



BURNS ADDITION
 IN
 BLACK HAWK COUNTY, IOWA

SCALE 1"=100'

DECEMBER 1946

RALPH B SLIPPY ENGINEERING CORP.
 WATERLOO, IOWA

NOTES

THIS PLAT IS A SUBDIVISION OF LOT 16,
 PARK VIEW GARDENS, LOCATED IN SEC. 33-89-13

Certificate of Survey.

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

A tract of land located in the Northeast $\frac{1}{4}$ of Section Thirty three (33) Township Eighty nine (89) North, Range Thirteen (13) West of the Fifth Principal Meridian, Black Hawk County, Iowa; described as follows;

Lot 16, Park View Gardens.

Said real estate to be hereafter known and called:

BURNS ADDITION IN BLACK HAWK COUNTY, IOWA.

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 includes all excess or deficiency from former surveys or records.

Dated at Waterloo, Iowa, this 11th day of January 1947.


Professional Engineer & Surveyor #293.



OWNERS' STATEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, Melvin Raymond Burns and Geraldine Ann Burns, husband and wife, of Black Hawk County, Iowa, being desirous of making and laying out an addition in Black Hawk County, Iowa, do hereby and by these presents, designate and set apart the premises named in the foregoing statement of Ralph B. Slippy, Professional Engineer and Surveyor of Black Hawk County, Iowa and dated, January 11, 1947 to be hereafter known and called BURNS ADDITION IN BLACK HAWK COUNTY, IOWA, all of which appears on the attached plat with the free consent and in accordance with the desires of the undersigned.

WITNESS OUR HANDS this 16th day of January A. D. 1947.

Melvin Raymond Burns

Geraldine Ann Burns

STATE OF IOWA)
) ss.
COUNTY OF BLACK HAWK)

On this 16th day of January, A. D., 1947, before me, Craig H. Mosier, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared Melvin Raymond Burns and Geraldine Ann Burns, 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.

Craig H. Mosier
Notary Public in and for
Black Hawk County, Iowa.

RESTRICTIVE COVENANTS

AGAINST LOTS IN BURNS ADDITION IN BLACK HAWK COUNTY, IOWA:

KNOW ALL MEN BY THESE PRESENTS:

That Melvin Raymond Burns and Geraldine Ann Burns, husband and wife of Black Hawk County, Iowa, being the owners of the following described real estate:

Lot No. Sixteen (16) in Park View Gardens in Black Hawk County, Iowa,

and having executed the plat known as Burns Addition in Black Hawk County, Iowa, desire to place restrictive and protective covenants on the use and occupancy of lots 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 Melvin Raymond Burns and Geraldine Ann Burns, husband and wife, for themselves and their grantees, administrators, executors, successors and assigns, do hereby covenant that all of the lots in said addition shall be and are hereby restricted as to the 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 and to said lots and with their or its successors and assigns, shall be taken and be held to agree and covenant with the owners of said property 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 buildings and improvements for a period of twenty-five (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. All lots in the addition shall be known and described as residential lots and no structure shall be erected on any lot other than residences not to exceed two (2) stories in height, a one or two car

garage and a vault.

2. All accessory buildings permitted in paragraph 1. hereof, shall be located at least seventy-five (75) feet from the front building line.

3. There shall be only one dwelling permitted on each lot.

4. No trailers, tents or shacks shall be permitted on any of said lots.

5. There shall be a twenty-five (25) foot building line fronting on Park View Avenue and a twenty-five (25) foot building line fronting on Martin Street.

6. The rear yard shall be at least thirty (30) feet in depth but accessory buildings permitted by paragraph 1. may occupy not to exceed 40% of the required rear yard.

7. No dwelling shall be erected within five (5) feet of any lot line.

8. On lot No. 9, no dwelling shall be erected within ten (10) feet of the north line of said lot.

9. There shall be reserved for use of public utilities an easement of four (4) feet at the rear of each lot for the construction, maintenance and development of utilities which include telephone, electric lights, gas, sewer and water lines.

10. Any one story dwellings erected on any of said lots shall have a minimum ground floor space of 624 square feet. Any dwelling of more than one story, including 1½ story dwellings, shall have a minimum of ground floor space of 528 square feet.

11. Each dwelling shall be so located on said lot so as to provide a driveway at least nine (9) feet in width.

12. No residences or dwellings in said addition shall be owned by, leased to, rented by or occupied by any person other than members of the Caucasian Race. This restriction, however, shall not prohibit employment of domestics, or servants of a race other than that of the Caucasian Race.

13. 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 before June 1, 1971, it shall be lawful for any person, or persons, of any other lots in said development, or addition, 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 prevent him, or them from so doing, or recover damages, or other dues for such violation.

14. 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 16th day of JANUARY A. D. 1949.

Melvin Raymond Burns.

Geraldine Ann Burns.

STATE OF IOWA)
) ss.
COUNTY OF BLACK HAWK)

On this 16 day of JANUARY A. D., 1949, before me, Craig H. Mosier, a Notary Public in and for the County of Black Hawk, State of Iowa, personally appeared Melvin Raymond Burns and Geraldine Ann Burns, 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.

Craig H. Mosier
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 17 day of DECEMBER, 1946, at a
regular meeting of the Waterloo City Plan Commission of the City of
Waterloo, Iowa, the proposed plat of Block 101212 in Worth
COUNTY, IOWA, was presented for approval and

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 and the Chairman and Secretary of this
Commission are directed to certify a copy of said resolution.

Albert L. Drake
Chairman

ATTEST:

Craig H. Mosier

CERTIFICATE

Albert L. Drake, Chairman, 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 17 day
of DECEMBER 1946, and that this certificate is made
pursuant to the said resolution.

Dated this 17 day of DECEMBER 1946.

Albert L. Drake
Chairman

Craig H. Mosier
Secretary

RESOLUTION APPROVING THE PLAT OF BURNS ADDITION
IN BLACK HAWK COUNTY, IOWA.

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

WHEREAS, on this 27th day of January, 1947, at a regular meeting of the City Council of the City of Waterloo, Iowa, the proposed plat of BURNS ADDITION IN BLACK HAWK COUNTY, IOWA, was presented for approval;

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

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Waterloo, Iowa, that said plat and it is hereby approved and the Mayor and the City Clerk of the City of Waterloo, Iowa, are hereby directed to properly certify and affix their signatures to said resolution and they are hereby authorized and directed to certify a copy of this Resolution to the County Recorder of Black Hawk County, Iowa.

Knapp F. Matthews
Mayor of the City of Waterloo

ATTEST:

H. W. Wente
City Clerk of the City of Waterloo

CERTIFICATE

Knapp F. Matthews, Mayor, and H. W. Wente, City Clerk of the City of Waterloo, Iowa, do hereby certify that the above and foregoing is a true, complete and correct copy of a resolution passed and adopted by the City Council of the City of Waterloo, Iowa, on the 27th day of January, 1947 and that this certificate is made pursuant to said resolution.

Dated this 30th day of January, 1947.

Knapp F. Matthews
Mayor of the City of Waterloo

ATTEST:

H. W. Wente
City Clerk of the City of Waterloo

STATE OF IOWA }
COUNTY OF BLACK HAWK } ss.

I, Anna M. Decker, ^{County} Treasurer of Black Hawk County, Iowa,
do hereby certify that the records of my office show that the
land laid out into lots as shown by the attached plat, to be
known as BURNS ADDITION IN BLACK HAWK COUNTY, IOWA, is free from
taxes and tax liens.

WITNESS MY HAND this 1 day of Feb. A. D. 1947.

Anna M. Decker
County Treasurer of Black Hawk County, Iowa.

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 records of
my office show that the land laid out into lots as shown by the
attached plat, to be known as BURNS ADDITION IN BLACK HAWK COUNTY,
IOWA, is free from all attachments, judgments, mechanic's or other
liens.

WITNESS MY HAND AND OFFICIAL SEAL hereto attached, this
1st day of Feb A. D., 1947.

Ira W. Blough
Clerk of the District Court of Iowa,
in and for Black Hawk County.

RECORDER'S CERTIFICATE

STATE OF IOWA }
COUNTY OF BLACK HAWK } SS.

County
I, Pearl Roberts, Recorder in and for Black Hawk County,
Iowa, do hereby certify that the land embraced in the attached
plat, to be hereafter known as BURNS ADDITION IN BLACK HAWK COUNTY,
IOWA, is in fee in the names of Melvin Raymond Burns and Geraldine
Ann Burns, husband and wife, as joint tenants with full right of
survivorship and not as tenants in common, and that the same is
free from all encumbrances as shown by the records of my office.

WITNESS MY HAND THIS 11 day of Feb. A. D., 1947.

Pearl Roberts
County Recorder of Black Hawk County, Iowa.

Indexed
Compared
Filed

T.V.
Peters

1124

State of Iowa }
Black Hawk Co. } SS

Entered for taxation
this 1st day of Feb. 1947
Daisy James Auditor
J.F. Campbell Deputy

STATE OF IOWA }
BLACK HAWK CO. } SS
Filed for record this _____ day
of February A.D., 1947 at
10:45 o'clock AM and recorded in
book 111 of 1947 page 200
Pearl Roberts Recorder
Fee 2.40

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