width of such lot shall not be reduced to less than 26 feet.
3. No residence shall be erected or placed within 5 feet of the side lot line of all lots.
4. Each premise shall have a rear yard of at least 30 feet in depth exclusive of easement right-of-way and a private garage or accessory building not exceeding 12 feet in height, may occupy not more than 30 percent of the required rear yard.
5. There shall be reserved for use of public utilities an easement of 4 feet at the rear of each lot.
6. No house shall be moved onto the premises from the outside of this addition unless said house shall meet all restrictive covenants

of this addition nor shall
1 and 2 which is smaller
3 and 4 which is smaller
of porches.

7. Every house shall be
under it, and only on

8. Every frame shall be
with either wood or

9. No part of the premises
nor shall trailers be
premises.

10. No part of the premises
to, or owned or occupied
who are members of

11. The front yard of
adjoining lots shall
be not less than

12. All buildings shall conform
building electrical
Building Code

13. That no building shall
be brought to
said locality

14. Lots shall be
as commercial

And the undersigned
wife, and

RALPH R. SANDS
presents

all street

relinquish

of the St

of this addition nor shall any residence be erected on Lots in Blocks 1 and 2 which is smaller than 780 sq. ft. on the ground and Blocks 3 and 4 which is smaller than 528 sq. ft. on the ground exclusive of porches.

7. Every house built on said premises shall have a basement under it, and only one dwelling shall be placed on each lot.

8. Every frame house erected on said premises should be sided with either wood or composition siding.

9. No part of said premises shall be used as a trailer camp nor shall trailers be used as permanent living quarters on said premises.

10. No part of the premises platted shall be sold or leased to, or owned or occupied by any person or persons other than persons who are members of the Caucasian race.

11. The front building line shall be the same as required for adjoining lots and the side yards adjoining a residential lot shall be not less than 5 feet in width.

12. All buildings to be erected on subject plat shall meet the building electrical and plumbing specifications as set forth in the Building Code and existing Ordinances of the City of Waterloo, Iowa.

13. That all new streets and roadways to be constructed shall be brought to grade to meet the grade line of existing streets in said locality.

14. Lots 1, 2 and 20 in Block No. 1 are reserved by the owner as commercial building sites.

And the said ALBERT W. BRINKER and ELSIE L. BRINKER, husband and wife, and SOLON W. THOMAS and KATHERINE THOMAS, husband and wife, and RALPH R. SANDS and JEANETTA SANDS, 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 rights under the Homestead Laws of the State of Iowa, in and to said Streets.

Dated at Waterloo, Iowa, this 22nd day of May, 1946.

Albert W. Brinker
Elsie L. Brinker
Solon W. Thomas
Katherine Thomas
Ralph R. Sands
Jeanetta Sands

STATE OF IOWA,
COUNTY OF BLACK HAWK, ss.

On this 22nd day of May, A. D., 1946, before me, D. C. Kelsen, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared ALBERT W. BRINKER and ELSIE L. BRINKER, husband and wife, SOLON W. THOMAS and KATHERINE THOMAS, husband and wife, and RALPH R. SANDS and JEANETTA SANDS, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

D. C. Kelsen
NOTARY PUBLIC IN AND FOR
BLACK HAWK COUNTY, IOWA.

