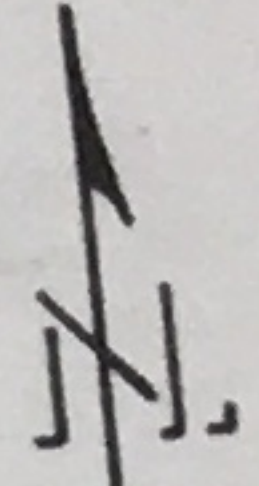


SMUCKER AND BURD'S ADDITION
TO THE CITY OF WATERLOO, IOWA.

OCT. 1944.
SCALE: 1" = 50'

"●" INDICATES IRON STAKE FOUND.
"○" INDICATES IRON STAKE SET.

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



N.E. CORNER OF LOT 4,
AUD. FRANCIS' REITZEL
PLAT.

1 FOOT RESERVED
VERMONT
330.5'

S.E. CORNER OF L
AUD. FRANCIS' REI
PLAT.

2. No building shall be erected on any of said lots within twenty (20) feet of the front lot line. On Lots 5 and 26 no building shall be erected within twenty-five (25) feet of Hawthorne Avenue. The placing of all buildings upon any of said lots in relation to Lot lines shall conform to the regulations contained in the Building Code of Waterloo, Iowa.

3. No person who is not a member of the Caucasian race shall occupy or use any lot in said Addition, or use or occupy any building upon any such lot, excepting, only, that this restriction shall not prevent occupancy by domestic servants who do not belong to the Caucasian race and who are domiciled with a lot owner or tenant belonging to the Caucasian race.

4. No trailer, basement, tent, shack, garage, barn, or other outbuilding, on any lot in said Addition shall at any time be used as a residence, either permanently or temporarily, nor shall any residence structure of a temporary character be permitted within said Addition.

5. No building structure shall be moved onto any lot in said Addition unless such building shall conform to, and be in harmony with, existing buildings in said Addition.

6. No dwelling house having a construction cost of less than \$4000.00 shall be erected or placed on any lot in said Addition.

7. In improving each lot in said Addition that does not abut upon an alley, provision shall be made for a driveway, at least 8 feet in width, leading from the street onto the building lot.

8. For the mutual benefit of ourselves, our successors in interest in the ownership of any and all of the lots in said Addition, and of such public and private corporations and agencies as may have occasion to serve, service or supply any of said lots with water, sewer, gas, electricity, or communication service, we hereby expressly and specifically reserve and establish the following permanent easements in relation to each lot in said Addition: (1) Any Company or Agency supplying electricity or communication service in said Addition shall have the right to construct, maintain and operate permanent overhead or underground electricity or communication feeder or service facilities, with poles and other appurtenances necessary thereto, along the rear and the side lines of all lots, and the right to trim trees to maintain a two-foot clearance for wires along permanent overhead routes; and (2) The City of Waterloo and any public utilities company having a franchise for the distribution and sale of gas in said City, shall have the right to construct and maintain sewer, water and gas service lines in, across and along a strip of land five feet in width along the rear property line of each lot. The proprietors, agents and workmen of all such service corporations or agencies shall have the right of reasonable access to their said services and proposed installations for the purpose of the proper construction and maintenance of their lines and equipment.

9. All of the provisions hereof shall be enforceable by appropriate legal proceedings by any present or future owner of the legal or equitable title to any lot in said Addition. Invalidation of any one or more of the within restrictions by judgment or decree of court, shall not be regarded as affecting the validity of any of the other provisions hereof; nor shall any judicial determination with respect to any of the restrictive provisions hereof be regarded as affecting the validity or sufficiency of this instrument as a deed of dedication of said plat.

10. Each of the undersigned and all persons and corporations hereafter acquiring any right, title or interest in any of the lots in said Addition shall be taken and held to have agreed and covenanted with the owners of all other lots in the Addition, and with the respective successors and assigns of the owners of