



SUNSET KNOLLS ADDITION

TO THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

PREPARED BY HENRY J. BEISNER, ASST. CITY ENGINEER, CEDAR FALLS, IOWA

APRIL 22, 1946

SCALE 1" = 50'



ENGINEER'S CERTIFICATE OF SURVEY
OF

SUNSET KNOLL'S ADDITION TO THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, LOCATED UPON AND EMBRACING ALL OF LOTS NUMBERS SIX (6), SEVEN (7), EIGHT (8) AND NINE (9) IN AUDITOR RAINBOW'S PLAT NO. 3, IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA, SAID LOTS BEING LOCATED IN THE NORTH ONE-HALF (N) OF THE NORTHWEST QUARTER (NW) OF THE NORTHEAST QUARTER (NE) OF SECTION TWENTY EIGHT (28) NORTH, RANGE FOURTEEN (14) WEST OF MERIDIAN P. M. IN BLACK HAWK COUNTY, IOWA.

STATE OF IOWA, }
COUNTY OF BLACK HAWK, } SS.

I, Henry F. Beisner, civil engineer, and surveyor hereby certify that I have made a survey of what is to be known as "SUNSET KNOLL'S ADDITION TO THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA," which is located on and embraces all of the following described premises, to wit:

Lots Numbers Six (6), Seven (7), Eight (8) and Nine (9) in Auditor Rainbow's Plat No. 3, in the City of Cedar Falls, Black Hawk County, Iowa.

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 and lots and their respective names, numbers, widths, courses and dimensions are to be as shown on the accompanying plat and that said survey and plat contain and show any and all surpluses and any and all deficiencies from former surveys of record.

WITNESS MY HAND AND SEAL AT Cedar Falls, Iowa, this

22nd day of April, A. D., 1946.

Henry F. Beisner
Henry F. Beisner, Civil
Engineer and surveyor



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, John P. Berg and Edyth Berg, his wife, Anton F. Berg and Clare Berg, his wife, D. W. Moss and Frances B. Moss, his wife, and George A. Bairnson and Hazel G. Bairnson, his wife, all of Black Hawk County, Iowa, being desirous of dividing the real estate hereinafter described into additional lots and of making and laying out thereon a new addition adjacent to and as a part of the City of Cedar Falls, Black Hawk County, Iowa, do hereby, by these presents, dedicate and set apart the following described real estate:

Lots Numbers Six (6), Seven (7), Eight (8) and Nine (9) in Auditor Rainbow's Plat No. 3, in the City of Cedar Falls, Black Hawk County, Iowa,

as set out on the attached plat of Henry F. Beisner, Civil Engineer, showing locations and numbers of lots and names and locations of streets, to be hereinafter known and called "SUNSET KNOLLS ADDITION TO THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA," said dedication being with the free consent and in accordance with the desires of the undersigned owners and proprietors and we do, by these presents, dedicate and set apart to the public and for the public use all streets shown and laid out on said attached plat.

And for and in consideration of one dollar and the benefits to be derived therefrom, we do hereby grant and convey to the City of Cedar Falls, Black Hawk County, Iowa, its successors or assigns, a right of way over the following described real estate in Sunset Knolls Addition to the City of Cedar Falls, Black Hawk County, Iowa, to wit:

A strip of land two feet in width South of and along the North lot lines of Lots Numbers Two (2), Three (3), Four (4), Seven (7), Eight (8), Nine (9), Twelve (12), Fifteen (15) and Nineteen (19);

A strip of land two feet in width South of and along the North lot lines of Lots Numbers Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-eight (38), Forty (40) and Forty-three (43);

3
A strip of land two feet in width North of and along the South lot lines of Lots Twenty-three (23), Thirty (30), Thirty-two (32), Thirty-six (36), Thirty-seven (37), Forty-one (41) and Forty-two (42) and the east half of Lot Twenty-four (24);

A strip of land two feet in width West of and along the Easterly lot lines of Lots Fifteen (15), Twenty (20), Twenty-two (22), Twenty-four (24) and Thirty (30); and

A strip of land two feet in width East of and along the Westerly lot line of Lots Twelve (12), Nineteen (19), Twenty-one (21), Twenty-three (23) and Thirty-two (32) in said Sunset Knolls Addition to the City of Cedar Falls, Black Hawk County, Iowa.

for the purpose of constructing, laying, operating and maintaining underground electric lines or poles and overhead electric lines and to the Northwestern Bell Telephone Company, its successors or assigns a right-of-way over the same property described in said right-of-way to the City of Cedar Falls, Black Hawk County, Iowa, for the purpose of constructing, laying, operating and maintaining underground cables and wires with necessary outlet poles, any poles to be at lot corners or for the purpose of constructing, operating and maintaining poles and overhead cables and wires, any poles to be at lot corners.

RESTRICTIONS

Section 1. For the protection and benefit of the property owners therein, the entire area contained in Sunset Knolls Addition is hereby constituted and established as a restricted district.

Section 2. No person, firm or corporation shall erect, construct, reconstruct, alter, use or occupy any buildings, structures or land within said above described district, except in conformity with the regulations and restrictions provided herein.

Section 3. Said district shall be used for residence purposes only and only one, one-family dwellings shall be erected on any lot in said district. Said dwelling shall not exceed two stories in height and the construction cost of such dwelling shall not be less than \$8500.00.

Section 4. No trailer, basement, tent, shack, garage, barn or other buildings shall be used temporarily or permanently as a residence within said district.

Section 5. No building shall be moved on to any lot in said district.

Section 6. All residences within said district shall face the streets as laid out in said district and the front of all structures shall be along and conform to a line parallel to and forty (40) feet from the streets running along the front of the respective lots, and no buildings shall be erected closer than four feet from the adjoining side lot line.

Section 7. No livestock, poultry, horses or dog kennels shall be kept or maintained within said district.

LA

Section 8. No property within said district shall be sold to, owned by or occupied by members of the Negro race.

Section 9. No person, firm or corporation shall use any building, structure, or land within said district for the purpose of factory, storage warehouse, gasoline or oil station, wood, coal or lumber yard, public garage, shops or stores for the sale of merchandise or any other trade or industry.

Section 10. No buildings or structures shall be constructed, reconstructed, altered or repaired within said district until the plans therefor shall have been approved by the building inspector of the City of Cedar Falls.

Section 11. Any violation of these restrictions shall be deemed a nuisance and any lot owner within the district may enjoin the violation of any of the restrictions contained herein and any person, firm or corporation violating any of the provisions of this ordinance shall be guilty of a misdemeanor.

Section 12. These restrictions shall be binding for a period of twenty-five years and shall be automatically extended for successive periods of ten years, unless by vote of a two-thirds of the owners of lots in said addition at the end of any such period it is agreed to change the restrictions.

WITNESS OUR HANDS at Cedar Falls, Iowa, this ^{18th} ~~17th~~ day of April, A. D. 1946.

John P. Berg
Edw. Berg
Anton Berg
Clare Berg
D. W. Moss
Francis B. Moss
G. A. Bairman
W. B. Bairman

STATE OF IOWA, }
BLACK HAWK COUNTY, } SS.

On this 18th day of April, A. D. 1946, before me,
S. C. Jacobsen, a Notary Public in and for Black
Hawk County, State of Iowa, personally appeared John P. Berg
and Edyth Berg, his wife, Anton F. Berg and Clare Berg, his wife,
D. W. Moss and Frances B. Moss, his wife, and George A. Bairnson
and Hazel G. Bairnson, his 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 set my hand and

this 18th day of April, A. D. 1946.

S. C. Jacobsen
Notary Public in and for
Black Hawk County, Iowa.