

**LANGKOV'S OAKLAND PARK ADDITION
TO THE CITY OF CEDAR FALLS, IOWA.**

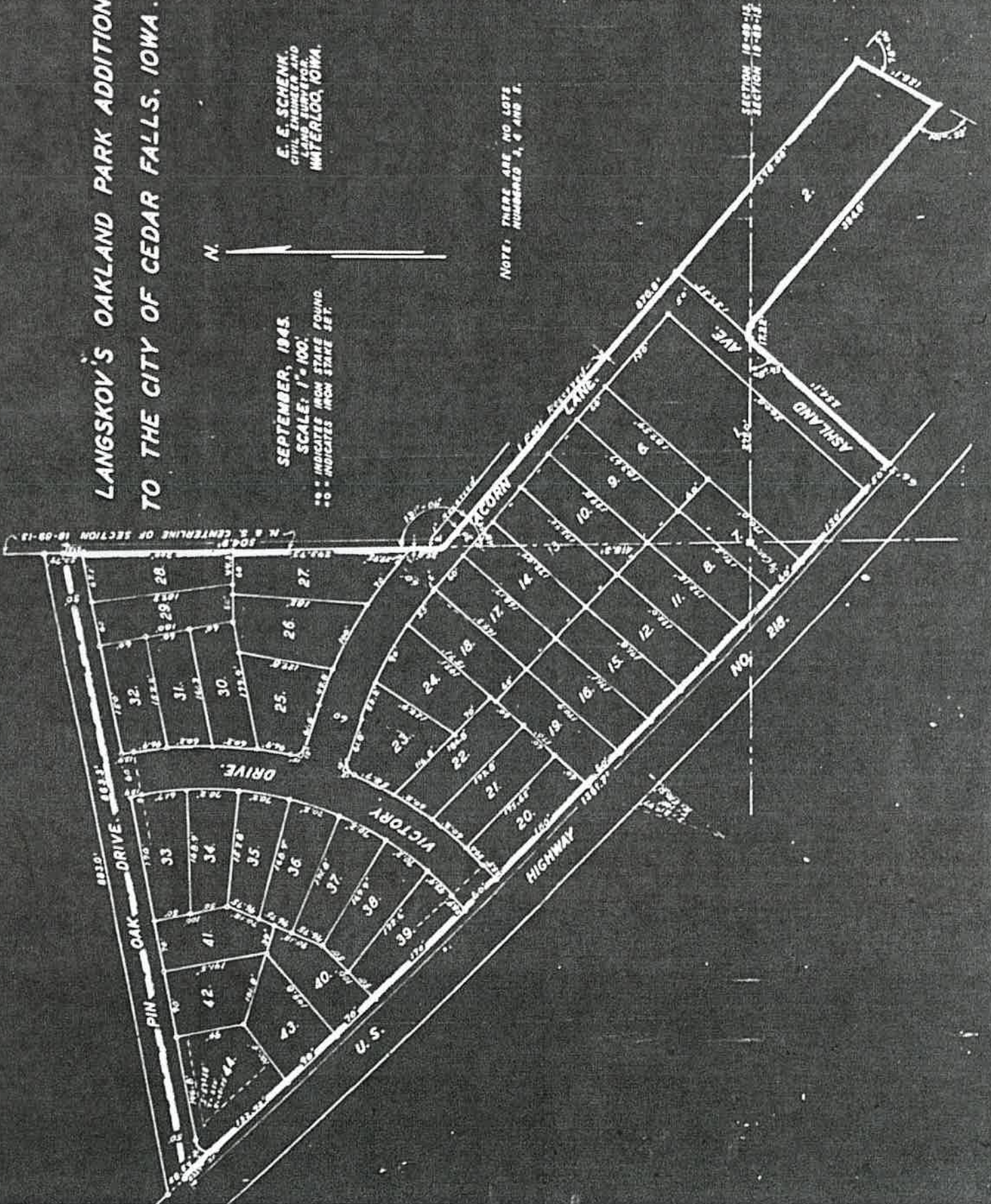
E. E. SCHENK,
CIVIL ENGINEER AND
LAND SURVEYOR,
WATERLOO, IOWA.



SEPTEMBER, 1945.
SCALE: 1" = 100'.
* * * INDICATES IRON STAKE FOUND.
* 0 * INDICATES IRON STAKE SET.

NOTE: THERE ARE NO LOTS
NUMBERED 1, 4 AND 5.

SECTION 18-48-14
SECTION 18-48-13.



ENGINEER'S CERTIFICATE OF SURVEY
LANGSKOV'S OAKLAND PARK ADDITION TO
THE CITY OF CEDAR FALLS, IOWA

STATE OF IOWA,

COUNTY OF BLACK HAWK.

} SS.

I, Ernest E. Schenk, Civil Engineer and Land Surveyor of Waterloo, Iowa, hereby certify that I have made a survey of what is to be known as "LANGSKOV'S OAKLAND PARK ADDITION TO THE CITY OF CEDAR FALLS, IOWA," which is located on and embraces the following described premises, to-wit:

Beginning at a point on the North and South center line of Section No. 18 in Township No. 89 North, in Range No. 15 West of the 5th Principal Meridian, which point is 418.3 feet North of the South Quarter corner of said Section; thence in a Southeasterly direction at an angle of 48 degrees and 54 minutes with said center line a distance of 870.9 feet; thence deflecting to the right on an angle 78 degrees and 6 minutes a distance of 126.1 feet; thence deflecting to the right on an angle of 101 degrees and 33 minutes a distance of 394.8 feet to a point on the South line of Section No. 18 in Township No. 89 North, in Range No. 13 West of the 5th Principal Meridian, which point is 296.22 feet East of the South Quarter corner of said Section; thence West along the South line of said Section a distance of 17.22 feet; thence deflecting to the left at an angle of 48 degrees and 43 minutes a distance of 254.1 feet to a point on the Northeasterly line of U. S. Highway No. 218; thence Northwesterly along the Northeasterly line of U. S. Highway No. 218 a distance of 1,361.7 feet; thence Northeasterly a distance of 863.3 feet to a point on the center line of said Section 18-89-13, which point is 504.9 feet North of the point of beginning; thence South along said center line of said Section 18-89-13 a distance of 504.9 feet, to the point of beginning.

I further certify that the accompanying plat is a true representation of such survey and is made in accordance with my field notes thereof; that the figures on said plat representing distances are in feet and decimals of feet; that the location of streets, avenues and lots and their respective names, widths, numbers, courses and dimensions are to be as shown on the accompanying plat; that said survey and plat contain and show any excesses and/or deficiencies from former surveys; and that iron stakes are set at

The Northeasterly one foot in width of Acorn Lane, extending from the intersection of said Lane with the North and South center line of said Section 18-89-13, to the Northwest line of Lot 2, and the one foot strip along the West side of and adjoining the North and South center line of said Section 18-89-13, extending South from the Southwest corner of Lot 27 a distance of 35.8 feet, are reserved by the owner from use as streets or highways until such time as the owner or owners of the property abutting on Acorn Lane on the Northeast side, grant or dedicate to the public for street purposes a strip of land not less than thirty feet in width and abutting on the said Acorn Lane along the entire length of said Lane as above described, so that such Lane may be immediately opened to the public a full sixty feet in width. Upon the granting of such a thirty foot strip of abutting ground as aforesaid, the particular one foot reservations affected shall automatically cease and be of no further effect, and such one foot strips shall thereupon be a part of said Lane, the same as if fully dedicated with ^{out} reservation at this time.

WITNESS my hand and seal at Waterloo, Iowa, this 4th day of October, A. D., 1945.


Ernest E. Schenk, Civil Engineer and
Land Surveyor.



OWNERS' CERTIFICATE

We, CHRIS J. LANGSKOV and EBBA L. LANGSKOV, being husband and wife, and being desirous of making and laying out a platted subdivision in the City of Cedar Falls, Black Hawk County, Iowa do hereby and by these presents designate and set apart the premises described in the attached certificate of E. E. Schenk, professional civil engineer and land surveyor, and as set out in the attached plat, to be hereafter known and described as LANGSKOV'S OAKLAND PARK ADDITION to the City of Cedar Falls, Iowa, with the free consent and in accordance with the desire of the undersigned owners and proprietors.

Said premises are platted subject to the following restrictions which shall run with the land and shall be binding upon all persons using, owning or occupying the same;

1. No buildings other than private dwelling houses, together with ~~apartment~~ outbuildings, shall be erected upon this property, and the property shall not be used or occupied for other than residence purposes. Said premises shall not be used for commercial purposes.

2. No residence shall be erected or placed less than fifty (50) feet from the front lot lines nor less than five (5) feet from the side lot lines.

3. No old or previously used buildings shall be moved on the premises.

4. No residence shall be smaller than 24 feet by 26 feet in dimension, exclusive of porches.

5. No residence costing less than \$8,000 shall be erected on Lots No. 7, 8, 11, 12, 15, 16, 19, 20, 21 and 22; nor less than \$6,000 on Lots No. 6, 9, 10, 13, 14, 17, 18, 23, 24 and also on Lots No. 33 to 44 inclusive; nor less than \$5,000 on Lots No. 25 to 32 inclusive, provided that such minimums may vary in accordance with changes in construction costs after October 1, 1945. The cost of the lot is not to be included in such minimums.

6. No outside toilets shall be erected on these premises.

7. No part of said premises shall be used as a trailer camp nor shall trailers or garages or temporary structures be used as temporary or permanent living quarters on said premises.

8. No part of the premises herein platted shall be sold, leased to, owned or occupied by any person or persons other than persons of the Caucasian race, except that this provision shall not apply to servants of the owners or tenants.

9. These restrictions shall run with the land and shall be in effect for a period of 25 years from and after the date of the filing of this plat. A violation of any of these restrictions shall not work a forfeiture but may be enjoined in a suitable action by any owner of real estate in said plat who is adversely affected.

The said Chris J. Langskov and Ebba L. Langskov, 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 right under the Homestead laws of the State of Iowa in and to said streets.

Dated at Waterloo, Iowa, this 19²³ day of December 1945.

Chris J. Langskov
Ebba L. Langskov

STATE OF IOWA : RD
BLACK HAWK COUNTY :

On this 19th day of December 1945, before me
Glenn A. Beers a Notary Public in and for Black Hawk County,
State of Iowa, personally appeared Chris J. Langskov and Ebba L.
Langskov, 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.

Glenn A. Beers

NOTARY PUBLIC in and for
Black Hawk County, Iowa