

RAYMOND ROETHLER ADDITION

WATERLOO, IOWA

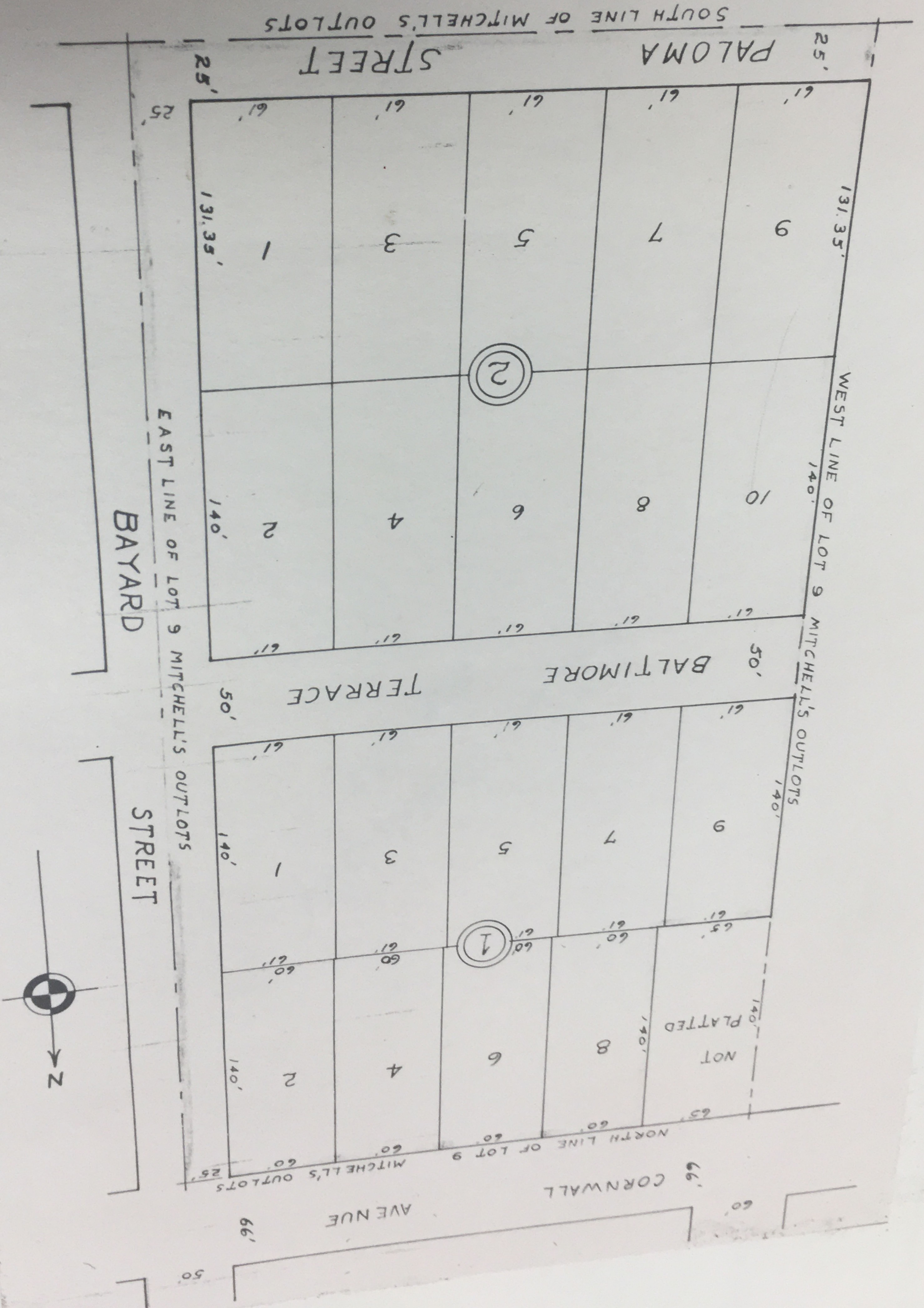
RALPH B. SLIPPY ENGINEERING CORP.

WATERLOO, IOWA

SCALE 1" = 50'

BER 1946

PLAT IS A
N OF LOT 9
S OUTLOTS
35-89-13



OWNER'S STATEMENT

STATE OF IOWA,
Black Hawk County, : ss

I, Raymond Roethler, a single person, being the proprietor of real estate situated in the City of Waterloo, Black Hawk County, Iowa, and described as

Lot No. 9, except the West 65 feet of the North 140 feet thereof, in Mitchell's Outlots, Waterloo, Iowa,

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, dedicate and set apart said real estate above described and named in the statement of Ralph B. Slippery, Civil Engineer and Land Surveyor, dated October 7th, 1946, to be hereafter known and called Raymond Roethler Addition, Waterloo, Iowa, all of which appears on the attached plat and all of which is with the free consent and desire of the above named and the undersigned owner and proprietor of said real estate.

Each lot in said Raymond Roethler Addition, Waterloo, Iowa, shall be, and is hereby, restricted as to its use and occupancy in the manner hereinafter set forth and all persons, including corporations, partnerships or other entity capable of owning and holding real estate, who now own or hereafter shall acquire any right, title or interest in said lots or any of them and their successors and assigns shall be taken and held to agree and covenant with the owners of all of the other lots and land in said Raymond Roethler Addition, Waterloo, Iowa, 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;

1. All lots in the subdivision shall be known and described as residential lots and no structures other than one-family or two-family dwellings and a one or two-car garage shall be erected on any lot. Not more than one residence shall be erected on any lot. Each house shall have a minimum ground floor square foot area of not less than seven hundred fifty (750) square feet for one-story houses and not less than six hundred twenty-four (624) square feet for two-story houses. All houses shall be of new construction.

2. The building line of lots in this subdivision shall be 35 feet from the street lot line.

3. There shall be a rear yard of at least thirty (30) feet in depth and buildings accessory to the dwelling shall not occupy more than forty per cent of the required rear yard space.

4. All dwellings shall be built a distance of at least five (5) feet from the side lot lines.

5. No one shall be permitted to live in trailers, garages, basements, or other buildings other than the residence on any lot, except for one period of six (6) months during the time the residence is being constructed. No outdoor toilets shall be permitted on any lot.

6. There shall be reserved four (4) feet at the rear of each lot for public utilities purposes.

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