

Plat Book, No. 3, Dallas County, Iowa

48.50

Corene Acres Plat 5

#907 State of Iowa, Dallas County
 Filed for record this 31 day of March
 A.D.1971 at 1:32 o'clock P.M.
 Marguerite Gowin, Recorder
 Tr. 4-1-71

CERTIFICATE OF THE MAYOR AND TOWN CLERK OF THE TOWN OF WAUKEE, IOWA

We, the undersigned, Mayor and Town Clerk of the Town of Waukee, Iowa do hereby certify that at a special meeting of the town council, held on the 23 day of March 1971, the foregoing resolution entitled "resolution Accepting Corene Acres Plat (5), a Subdivision of the Town of Waukee, Dallas County, Iowa" was read and introduced before the said Town council, with all members of the said Council being present, and the foregoing and attached Resolution was presented, and after due consideration thereof by the Council, and Mayor having put the question on the adoption of said resolution, and the motion being made and seconded, and the roll being called, the same was unanimously adopted.

Whereupon, the Mayor declared the resolution carried and duly adopted.

The Acceptance of the dedication of improvements to be deferred until such improvements are in place. Subdivision Bond by George E. Gray Construction Co. Inc. is accepted by the Town of Waukee, Iowa. When improvements are in place the Town of Waukee, Iowa will accept and maintain.

Town Seal

Bernard D. Boone
 Mayor

ATTEST: Remo Nizzi
 Town Clerk

RESTRICTIVE COVENANTS

Building Restrictions to apply to Corene Acres Plat (5), a Subdivision in the town of Waukee, Dallas County, Iowa and more particularly described as follows:

Beginning at a point 1238.0 Ft. South of the Center of Section 33-79-26 and on the $\frac{1}{4}$ Section line of said Section, thence N. 89°53' E.-191.96 Ft., Thence S. 0°00' -22.0 Ft.; Thence N. 89°53' E 884.1 Ft.; Thence S. 0°00' - 300.0 Ft.; Thence S. 89°53' W.- 804.1 Ft.; Thence S. 0°00' - 300.0 Ft. Thence S. 89°53' W.- 271.96' ft.; Thence N. 0°00' - 622.0 Ft. to the point of beginning. A parcel of land in the Town of Waukee, Dallas County, Iowa and contains approximately 9.38 Acres.

1. All lots described herein shall be known, described and used solely as residential lots, and no structure shall be erected on any residential building lot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.
2. No building shall be erected on any residential building plot nearer than 30 feet to nor farther than 35 feet from the front lot line, nor nearer than 6 feet to any side lot line. The side line restrictions shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than 25 feet to the side street line.
3. No Structure of any kind shall be moved onto any lot in this tract.
4. No residential building plot described herein shall have a width of less than 60 feet at the minimum building setback line nor an area of less than 7200 square feet.
5. No trailer, basement, tent, shack, garage, barn, or other out building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
6. No building shall be erected on any lot unless the design and location is in harmony with existing structures and location in the tract and does not violate any protective covenants. In any case no dwelling shall be permitted on any lot described herein, having a Ground Floor square foot area of less than 912 square foot in the case of a one story structure, not less than 600 square feet in the case of a one and-half or two story structure.
7. Title holder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris.
8. No obnoxious trade shall be carried on upon any lot nor shall anything be done thereon which

