

PLAT

James C. Johnson, as Trustee of the
Fred and Martha Family Trust
dated December 31, 1987

Dated April 7, 1997,
Acknowledged April 7, 1997,
Filed April 25, 1997,
Plat Envelope 583A & B.

to

The Public

Dedication: That Larry J. Book and James C. Johnson, Trustees of the Fred and Martha Family Trust dated December 31, 1987, owner of the real estate described in the attached Surveyor's Certificate, pursuant to Iowa Code Chapter 354, State that the real estate described in the attached plat is to be surveyed, staked, and platted into lots as particularly shown and set forth in the attached plat and said Surveyor's certificate of Gregg A. Stroschein, a Licensed Land Surveyor in the State of Iowa. The same is herein platted to be known as Gordon Plaza Addition, a replat of all or a portion of Lots 11 through 19 of Block 1,

Lots 11 through 18 of Block 2, and Blocks 3 and 4, all of Hedge's 2nd Table Addition: That portion of Blocks 1 and 2 of Healy's Table Addition lying North of the Northerly right-of-way line of Gordon Drive; all of Healy's Table Addition Second Filing, less the East 15 feet of Lot 10; all that portion of Lots 2 through 8 of the Auditor's Subdivision of the N ½ NW ¼ lying North of the Northerly right-of-way line of Gordon Drive, along with all the vacated streets, alleys and railroad right-of-way adjoining these previously described Lots and Blocks, all located in Sioux City, Woodbury County, Iowa, and that the same is prepared with their free consent and in accordance with the desire of the said trustees, as sole owner and proprietor thereof and as fiduciaries.

Surveyor's Certificate: I, Gregg Stroschein, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, do hereby certify that this Plat known as Gordon Plaza Addition, a replat of all or a portion of Lots 11 through 19 of Block 1, Lots 11 through 18 of Block 2, and Blocks 3 and 4, all of Hedge's 2nd Table Addition: That portion of Blocks 1 and 2 of Healy's Table Addition lying North of the Northerly right-of-way line of Gordon Drive; all of Healy's Table Addition Second Filing, less the East 15 feet of Lot 10; all that portion of Lots 2 through 8 of the Auditor's Subdivision of the N ½ NW ¼ lying North of the Northerly right-of-way line of Gordon Drive, along with all the vacated streets, alleys and railroad right-of-way adjoining these previously described Lots and Blocks, all located in Sioux City, Woodbury County, Iowa, consisting of Lots 1 through 16, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the above described property.

I do hereby certify that there are contained in said description the lots described in the subdivision platted: That the Lots and Easements are of the dimensions, numbers, names and locations as shown on said plat; and that iron stakes will be set at each corner of every Lot of said Subdivision within one (1) year of the following date.

By: s/Gregg A. Stroschein P.L.S. #10902

Dated March 18, 1997.

Legal description: * * * (see page 54 for legal description & page 55 for map)

LEGAL DESCRIPTION

A parcel of land lying North of Gordon Drive (formerly U.S. Highway 20) and South of Correctionville Road, from the East right-of-way line of South Alice Street Easterly to the West right-of-way line of South Martha Street, all located in the N1/2 NW1/4 of Section 35, T89 N, R47W of the 5th P.M., City of Sioux City, Woodbury County, Iowa. Included in said parcel are the following: all or a portion of Lots 1 through 19 of Block 1, all of Lots 11 through 18 of Block 2, and all of Blocks 3 and 4 of Hedge's 2nd Table Addition; that portion of Blocks 1 and 2 of Healy's Table Addition lying North of the Northerly right-of-way line of Gordon Drive (formerly U.S. Highway No. 20); all of Healy's Table Addition, Second Filing, less the East 15 feet of Lot 10; that portion of Lots 2 through 8 of the Auditor's Subdivision of the N1/2 of the NW1/4 lying North of the Northerly right-of-way line of Gordon Drive (formerly U.S. Highway 20); all the vacated Street and alley right-of-ways adjoining the previously described lots and blocks, along with the abandoned right-of-way of the former Chicago, Milwaukee, St. Paul and Pacific Railroad. Said parcel being more particularly described as follows:

Commencing at the N1/4 corner of said Section 35; thence Southerly along the East line of the N1/2 NW1/4 on an assumed bearing of S00°54'48"E (with all subsequent bearings referenced therefrom) for a distance of 1,235.53 feet to a point on the Northerly right-of-way line of Gordon Drive (formerly U.S. Highway 20) extended through the intersection of South Martha Street; thence N56°24'30"W along said extended right-of-way line for a distance of 36.40 feet to a point on the Westerly right-of-way line of South Martha Street and the Point of Beginning; thence continuing N56°24'30"W along the Northerly right-of-way line of Gordon Drive (formerly U.S. Highway 20) for a distance of 1,365.66 feet to I.D.O.T. Sta. 201+60; thence N33°35'30"E along a line perpendicular to the centerline of Gordon Drive (formerly U.S. Highway 20) for a distance of 50.00 feet, said point being 140 feet Northeast of and perpendicular to said I.D.O.T. Sta. 201+60; thence N56°24'30"W along said right-of-way line for a distance of 135.20 feet to a point on the North line of Lot 4 of the Auditor's Subdivision of the N1/2 of the NW1/4; thence N89°39'00"W along said North line for a distance of 0.60 feet to the NW corner of said Lot 4; thence S00°45'00"E along the West line of said Lot 4 for a distance of 17.33 feet to a point on the South line of Lot 2 of the Auditor's Subdivision of the N1/2 of the NW1/4; thence N89°39'00"W along said I.D.O.T. Northerly right-of-way line and along the South line of said Lot 2 for a distance of 184.48 feet, said point being 298.5 feet (recorded) East of the Southwest corner of Lot 2; thence continuing Westerly along said right-of-way line and along a curve, concave Southerly, with a radius of 1,005.00 feet and a central angle of 17°29'21", for a distance of 306.77 feet along said curve to a point on the Easterly 60 foot right-of-way line of South Alice Street; thence N00°49'02"W along said right-of-way line for a distance of 253.88 feet to a point on the Southerly right-of-way line of Correctionville Road; thence S69°57'31"E along said South right-of-way line for a distance of 452.62 feet to a point on the Southwesterly right-of-way line of Green Avenue; thence S54°56'29"E along said right-of-way line for a distance of 241.10 feet to a point on the South right-of-way line of the East-West alley in Block 2 of Hedge's 2nd Table Addition extended Westerly; thence S89°58'55"E along said South alley line for a distance of 815.78 feet to a point on the East right-of-way line of Cornelia Street; thence N00°18'06"W along said East right-of-way line for a distance of 16.00 feet to a point on the North right-of-way line of the East-West alley in Block 1 of Hedge's 2nd Table Addition; thence S89°58'55"E along said North right-of-way line for a distance of 299.49 feet to the Southwest corner of Lot 4 of Block 1 of Hedge's 2nd Table Addition; thence S00°18'08"E for a distance of 26.00 feet to a point on the Westerly line of Lot 17 of said Block 1; thence S46°36'01"E along a diagonal line across Lots 17, 18 and 19 of said Block 1 for a distance of 165.80 feet to a point on the South line of Lot 19; thence S89°58'55"E along the South line of Lots 19 and 20 of said Block 1 for a distance of 56.33 feet to a point on the East line of Hedge's 2nd Table Addition, said line also being the East line of the N1/2 NW1/4; thence S00°54'48"E along said East line for a distance of 367.21 feet to a point on the South right-of-way line of Green Avenue, said point also being the Northeast corner of Lot 10 of Healy's Table Addition, Second Filing; thence N84°28'29"W along the North line of said Lot 10 for a distance of 15.10 feet; thence S00°54'48"E along the West line of the East 15 feet of said Lot 10 for a distance of 79.10 feet to a point on the South line of Healy's Table Addition, Second Filing; thence N73°32'30"W along said South line for a distance of 16.72 feet to the West right-of-way line of South Martha Street; thence S00°54'48"E along said West right-of-way line for a distance of 480.15 feet to the Northerly right-of-way line of Gordon Drive (formerly U.S. Highway 20) and the Point of Beginning.

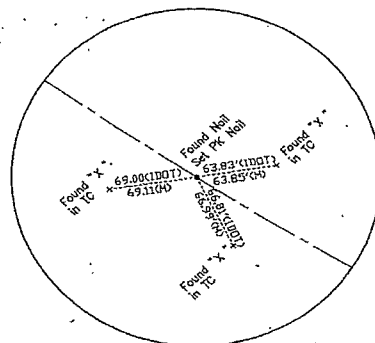
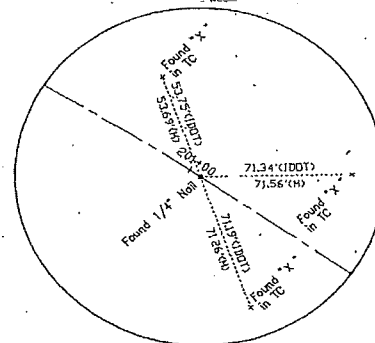
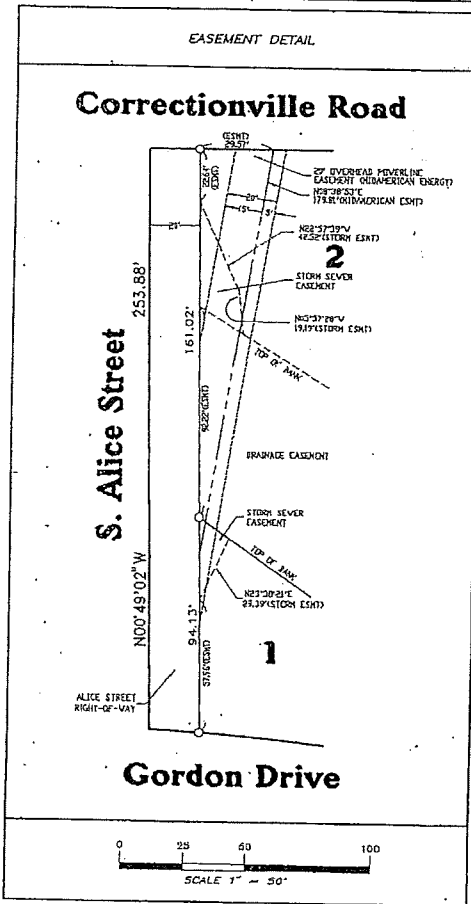
Said described parcel of land contains 21.26 acres.

CURVE TABLE

LOT NAME	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	C1	1065.00'	20.62'	10.63'	20.62'	N86°19'41"W	0°08'37"
2	C2	1065.00'	157.77'	73.25'	157.61'	N81°15'32"W	08°52'41"
3	C3	1065.00'	28.52'	14.26'	28.52'	N75°39'48"W	03°11'47"
1112	C4	1065.00'	96.42'	48.21'	96.38'	N71°59'17"W	05°09'16"
		92.28'	48.66'	24.51'	48.10'	N71°35'53"W	30°12'45"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°57'31"E	20.00'
L2	N33°30'19"E	23.79'
L3	N37°48'53"E	66.53'
L4	N56°24'30"W	16.29'
L5	N33°35'30"E	63.37'
L6	N19°22'14"E	71.19'
L7	N33°30'19"E	26.50'
L8	N54°56'29"W	12.13'
L9	N33°35'30"E	56.00'
L10	N56°24'30"W	50.00'
L11	N33°35'30"E	28.00'
L12	N56°24'30"W	59.67'
L13	N33°35'30"E	81.27'
L14	N56°24'30"W	59.67'
L15	N33°35'30"E	81.27'
L16	N06°31'18"E	35.94'
L17	N11°51'10"E	38.30'
L18	N03°46'16"E	80.44'
L19	N56°24'30"W	40.00'
L20	N56°29'37"W	22.34'
L21	N56°24'30"W	17.78'
L22	N00°54'48"W	60.00'
L23	N84°26'29"W	50.00'
L24	N33°35'30"E	14.70'
L25	N32°37'45"E	30.10'



City Engineer's Certificate dated March 21, 1997, certifies that the boundary lines of the plat and lots therein were mathematically checked and conform with the requirements as provided for in the Subdivision Ordinance, that all dimensions both lineal and angular, necessary for the location of lots and easements, are shown and that the existing improvements meet or exceed accepted engineering design practices and were built to City specifications.

City Council Resolution No. 97/U - 5223 passed and approved March 10, 1997 resolved by the City Council of the City of Sioux City, Iowa, that said final plat of Gordon Plaza Addition, a replat of all or a portion of Lots 11 through 19 of Block 1, Lots 11 through 18 of Block 2, and Blocks 3 and 4, all of Hedge's 2nd Table Addition: That portion of Blocks 1 and 2 of Healy's Table Addition lying North of the Northerly right-of-way line of Gordon Drive; all of Healy's Table Addition Second Filing, less the East 15 feet of Lot 10; all that portion of Lots 2 through 8 of the Auditor's Subdivision of the N ½ NW ¼ lying North of the Northerly right-of-way line of Gordon Drive, along with all the vacated streets, alleys and railroad right-of-way adjoining these previously described Lots and Blocks, all located in Sioux City, Woodbury County, Iowa, as hereto attached and forming a part of this Resolution be, and the same hereby is, accepted and approved, and the mayor and the City Clerk are hereby directed to furnish to the Dedicators a certified copy of this Resolution, as required by law.

Title Opinion from Rosemary Sheehan, dated April 25, 1997. The undersigned, an attorney at law, certifies that she has examined an abstract of title to the land being platted as: Gordon Plaza Addition, a replat of all or a portion of Lots 11 through 19 of Block 1, Lots 11 through 18 of Block 2, and Blocks 3 and 4, all of Hedge's 2nd Table Addition: That portion of Blocks 1 and 2 of Healy's Table Addition lying North of the Northerly right-of-way line of Gordon Drive; all of Healy's Table Addition Second Filing, less the East 15 feet of Lot 10; all that portion of Lots 2 through 8 of the Auditor's Subdivision of the N ½ NW ¼ lying North of the Northerly right-of-way line of Gordon Drive, along with all the vacated streets, alleys and railroad right-of-way adjoining these previously described Lots and Blocks, all located in Sioux City, Woodbury County, Iowa.

The names of the proprietors of the land being platted are Larry L. Book and James C. Johnson, Trustees of the Fred and Martha Family Trust dated December 31, 1987.

The mortgageholder is Fred Davenport Jr., d/b/a Urban Realty, Sioux City, N.A. The Mortgage was filed February 20, 1996 in Roll 343 Image 152 of the records of the Woodbury County Auditor and

Recorder Office. The said mortgage has been assigned to Firststar Bank Iowa, N.A., which assignment was filed February 20, 1996 in Roll 343 Image 161 of the records of the Woodbury County Auditor and Recorder office. The mortgage recorded in Roll 343 Image 152 was amended and the amendment was recorded in Roll 348 Image 1173. Said amendment to the real estate mortgage was assigned to Firststar Bank Iowa, N.A. which assignment was recorded in Roll 348 Image 1176 all in the Records of the Woodbury County Auditor and Recorder's Office.

There was also a mortgage from the proprietors to Fred Davenport, Jr., d/b/a Urban Realty which mortgage was filed on November 6, 1996 in Roll 361 Image 299 in the Recorder of the Woodbury County Auditor and Recorder Office. Said Mortgage has been assigned to Firststar Bank Iowa, N.A., which assignment was filed December 3, 1996 in Roll 361 Image 1806 in the Records of the Woodbury County Auditor and Recorder Office.

All certified real estate taxes due and payable have been paid. An assessment agreement was recorded in Roll 339 Image 1975 of the records of the Woodbury County Auditor and Recorder Office.

Said land is also benefitted by and servient to a certain maintenance and easement agreement filed July 16, 1990 in Roll 223 Image 214 of the records of the Woodbury County Auditor and Recorder's Office.

Said abstract was continued to the date and time of filing of the plat.

Dated this 25th day of April, 1997.

Statement by Mortgage Assignor states that the undersigned, Fred Davenport, Jr., and Martha Davenport, husband and wife, assignors of a certain real estate mortgage recorded in Roll 343 Image 152, state that the Plat of Gordon Plaza Addition, a replat of all or a portion of Lots 11 through 19 of Block 1, Lots 11 through 18 of Block 2, and Blocks 3 and 4, all of Hedge's 2nd Table Addition; That portion of Blocks 1 and 2 of Healy's Table Addition lying North of the Northerly right-of-way line of Gordon Drive; all of Healy's Table Addition Second Filing, less the East 15 feet of Lot 10; all that portion of Lots 2 through 8 of the Auditor's Subdivision of the N ½ NW ¼ lying North of the Northerly right-of-way line of Gordon Drive, along with all the vacated streets, alleys and railroad right-of-way adjoining these previously described Lots and Blocks, all located in Sioux City, Woodbury County, Iowa is prepared with their free consent and in accordance with their desire.

By signing this plat, the assignors consent to the subdivision, including a release of the mortgage or lien which is recorded for any area conveyed to the governing body or dedicated to the public.

Sworn to April 7, 1997.

By: s/Fred Davenport, Jr.

By: s/Martha Davenport

Statement by Mortgage Assignee dated April 22, 1997 states that the undersigned, officers of Firststar Bank Iowa, N.A., holder of an assignment of mortgage recorded in Roll 343 Image 161, state that the plat of Gordon Plaza Addition, a replat of all or a portion of Lots 11 through 19 of Block 1, Lots 11 through 18 of Block 2, and Blocks 3 and 4, all of Hedge's 2nd Table Addition: That portion of Blocks 1 and 2 of Healy's Table Addition lying North of the Northerly right-of-way line of Gordon Drive; all of Healy's Table Addition Second Filing, less the East 15 feet of Lot 10; all that portion of Lots 2 through 8 of the Auditor's Subdivision of the N ½ NW ¼ lying North of the Northerly right-of-way line of Gordon Drive, along with all the vacated streets, alleys and railroad right-of-way adjoining these previously described Lots and Blocks, all located in Sioux City, Woodbury County, Iowa, is prepared with the bank's free consent and in accordance with its desire.

By signing this plat, the assignor's consent to the subdivision, including a release of the mortgage of lien which is recorded for any are conveyed to the governing body or dedicated to the public.

Firststar Bank Iowa, N.A.

By: s/Scott L. Wilson
First Vice President

By: s/Kathleen A. VonAswege
Assistant Vice President

Sworn to April 22, 1997.

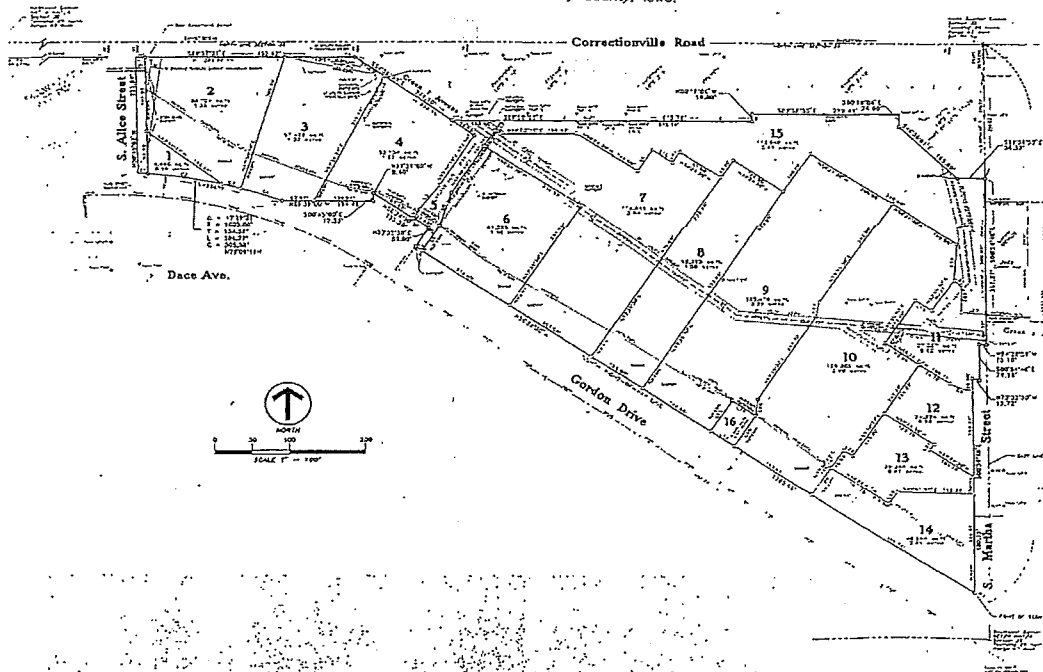
Treasurer's Certificate of Taxes and Special Assessments of Woodbury County, Iowa, dated April 22, 1997, certifies that the land described in the attached and surveyor's certificate is free from certified taxes and certified special assessments other than certified special assessments.

Certificate of Planning and Zoning Commission dated March 25, 1997, shows that on February 25, 1997 it recommended to the City Council of the City of Sioux City Iowa, the acceptance and approval of the plat of said subdivision.

Attached hereto is the Plat:

FINAL PLAT
OF
Gordon Plaza Addition

Gordon Plaza Addition, a replat of all or a portion of Lots 11 through 19 of Block 1, Lots 11 through 18 of Block 2, and Blocks 3 and 4, all of Hedga's 2nd Table Addition; that portion of Blocks 1 and 2 of Healy's Table Addition lying north of the northerly right-of-way line of Gordon Drive; all of Healy's Table Addition Second Filing, less the east 15 feet of Lot 10; all that portion of Lots 2 through 8 of the Auditor's Subdivision of the N1/2 NW1/4 lying north of the northerly right-of-way line of Gordon Drive, along with all the vacated streets, alleys, and railroad right-of-way adjoining these previously described lots and blocks, all located in Sioux City, Woodbury County, Iowa.



FMV. 583