

ENGINEER'S CERTIFICATE OF SURVEY OF
MURPHY SUBDIVISION
IN BLACK HAWK COUNTY, IOWA

STATE OF IOWA }
COUNTY OF BLACK HAWK } ss.

I, E. 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 'MURPHY SUBDIVISION' in Black Hawk County, Iowa, which is located on and embraces the following described premises, to-wit:

That part of Section No. Two (2), Township No. Eighty-eight (88) North, Range No. Thirteen (13) West of the Fifth (5th) Principal Meridian beginning at a point in the East line of said Section 2-88-13 which point is Fifteen Hundred Fifteen and ninety-three hundredths (1515.93) feet South of the Northeast corner of said Section; thence Southwesterly along a line drawn at an angle of Ninety (90°) Degrees with the centerline of the State Road (now known as U. S. Highway No. 218) a distance of Three Hundred Eight and eighty-five hundredths (308.85) feet to the centerline of said U. S. Highway No. 218; thence Southeasterly along the centerline of said U. S. Highway No. 218 to where it intersects with the East line of said Section 2-88-13; thence North along the East line of said Section 2-88-13 to the point of beginning a distance of Five Hundred Thirty-six and seventeen hundredths (536.17) feet. Also a part of Government Lots 5, 6 and 7 in Section No. One (1), Township No. Eighty-eight (88) North, Range No. Thirteen (13) West of the Fifth (5th) Principal Meridian described as beginning at the Northwest corner of said Section 1-88-13; running thence East along the North line of said Section 1-88-13 to where it intersects the Southwesterly right-of-way line of the Chicago, Rock Island & Pacific Railroad Company a distance of One Hundred Seven and eight tenths (107.8) feet; thence Southeasterly along the Railroad right-of-way line to where it intersects the South line of said Section 1-88-13 a distance of Forty-five Hundred Seventy-nine and eighty-one hundredths (4579.81) feet; thence West along the South line of said Section 1-88-13 to a point in the Northeasterly line of U. S. Highway No. 218 a distance of One Hundred Thirty and twenty-five hundredths (130.25) feet; thence Northwesterly along the Northeasterly line of said U. S. Highway No. 218 to where it intersects the West line of said Section 1-88-13; thence North along the West line of said Section 1-88-13 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 lots and their dimensions are to be as shown on the accompanying plat, that said survey and plat contain and show any surpluses and/or deficiencies from former surveys; and that iron stakes are set at all lot corners.

WITNESS MY HAND AND SEAL at Waterloo, Iowa, this 29th day of May, 1946.


E. E. Schenk, Civil Engineer and
Land Surveyor



DEDICATION OF MURPHY SUBDIVISION IN BLACK HAWK COUNTY, IOWA

OWNER'S CERTIFICATE

I, Parker Murphy, being desirous of making and laying out a Subdivision in Black Hawk County, Iowa, do hereby and by these presents dedicate and set apart the premises described in the attached Certificate of E. E. Schenk, Civil Engineer and Land Surveyor, and as set out in the attached plat, to be hereafter known and described as Murphy Subdivision in Black Hawk County, Iowa, with the free consent and in accordance with the desire of the said undersigned owner, and of his wife, Helen O. Murphy.

Lots Three (3) to Twenty (20), both inclusive, in said Subdivision shall be, and they 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.

All persons and corporations who now own or shall hereafter 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 constructions of residences and improvements thereon for a period of twenty-five (25) years from the date of the filing of the said plat.

The restrictions hereinabove referred to shall be as follows, to wit:

1. All lots in the subdivision shall be known and described as residential lots and no structure, other than schools and churches shall be erected on any lot other than a residence not to exceed two and one-half stories in height, and a one or two-car garage and non-prohibited accessory buildings. Each building shall be finished and painted on the outside before it can be occupied. Each house of one or one and one-half stories in height shall have a minimum ground floor square-foot area of not less than seven hundred eighty (780) square feet, and each house of two or two and one-half stories

in height shall have a minimum ground floor square-foot area of not less than six hundred seventy-two (672) square feet.

2. Area Regulations: There shall be at least fourteen thousand four hundred (14,400) square feet of lot area per house and only one house to each frontage on LaPorte Road.

(a) Front Yards: Each lot shall have a front yard of at least Fifty (50) feet in depth, measured as the shortest horizontal distance between the front line of the lot and the nearest line of the main building, other than unenclosed porches and balconies or steps.

(b) Side Yard: The least width of any side yard and the least sum of widths of both side yards shall be as follows:

<u>No. of Stories</u>	<u>Least Width of Side Yards</u>	<u>Sum of least widths of both side yards</u>
1 and $1\frac{1}{2}$	5 feet	15 feet
2 and $2\frac{1}{2}$	7 feet	20 feet

(c) Rear Yards: There shall be a rear yard of at least thirty (30) feet in depth. Accessory buildings not exceeding twelve (12) feet in height may occupy not more than thirty per cent (30%) of the required rear yard space.

3. Accessory buildings, including a private garage, shall be located not less than fifty (50) feet from the front lot line, nor less than five (5) feet from side lot and rear yard lines; and a poultry house shall be permitted to be erected on any lot when located a distance not to exceed thirty (30) feet from a line drawn parallel to and one hundred eighty-one and one-half ($181\frac{1}{2}$) feet Northeast of the front property line.

4. Any lot may be devoted to truck gardening, crops or tree farming or poultry raising, and any lot may be devoted to tennis courts and similar recreational uses provided such recreation uses are non-commercial in character; and real estate signs not exceeding sixteen (16) square feet in area for advertising sale

or rental of the premises on which said signs are located shall be permitted provided such signs are set back at least twenty (20) feet from the street lot line.

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

6. If the parties hereto, or any of their heirs, grantees or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1971, it shall be lawful for any other persons owning any other lots in said development or subdivision 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 to prevent him or them from so doing or recover damages or other dues for such violation.

7. Invalidation of any one of these covenants by judgment or court order shall in nowise affect any of the other provisions which shall remain in full force and effect.

The said Parker Murphy, by these presents, does hereby dedicate and set apart to the public and for public use, all streets shown and laid out on said attached plat; and Helen O. Murphy, wife of the said Parker Murphy, does 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 10th day of June A. D., 1946.

Parker Murphy
Helen O. Murphy

RESOLUTION NO. 9 6 0 7

Resolution Accepting and Approving
the Plat Known as Murphy Subdivision
in Black Hawk County, Iowa

BE IT RESOLVED by the City Council of the City of Waterloo, Iowa,
that the Plat heretofore filed, to be known as Murphy Subdivision
in Black Hawk County, Iowa, be, and the same is hereby, accepted
and approved; and that the Mayor and City Clerk be, and they are
hereby, authorized and directed to certify a copy of this Resolution
to the County Recorder of Black Hawk County, Iowa; it appearing
that the Waterloo Planning and Zoning Commission has heretofore
recommended to this Council that said plat be approved.

Passed and Adopted this 10th day of June, A. D. 1946.

Stanley B. Shane
Mayor

ATTEST:

Knapp F. Matthews
City Clerk

CERTIFICATE

To the Recorder of Black Hawk County, Iowa:

This is to certify that the above and foregoing is a full,
true, and correct copy of a Resolution duly passed and adopted by
the City Council of the City of Waterloo, Iowa, at a regular meeting
of said Council held on the 10th day of June, A. D. 1946.

IN WITNESS WHEREOF, we have hereunto set our hands and
affixed the seal of said City at Waterloo, Iowa, this 11th day of
June, A. D. 1946.

ATTEST:

Knapp F. Matthews
City Clerk

Stanley B. Shane
Mayor