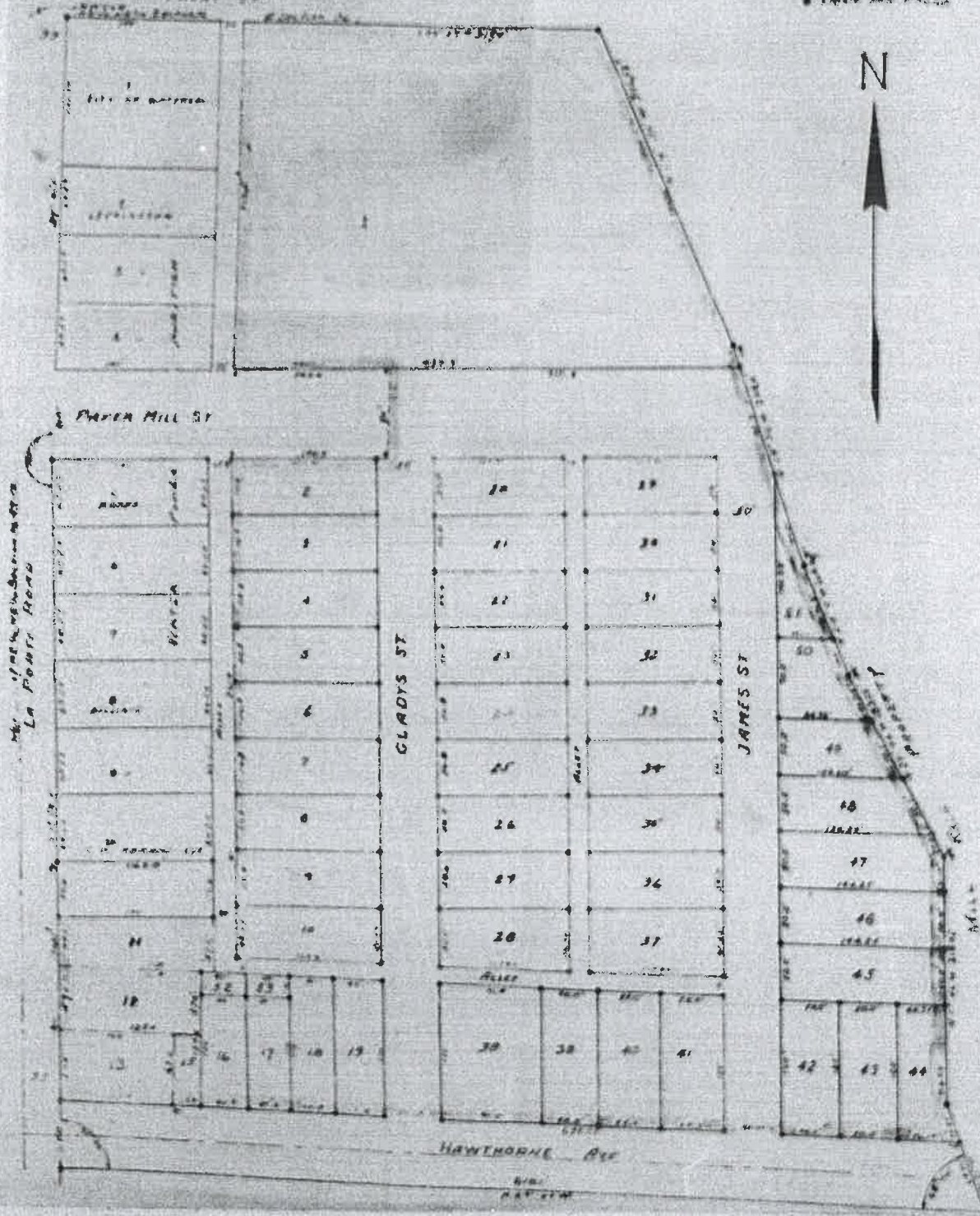


PLAT
ROOFS ADDITION
1926

ST. MARY'S
CITY OF WASHINGTON
WATERED 1926

SEAL
BY
C. F. BROWN
CITY ENGINEER

N



La Pointe Road

PAPER MILL ST

GLADYS ST

JAMES ST

HAWTHORNE AVE

CERTIFICATE OF SURVEY

I, Ralph E. Shippy, being a Professional Engineer and Land Surveyor, do hereby certify that I have made a survey of the following described real estate:

A part of Government Lot No. One (1), in the Northeast Quarter of Section No. Thirty-six (36), Township No. Eighty-nine (89) North, Range No. Thirty-two (32) West of the Fifth (5th) Principal Meridian, in the City of Waterloo, in Black Hawk County, Iowa, described as follows:

Commencing at a point on the North line of said Section that is Twenty (20) feet East of the Northeast corner of Lot No. One (1) in Waterloo Water Power Addition to the City of Waterloo, Iowa; thence East along the North line of said Section to the East line of La Porte Road, in the City of Waterloo, Iowa; thence North along the East line of La Porte Road to a point that is fifty (50) feet South of the Southwest corner of Lot No. Ten (10), in Waterloo Water Power Addition to the City of Waterloo, Iowa; thence East along a line that is parallel with the South line of said Lot No. Ten (10) a distance of One Hundred Forty (140) feet; thence North a distance of Fifty (50) feet to the Southeast corner of said Lot No. Ten (10); thence East along an extension of the South line of said Lot No. Ten (10) a distance of Twenty (20) feet to the East line of this alley in Waterloo Water Power Addition to the City of Waterloo, Iowa; thence North along the East line of said alley to the South line of Paper Mill Street, in the City of Waterloo, Iowa; thence East along the South line of Paper Mill Street a distance of One Hundred Forty (140) feet to a point which is Three Hundred (300) feet East of the East line of La Porte Road; thence North along a line that is parallel with the East line of La Porte Road a distance of Eighty (80) feet to the North line of Paper Mill Street; thence East along the North line of Paper Mill Street a distance of One Hundred Forty (140) feet to a point on the East line of the alley that is twenty (20) feet East of the Southeast corner of Lot No. Four (4) in Waterloo Water Power Addition to the City of Waterloo, Iowa; thence North along the East line of said Alley to the point of beginning;

said real estate to be hereafter known and called:

HOOPER'S ADDITION,
IN WATERLOO, IOWA.

Page Two

I further certify that the accompanying plat is a true representation of said premises, and in accordance with the field notes of said survey. The location of the lots and streets with their respective sizes and widths are as shown on the accompanying plat, said measurements being given in feet and decimal fractions thereof, and including all excess or deficiency from former surveys or records.

Dated at Waterloo, Iowa, this 28th day of August, 1946.

Ralph E. Shippy
Professional Engineer & Surveyor, #293.



PLAT OF ROOFF'S ADDITION IN WATERLOO, IOWA
PROPRIETOR'S STATEMENT

STATE OF IOWA)
COUNTY OF BLACK HAWK) SS:

KNOW ALL MEN BY THESE PRESENTS:

That John Roof and Gladys Roof, his wife, of Waterloo, Black Hawk County, Iowa, the said John Roof being the proprietor of the real estate made the subject matter hereof, and being desirous of making and laying out an addition in the City of Waterloo, Iowa, do hereby and by these presents designate and set apart the premises described in the Certificate of Ralph B. Slippy, Professional Engineer and Land Surveyor, dated August 28, 1946, and as set out and designated on the plat of said premises made by the said Ralph B. Slippy, Professional Engineer and Land Surveyor, which statement and plat are attached hereto, to be hereinafter known, called and described as ROOFF'S ADDITION IN WATERLOO, IOWA, and situated in the City of Waterloo, County of Black Hawk and State of Iowa. The said plat of said addition as it appears on said plat and engineer's certificate is made with the free consent and in accordance with the desire of the undersigned proprietors of said addition.

Dated this 25th day of September, 1946.

John Roof
Gladys Roof

STATE OF IOWA)
COUNTY OF BLACK HAWK) SS:

On this 25th day of September A. D. 1946, before me, a Notary Public in and for Black Hawk County, State of Iowa, personally appeared John Roof and Gladys Roof, his 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.

Witness my hand and official seal the day and year last above written.

[Signature]
Notary Public in and for Black
Hawk County, Iowa.



RESTRICTIVE COVENANTS
AGAINST LOTS IN ROOFF'S ADDITION IN WATERLOO, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That John Roof and Gladys Roof, his wife, of Waterloo, Black Hawk County, Iowa, the said John Roof being the owner of the following described real estate:

A part of Government Lot No. One (1), in the Northeast Quarter of Section No. Thirty-six (36), Township No. Eighty-nine (89) North, Range No. Thirteen (13) West of the Fifth (5th) Principal Meridian, in the City of Waterloo, in Black Hawk County, Iowa, described as follows: Commencing at a point on the North line of said Section that is Twenty (20) feet East of the Northeast corner of Lot No. One (1) in Waterloo Water Power Addition to the City of Waterloo, Iowa; running thence East along the North line of said Section to the West line of the property conveyed to The Board of Park Commissioners of the City of Waterloo, Iowa, by deed recorded in Book 90 of Town Lot Deeds, at page 523 in the office of the County Recorder of Black Hawk County, Iowa; thence Southerly along the westerly line of the property conveyed by said deed to the North line of Hawthorne Street, in the City of Waterloo, Iowa; thence West along the North line of Hawthorne Street to the East line of La Porte Road, in the City of Waterloo, Iowa; thence North along the East line of La Porte Road to a point that is Fifty (50) feet South of the Southwest corner of Lot No. Ten (10), in Waterloo Water Power Addition to the City of Waterloo, Iowa; thence East along a line that is parallel with the South line of said Lot No. Ten (10) a distance of One Hundred Forty (140) feet; thence North a distance of Fifty (50) feet to the Southeast corner of said Lot No. Ten (10); thence East along an extension of the South line of said Lot No. Ten (10) a distance of Twenty (20) feet to the East line of the alley in Waterloo Water Power Addition to the City of Waterloo, Iowa; thence North along the East line of said alley to the South line of Paper Mill Street, in the City of Waterloo, Iowa; thence East along the South line of Paper Mill Street a distance of One Hundred Forty (140) feet to a point which is Three Hundred (300) feet East of the East line of La Porte Road; thence North along a line that is parallel with the East line of La Porte Road a distance of Eighty (80) feet to the North line of Paper Mill Street; thence West along the North line of Paper Mill Street a distance of One Hundred Forty (140) feet to a point on the East line of the alley that is Twenty (20) feet East of the Southeast corner of Lot No. Four (4) in Waterloo Water Power Addition to the City of Waterloo, Iowa; thence North along the East line of said alley to the point of beginning,

situated in Waterloo, Black Hawk County, Iowa, and having executed the plat known as ROOFF'S ADDITION IN WATERLOO, IOWA, and having dedicated to the people the streets and alleys as shown on said plat, desire to place restrictions and protective covenants on the use and occupancy of the lots included in said plat for the use and benefit of the present owners and future grantees thereof.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the said John Roof

for himself and grantees, administrators, executors, successors and assigns, hereby covenants that all of the lots in said addition shall be and are hereby restricted as to their use and occupancy in the manner hereinafter set forth so far as the same shall apply to each particular lot.

NOW, THEREFORE, all persons and corporations who now own or shall hereinafter acquire any right, title or interest in said lots and with their or its successors 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 25 years from the date of the filing of the said plat.

NOW, THEREFORE, the restrictions hereinbefore referred to shall be as follows, to-wit:

1. There shall be reserved for use of public utilities an easement of four (4) feet to the rear of each lot for the construction, maintenance and development of utility improvements.

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

3. No outdoor toilets shall be permitted on any lot when sanitary sewage is available or when material, labor and outlets are readily accessible for cesspools.

4. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dated at Waterloo, Iowa, this 25th day of September, 1946.

John Roof
Gladys Roof

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

On this 25th day of September, 1946, before me, a

Notary Public in and for Black Hawk County, Iowa, personally appeared John Roof and Gladys Roof, his 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.

Witness my hand and official seal the day and year last above

written.



D. W. Butler
Notary Public in and for Black
Hawk County, Iowa.

RESOLUTION OF THE WATERLOO CITY PLAN COMMISSION

BE IT RESOLVED BY THE WATERLOO CITY PLAN COMMISSION OF WATERLOO,
IOWA:

WHEREAS, on this 25th day of SEPTEMBER, 1946,
at a REGULAR meeting of the Waterloo City Plan Commission
of the City of Waterloo, Iowa, the proposed plat of the ROOFF'S ADDITION
IN WATERLOO, IOWA, was presented for approval;

WHEREAS, the said proposed plat has been considered and should be
approved;

NOW, THEREFORE, BE IT RESOLVED that the said plat be and it is
hereby approved and it is recommended to the City Council of the City of
Waterloo for its approval also and that the President and Secretary of
this Commission be directed to certify a copy of this resolution.

ATTEST:

Craig H. Mosier
Secretary

Albert L. Drake
President

CERTIFICATE

Albert L. Drake, President, and Craig H. Mosier, Secretary of
the Waterloo City Plan Commission of Waterloo, Iowa, do hereby certify
that the above and foregoing is a true, complete and correct copy of a
resolution as passed and adopted by the said Commission on the 25th
day of SEPTEMBER, 1946, and that this witness is made
pursuant to the said resolution.

Dated this 25th day of SEPTEMBER, 1946.

Albert L. Drake
Chairman

Craig H. Mosier
Secretary

RESOLUTION NO. 9710

RESOLUTION APPROVING THE PLAT OF ROOFF'S ADDITION
IN WATERLOO, IOWA

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATERLOO,

IOWA:

That the plat heretofore filed with the City Clerk of the City of Waterloo, Iowa, of the tract, or parcel of land, to be known as ROOFF'S ADDITION IN WATERLOO, IOWA, the said plat having been duly considered by the City Council and having been found to conform to the provisions of the Code of Iowa, and in accordance with Section 6272 of the 1939 Code of Iowa, be, and the same is hereby approved, accepted and confirmed, and the Mayor and City Clerk of the City of Waterloo, Iowa, are hereby directed to certify a copy of this Resolution, which shall be affixed to the said plat, to the County Recorder of Black Hawk County, Iowa.

Passed and adopted this 28th day of October, 1946.

ATTEST:

Knapp F. Matthews
City Clerk

Stanley B. Shane
Mayor

CERTIFICATE

I, Stanley B. Shane, Mayor, and I, Knapp F. Matthews, City Clerk, of the City of Waterloo, Iowa, do hereby certify that the above and foregoing is a true, complete and correct copy of Resolution No.

9710 as passed and adopted by the City Council of the City of Waterloo, Iowa, on the 28th day of October, 1946, and that this certificate is made pursuant to said Resolution.

Witness our hands and seal of the City Clerk of the City of Waterloo, Iowa, this 5th day of November, 1946.

Stanley B. Shane
Mayor

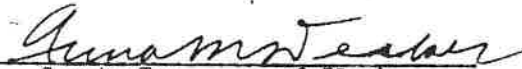
Knapp F. Matthews
City Clerk of the City of
Waterloo, Iowa.

PLAT OF
ROOFF'S ADDITION IN WATERLOO, IOWA
COUNTY TREASURERS CERTIFICATE

STATE OF IOWA)
) SS:
COUNTY OF BLACK HAWK)

I, Anna M. Decker, Treasurer of the said County of Black Hawk, do hereby certify that the land laid out into lots and to be known as ROOFF'S ADDITION IN WATERLOO, IOWA, and situated in Black Hawk County, Iowa, as shown by the plat of said addition hereto attached, is free from all taxes and tax liens as shown by the records in the office of the County Treasurer of Black Hawk County, Iowa.

Dated this 25th day of November, 1946.


County Treasurer of Black
Hawk County, Iowa.

PLAT OF
ROOFF'S ADDITION IN WATERLOO, IOWA
COUNTY CLERK'S CERTIFICATE

STATE OF IOWA)
COUNTY OF BLACK HAWK) SS:

I, Ira W. Blough, Clerk of the District Court of Iowa, in and for Black Hawk County, do hereby certify that the land laid out into lots as shown by the attached plat, to be known as ROOFF'S ADDITION IN WATERLOO, IOWA, and situated in Black Hawk County, Iowa, is free from all judgments, attachments, mechanic's liens or other liens, as shown by the records in the office of the Clerk of the District Court of Iowa, in and for Black Hawk County.

Dated this 25th day of November, 1946.

I. W. Blough
Clerk of the District Court of
Iowa, in and for Black Hawk County.
By M. Eva Deputy

PLAT OF
 ROOFF'S ADDITION IN WATERLOO, IOWA
 COUNTY RECORDER'S CERTIFICATE

STATE OF IOWA }
 COUNTY OF BLACK HAWK } SS

I, Pearl Roberts, Recorder of the County of Black Hawk, State of Iowa, do hereby certify that the title to the land embraced in the attached Engineer's Certificate and plat made by Ralph B. Slippy, Professional Engineer and Land Surveyor, and to be hereafter known as ROOFF'S ADDITION IN WATERLOO, IOWA, and situated in the City of Waterloo, Black Hawk County, Iowa, is in fee and of record in the proprietor of said plat, to-wit: John Roof.

I further certify that the land platted as ROOFF'S ADDITION IN WATERLOO, IOWA, is free from encumbrances as shown by the records in the office of the County Recorder of Black Hawk County, Iowa.

Dated this 25th day of November, 1946.

Pearl Roberts
 County Recorder of Black Hawk
 County, Iowa.

Indexed
Compared
Filed

T. L. Dues
Land
Recd.

18174

STATE OF IOWA }
 ENGINEER RALPH B. SLIPPY } SS
 Filed for record this 25th day of November 1946 at
 10:43 o'clock A.M. and is contained in
 book H of Slippy on page 172
Pearl Roberts Recorder
 Deputy
 Recd. 4.80
 B. S. B.

State of Iowa }
 Black Hawk Co. } SS
 this 25th day of Nov 1946
Bailey Bunge Auditor
Reginald Stutz Deputy