

INST # 8380 ✓  
 RECORDING FEE 85.00  
 AUDITOR FEE \_\_\_\_\_  
 RMA FEE 1.00

FILED FOR RECORD  
 POTTAWATTAMIE CO., IA.

OCT 30 2001



01 OCT 30 AM 10:10

JOHN CHRISTIANO  
 RECORDER

# REVISED CORONADO KEYS PHASE 3

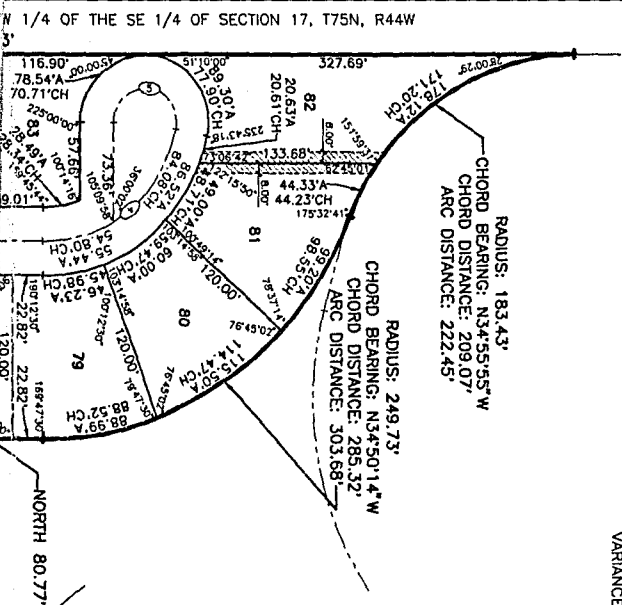
LOTS 64 THRU 101, INCLUSIVE

BEING A REPLATTING OF LOTS 93, 111 THRU 135, INCLUSIVE, TOGETHER WITH PART OF LOTS 12, 13, 14, 15, 16, 38, 39, 40, 41, 64, 65, 66, 67, 90, 91, 92, 94, 95, 96, 97, 98, 99, AND 110, ALL IN ADAMS PARK, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA, TOGETHER WITH PART OF VACATED 5th STREET, PART OF VACATED 6th STREET, PART OF VACATED 7th STREET, PART OF VACATED 8th STREET AND PART OF VACATED SILVER LAND LYING WITHIN SAID ADAMS PARK, TOGETHER WITH PART OF LOT C, AUDITORS SUBDIVISION OF LOT 5, OF AUDITORS SUBDIVISION OF SECTION 17, T75N, R44W OF THE 5th P.M., POTTAWATTAMIE COUNTY, IOWA.

 STORM SEWER EASEMENT  
 (SEE RECORDED DOCUMENT)  
 INGRESS EGRESS EASEMENT  
 (SEE RECORDED DOCUMENT)

- NOTES:
1. ANGLES SHOWN TO CURVED LOT LINES ARE TO THE CHORD LINE.
  2. ALL CORNERS NOT SHOWN AS CORNERS FOUND ARE CORNERS THAT WERE SET WITH 5/8" REBAR WITH RLS CAP NO. 6283.
  3. REQUIRED SETBACKS PER THE CITY OF CARTER LAKE GRANTED VARIANCES AND ZONING ARE AS FOLLOWS:

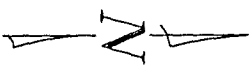
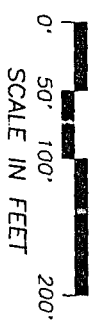
FRONT YARD: 20 FEET  
 STREET SIDE YARD: 10 FEET  
 SIDE YARD: 5 FEET  
 REAR YARD: 25 FEET



LEGEND

- CORNERS FOUND 5/8" REBAR WITH RLS CAP NO. 6283
- CH CHORD DISTANCE
- A ARC DISTANCE

CURVE	DELTA	TANGENT	CURVE LENGTH	RADIUS
1	33°29'49"	35.67'	69.29'	118.51'
2	33°31'39"	31.38'	60.96'	104.17'
3	89°40'22"	127.31'	200.39'	128.04'
4	77°40'00"	84.31'	141.97'	104.73'
5	192°20'00"	231.38'	83.92'	25.00'

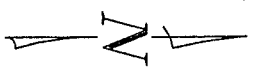


6th STREET, PART OF...  
 LYING WITHIN SAID SECTION...  
 SUBDIVISION OF SECTION...  
 PARTICULARLY DESCRIBED...  
 SUBDIVISION IN SAID...  
 CORONADO KEYS ON...  
 FEET; THENCE N77°03'32"...  
 TO THE RIGHT CHORD...  
 THENCE N89°40'22"W...  
 CHORD BEARING N44°5...  
 80.77 FEET; THENCE...  
 N34°50'14"W, CHORD...  
 183.43 FOOT RADUS...  
 DISTANCE OF 222.45...  
 NON-TANGENT WESTERLY...  
 FEET ON THE SOUTHERLY...  
 114.50 FEET ON THE...  
 RADIUS CURVE TO THE...  
 50.15 FEET; THENCE N...  
 N73°32'52"E, CHORD...  
 LOT C; THENCE S89°42'4...  
 FEET ON THE EASTERLY...

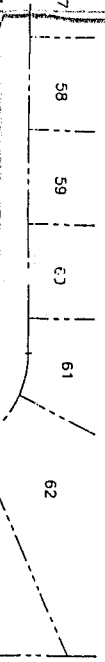


# PHASE 3

3, 13, 14, 15, 16, 38, 39, 40, 41, 64, 65, 66,  
 COUNTY IOWA, TOGETHER WITH  
 OF VACATED 8th STREET AND  
 T & C, AUDITORS SUBDIVISION OF  
 TALLAHASSEE COUNTY, IOWA.



CURVE	DELTA	TANGENT	CURVE DATA	LENGTH	RADIUS
1	33°29'49"	35.67'	69.29'	118.51'	
2	33°31'39"	31.38'	60.96'	104.17'	
3	89°40'22"	127.31'	200.39'	128.04'	
4	77°40'00"	84.31'	141.97'	104.73'	
5	192°20'00"	231.38'	83.92'	25.00'	



**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL ACCESSIBLE CORNERS OF SAID BOUNDARY, AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS, AND AT THE ENDS OF ALL CURVES WITHIN SAID SUBDIVISION TO BE KNOWN AS CORONADO KEYS PHASE 3, LOTS 64 THRU 101, INCLUSIVE, BEING A REPLATTING OF LOTS 93, 111 THRU 135, INCLUSIVE, TOGETHER WITH PART OF LOTS 12, 13, 14, 15, 16, 38, 39, 40, 41, 64, 65, 66, 67, 90, 91, 92, 94, 95, 96, 97, 98, 99, 107, 108, 109, AND 110, ALL IN ADAMS PARK, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA, TOGETHER WITH PART OF VACATED 5th STREET, PART OF VACATED 6th STREET, PART OF VACATED 7th STREET, WITH PART OF LOT C, AUDITOR'S SUBDIVISION OF LOT 5, OF AUDITOR'S LING WITHIN SAID ADAMS PARK, TOGETHER WITH PART OF LOT C, AUDITOR'S SUBDIVISION OF LOT 5, OF AUDITOR'S SUBDIVISION OF SECTION 17, T75N, R44W, OF THE 5th P.M., SAID POTTAWATTAMIE COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 63, CORONADO KEYS, A SUBDIVISION IN SAID POTTAWATTAMIE COUNTY; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID CORONADO KEYS ON THE FOLLOWING DESCRIBED 8 COURSES: THENCE N45°10'46"W (ASSUMED BEARING) 162.00 FEET; THENCE N72°03'45"W 40.00 FEET; THENCE SOUTHWESTERLY ON A NON-TANGENT 64.11 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S54°07'56"W, CHORD DISTANCE 75.72 FEET, AN ARC DISTANCE OF 81.00 FEET; THENCE N69°40'22"W 716.94 FEET; THENCE NORTHWESTERLY ON A 77.62 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N44°50'11"W, CHORD DISTANCE 109.46 FEET, AN ARC DISTANCE OF 121.49 FEET; THENCE NORTHWESTERLY ON A 249.73 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N34°50'14"W, CHORD DISTANCE 285.32 FEET, AN ARC DISTANCE OF 303.68 FEET; THENCE NORTHWESTERLY ON A 183.43 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N34°55'55"W, CHORD DISTANCE 209.07 FEET, AN ARC DISTANCE OF 222.45 FEET TO THE WESTERLY LINE OF SAID ADAMS PARK; THENCE SOUTH 84°11'93 FEET ON THE NON-TANGENT WESTERLY LINE OF SAID ADAMS PARK TO THE SW CORNER THEREOF; THENCE S89°40'22"E 1140.90 FEET ON THE SOUTHERLY LINE OF SAID ADAMS PARK TO THE SE CORNER OF SAID LOT 135; THENCE N00°01'53"E 114.50 FEET ON THE EASTERLY LINE OF SAID LOT 135; THENCE NORTHEASTERLY ON A NON-TANGENT 129.17 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N67°55'22"E, CHORD DISTANCE 49.84 FEET, AN ARC DISTANCE OF 50.15 FEET; THENCE NORTHEASTERLY ON A 93.51 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N73°32'52"E, CHORD DISTANCE 53.90 FEET, AN ARC DISTANCE OF 54.67 FEET TO THE NORTHERLY LINE OF SAID LOT C; THENCE S89°42'12"E 52.22 FEET ON THE NORTHERLY LINE OF SAID LOT C; THENCE N00°03'31"E 50.00 FEET ON THE EASTERLY LINE OF SAID ADAMS PARK TO THE POINT OF BEGINNING.

OCTOBER 8, 2001  
 DATE:



WILLIAM P. DAGNER,  
 IOWA R.L.S. 6283  
 MY REGISTRATION RENEWAL DATE  
 IS DECEMBER 31, 2001

**DEDICATION**

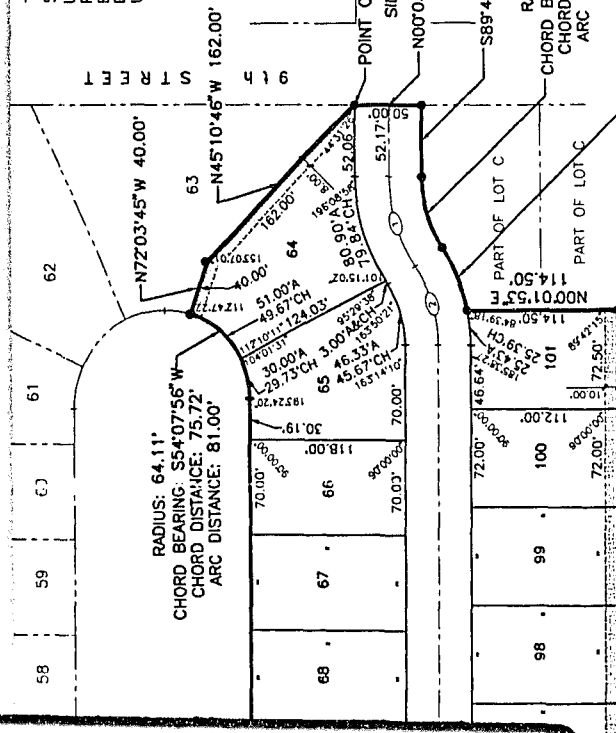
KNOW ALL MEN BY THESE PRESENTS: THAT WE, CORONADO KEYS, L.L.C., A NEBRASKA CORPORATION, BEING THE OWNERS AND CITY BANK AND TRUST OF CRETE NEBRASKA, BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A STREET AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS CORONADO KEYS PHASE 3, AND WE DO HEREBY RAIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREET AS SHOWN ON THIS PLAT, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, ONEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID FRANCHISE LOTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS,

## CORONADO KEYS PHASE 3

### FINAL PLAT

SCALE:	1" = 100'
DATE:	OCT. 8, 2001
DRAWN BY:	JKZ
CHECKED BY:	DHN
REVISION	

THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT OR ENERGY BY MEANS OF CABLE TELEVISION SYSTEMS, INCLUDING SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.



CORONADO KEYS, L.L.C.,  
A NEBRASKA CORPORATION  
*M. Jay Andersen*  
M. JAY ANDERSEN, MANAGING PARTNER

CORONADO KEYS, L.L.C.,  
A NEBRASKA CORPORATION  
*Duane Menke*  
DUANE MENKE, MANAGING PARTNER

CITY BANK AND TRUST  
OF CRETE NEBRASKA  
*Blaine Spawny*  
BLAINE SPAWNY  
TITLE: Vice President

APPROVAL BY THE CITY OF CARTER LAKE  
STATE OF IOWA )  
COUNTY OF POTTAWATTAMIE)SS  
ON THIS 26 DAY OF October, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED WANDA ROSENBAUGH AND MARGARET DELAVAN TO ME PERSONALLY KNOWN, AND WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE MAYOR AND CITY CLERK RESPECTIVELY, OF THE CITY OF CARTER LAKE, IOWA, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF THE CORPORATION, AND THAT THE INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF THE CORPORATION BY THE AUTHORITY OF ITS CITY COUNCIL, AS CONTAINED IN RESOLUTION ADOPTED BY THE CITY COUNCIL ON THE 24 DAY OF October, 2001, AND THAT WANDA ROSENBAUGH AND MARGARET DELAVAN ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF THE CORPORATION, BY IT VOLUNTARILY EXECUTED.

*Wanda Rosenbaugh*  
WANDA ROSENBAUGH, MAYOR  
*Margaret Delavan*  
MARGARET DELAVAN, CITY CLERK

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF October, 2001.  
*Lisa M. Ruelle*  
NOTARY PUBLIC, MY COMMISSION EXPIRES ON Aug. 1, 2003

1/4 OF SECTION 17, T75N, R44W  
RADIUS: 129.17'  
CHORD BEARING: N67°55'27"E  
CHORD DISTANCE: 49.84'  
ARC DISTANCE: 50.15'

ACKNOWLEDGMENT OF NOTARY  
STATE OF Iowa  
COUNTY OF Pottawattamie  
I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF Oct, 2001 BY Wanda Rosenbaugh & Margaret Delavan MANAGING PARTNER OF CORONADO KEYS, L.L.C., A NEBRASKA CORPORATION ON BEHALF OF THE CORPORATION.

ACKNOWLEDGMENT OF NOTARY  
STATE OF Iowa  
COUNTY OF Pottawattamie  
I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF Oct, 2001 BY Wanda Rosenbaugh & Margaret Delavan MANAGING PARTNER OF CORONADO KEYS, L.L.C., A NEBRASKA CORPORATION ON BEHALF OF THE CORPORATION.

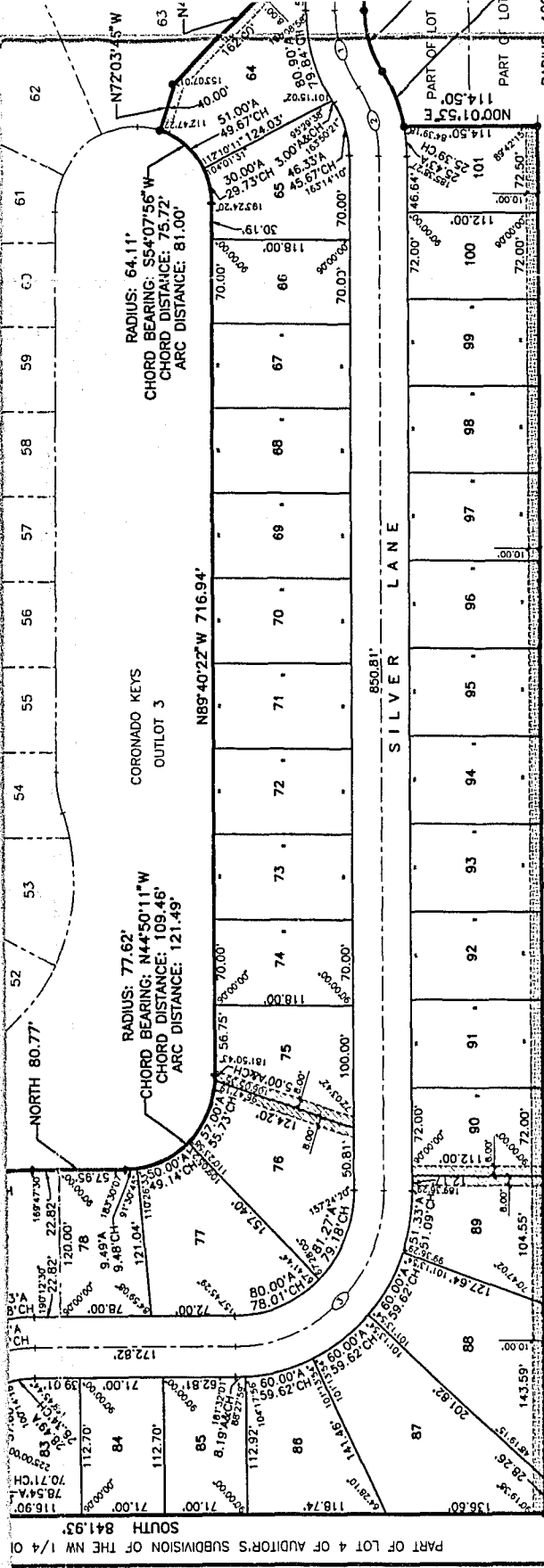
ACKNOWLEDGMENT OF NOTARY  
STATE OF Iowa  
COUNTY OF Pottawattamie  
I, the FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF October, 2001 BY Wanda Rosenbaugh & Margaret Delavan MANAGING PARTNER OF CORONADO KEYS, L.L.C., A NEBRASKA CORPORATION ON BEHALF OF THE CORPORATION.

THOMPSON, DRESSSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors  
10836 OLD MILL ROAD  
OMAHA, NE 68154  
(402) 330 - 8860



1093-101  
LISA M. RUEHLE  
Commission Number 191429  
My Commission Expires  
Aug. 1, 2003  
1093101E.DWG

BK 102PG31114



**COUNTY TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS FINAL PLAT OF CORONADO KEYS PHASE 3, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 24 DAY OF October 2001.

\_\_\_\_\_  
 POTTAWATTAMIE COUNTY TREASURER

**APPROVAL OF CARTER LAKE PLANNING COMMISSION**  
 THIS PLAT OF CORONADO KEYS PHASE 3 WAS APPROVED BY THE CARTER LAKE PLANNING COMMISSION ON THIS 24 DAY OF October 2001.

\_\_\_\_\_  
 CHAIRMAN

**COUNTY ENGINEER REVIEW**  
 THIS PLAT OF CORONADO KEYS PHASE 3 WAS REVIEWED BY THE POTTAWATTAMIE COUNTY ENGINEER THIS 24 DAY OF October 2001.

\_\_\_\_\_  
 POTTAWATTAMIE COUNTY ENGINEER

**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF Iowa )  
 COUNTY OF Polk )  
 I, M. JAY GUNDERSEN, MANAGING PARTNER OF CORONADO KEYS, L.L.C., A NEBRASKA CORPORATION ON BEHALF SAID CORPORATION.

\_\_\_\_\_  
 NOTARY PUBLIC

**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF Iowa )  
 COUNTY OF Polk )  
 I, DUANE MENKE, MANAGING PARTNER OF CORONADO KEYS, L.L.C., A NEBRASKA CORPORATION ON BEHALF SAID CORPORATION.

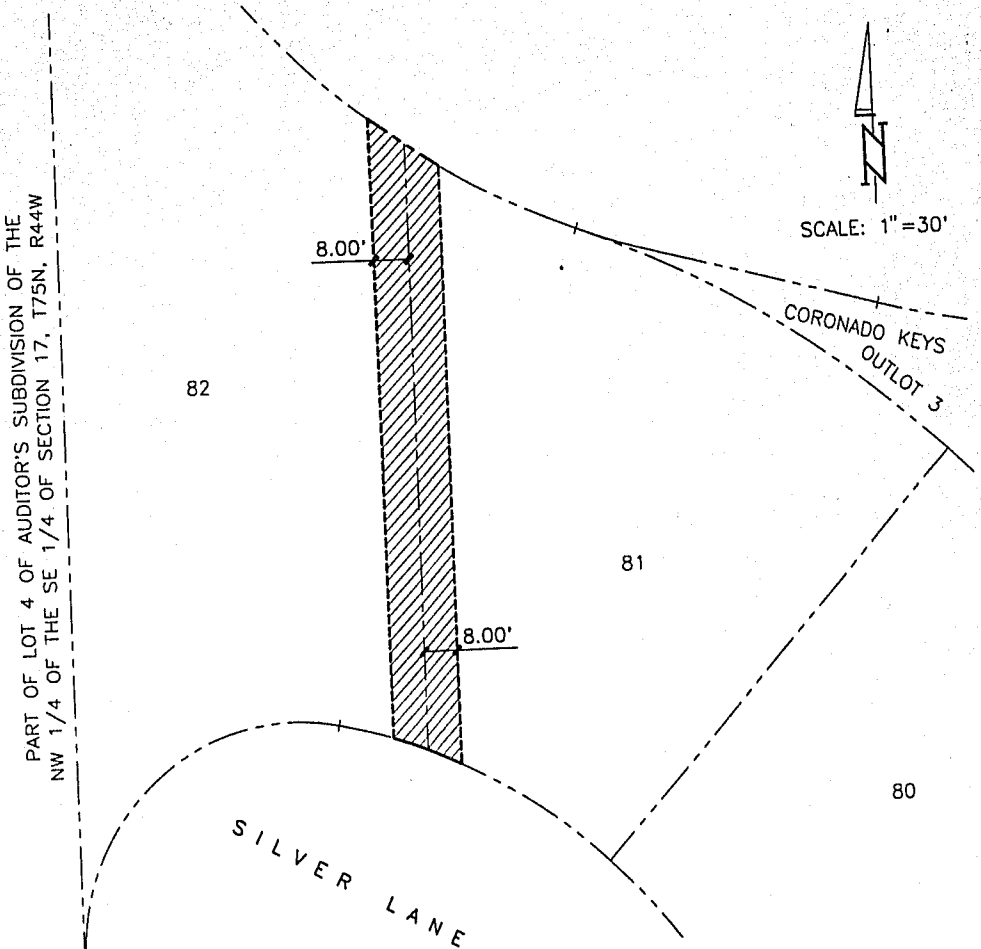
\_\_\_\_\_  
 NOTARY PUBLIC

**ACKNOWLEDGMENT OF NOTARY**  
 STATE OF Nebraska )  
 COUNTY OF Polk )  
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF October 2001.

\_\_\_\_\_  
 A GENERAL NOTARY STATE OF NEBRASKA  
 PATRICIA A. BAUER  
 My Comm. Exp. Feb. 22, 2003

CORONADO KEYS PHASE 3  
 BK 102 PG 31115

**COMPARED**



**LEGAL DESCRIPTION**

THE WESTERLY 8.00 FEET IN WIDTH OF LOT 81, TOGETHER WITH THE EASTERLY 8.00 FEET IN WIDTH OF LOT 82, ALL IN CORONADO KEYS PHASE 3, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA.

DUANE MENKE

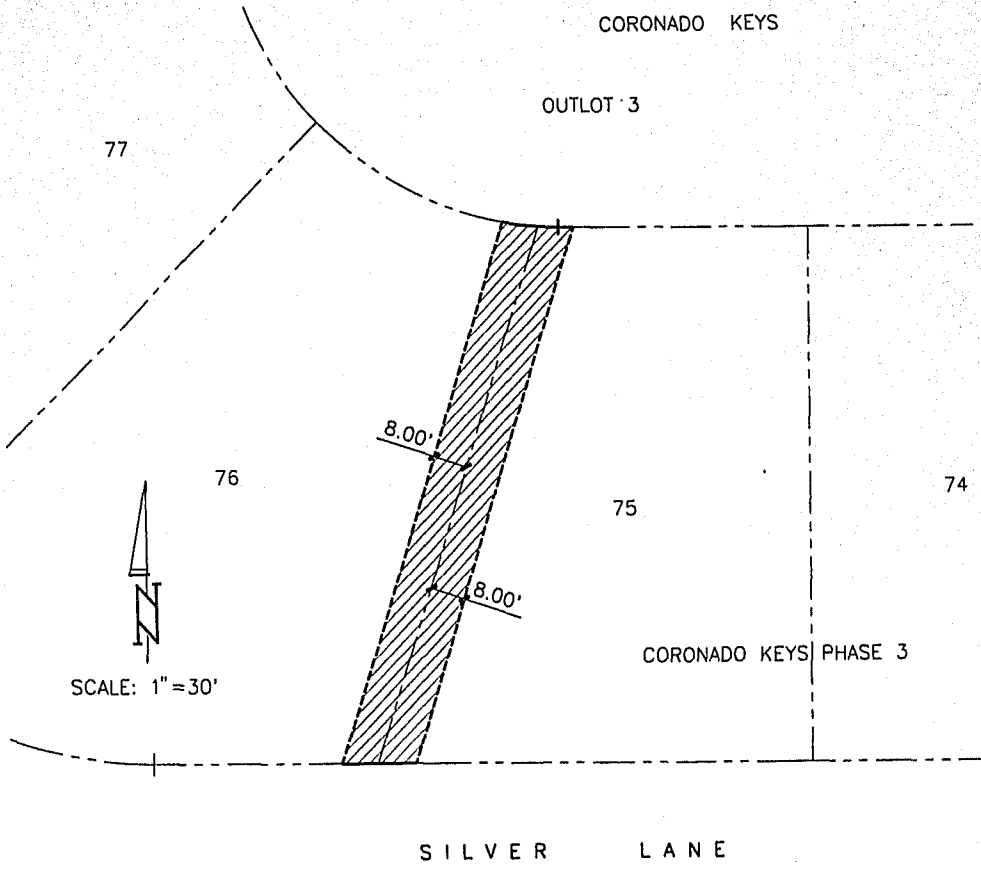
TD2 FILE NO.: 1093-101-EASE-C

DATE: OCT. 22, 2001

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

BK102PG31116

# COMPARED



## LEGAL DESCRIPTION

THE WESTERLY 8.00 FEET IN WIDTH OF LOT 75, TOGETHER WITH THE EASTERLY 8.00 FEET IN WIDTH OF LOT 76, ALL IN CORONADO KEYS PHASE 3, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA.

DUANE MENKE

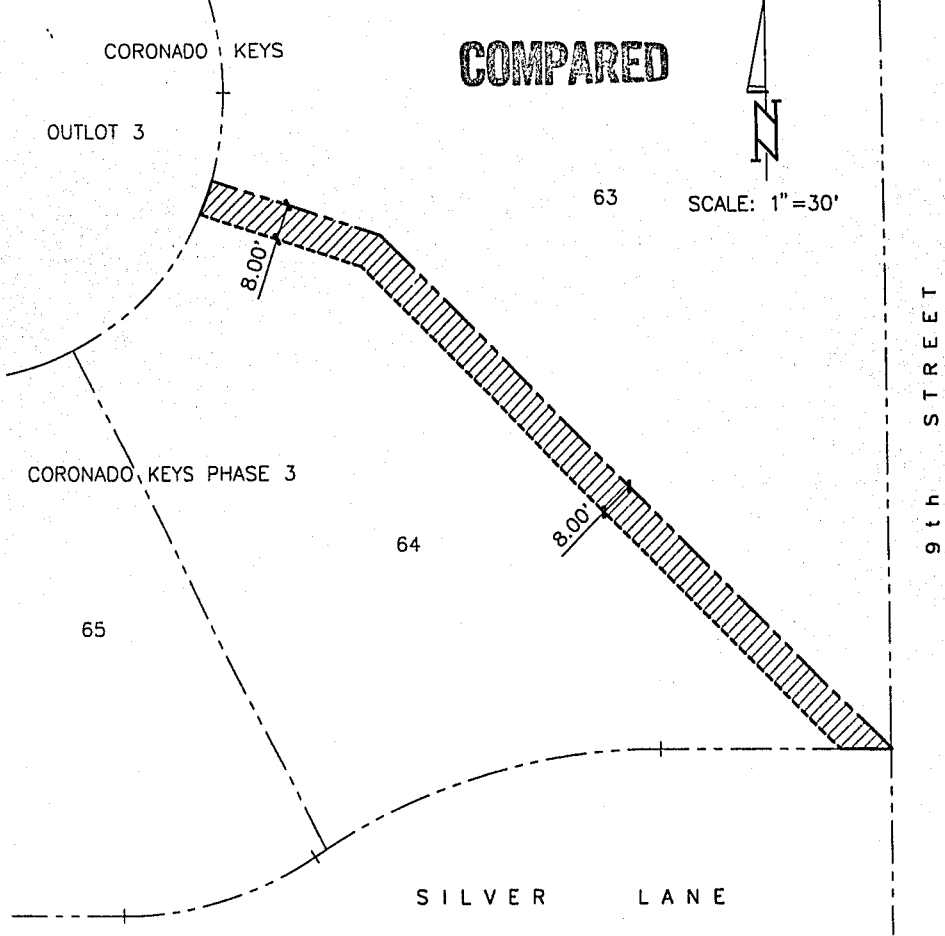
TD2 FILE NO.: 1093-101-EASE-B

DATE: OCT. 22, 2001

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

BK102PG31117

# COMPARED



## LEGAL DESCRIPTION

THE NORTHEASTERLY 8.00 FEET IN WIDTH OF LOT 64, CORONADO KEYS PHASE 3, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA.

DUANE MENKE

TD2 FILE NO.: 1093-101-EASE-A

DATE: OCT. 22, 2001

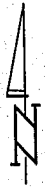
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

BK102P631118

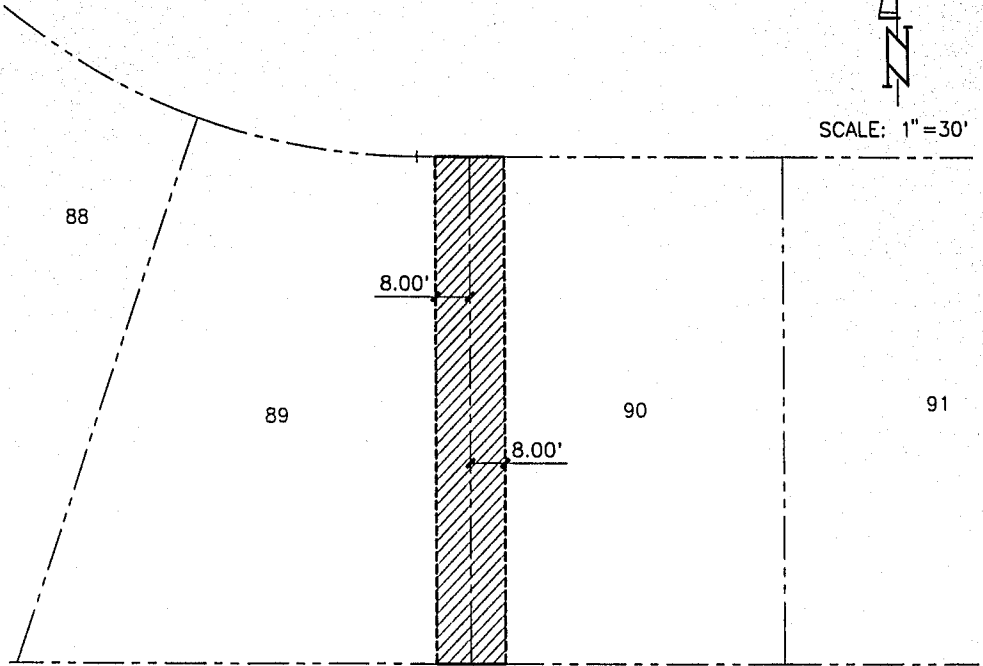


**COMPARED**

SILVER LANE



SCALE: 1" = 30'



PART OF LOT D OF AUDITORS SUBDIVISION OF LOT 5 IN THE  
NW 1/4 OF THE SE 1/4 OF SECTION 17, T75N, R44W

**LEGAL DESCRIPTION**

THE WESTERLY 8.00 FEET IN WIDTH OF LOT 90, TOGETHER WITH THE EASTERLY 8.00 FEET IN WIDTH OF LOT 89, ALL IN CORONADO KEYS PHASE 3, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA.

DUANE MENKE

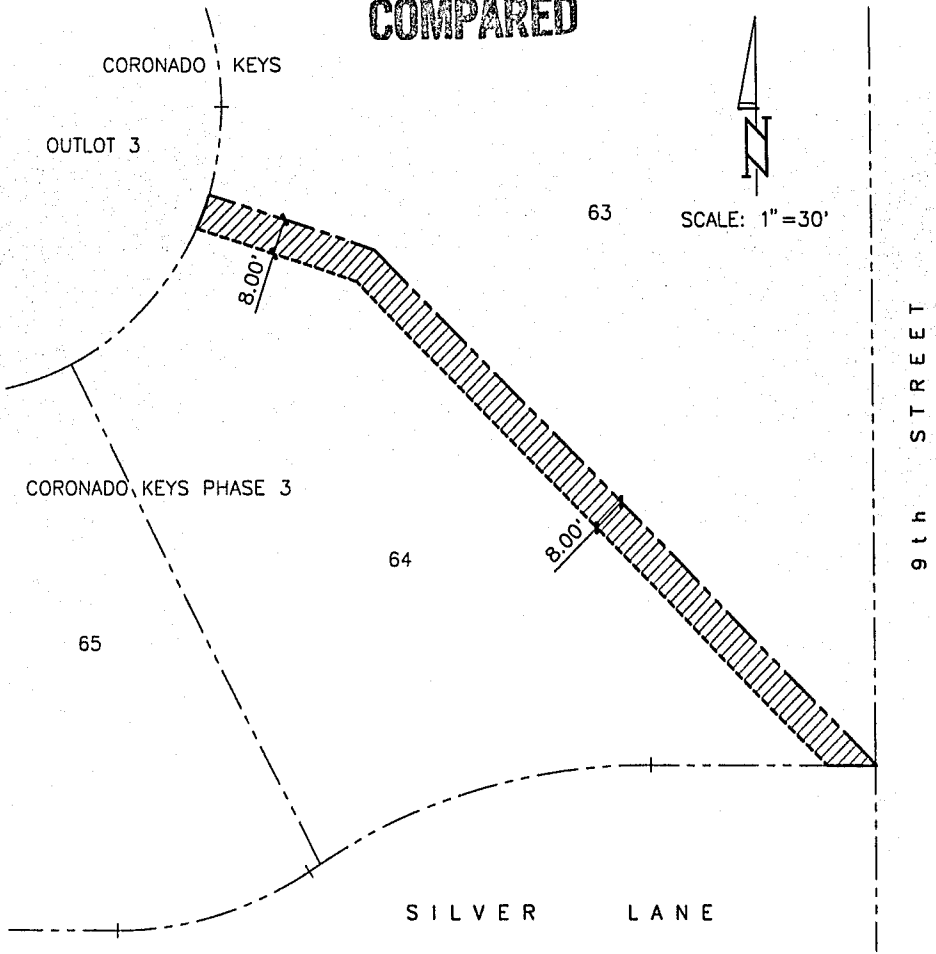
TD2 FILE NO.: 1093-101-EASE-D

DATE: OCT. 22, 2001

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

BK102PG31119

# COMPARED



## LEGAL DESCRIPTION

THE NORTHEASTERLY 8.00 FEET IN WIDTH OF LOT 64, CORONADO KEYS PHASE 3, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA.

DUANE MENKE

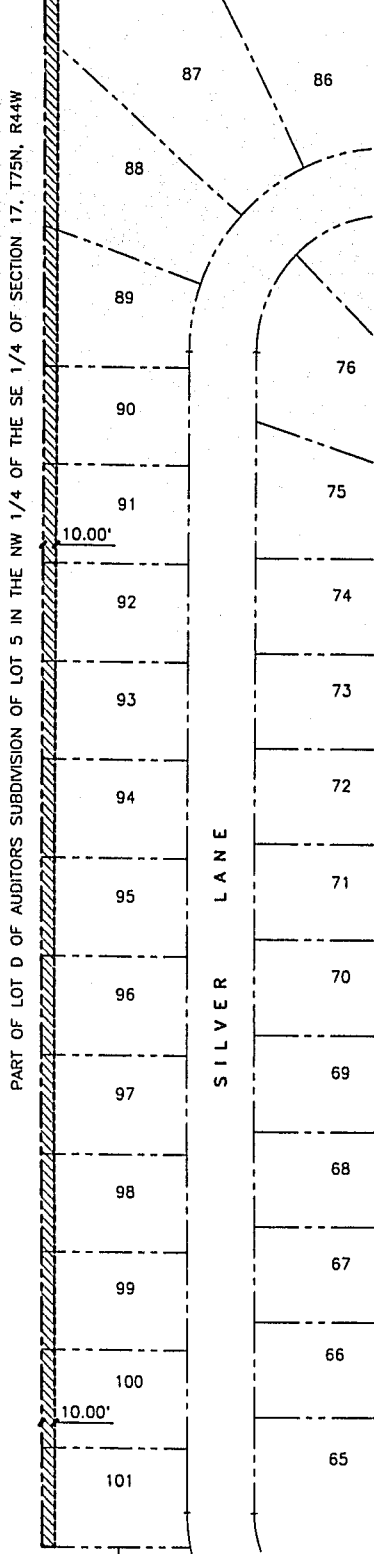
TD2 FILE NO.: 1093-101-EASE-A

DATE: OCT. 22, 2001

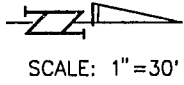
THOMPSON, DRESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

BK102PG31120

**COMPARED**



LEGAL DESCRIPTION



THE SOUTHERLY 10.00 FEET IN WIDTH OF LOTS 87 THRU 101, INCLUSIVE, ALL IN CORONADO KEYS PHASE 3, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA.

**COMPARED**

**Curtis J. Heithoff**  
ATTORNEY AT LAW  
508 SOUTH 8TH STREET  
Council Bluffs, Iowa 51501

(712) 325-0888  
FAX (712) 325-0894

October 1, 2001

City of Carter Lake, Iowa  
City Hall  
100 Locust Street  
Carter Lake, IA 51510

RE: Platting Opinion for Coronado Keys, Phase III

Ladies and Gentlemen:

I have examined the Abstract of Title to:

Lots 93, 111 thru 135, inclusive, together with part of Lots 12, 13, 14, 15, 16, 38, 39, 40, 41, 64, 65, 66, 67, 90, 91, 94, 95, 96, 97, 98, 99, 107, 108, 109, and 110, all in Adams Park, a Subdivision in Pottawattamie County, Iowa, together with part of vacated 5<sup>th</sup> Street, part of vacated 6<sup>th</sup> Street, part of vacated 7<sup>th</sup> Street, part of vacated 8<sup>th</sup> Street and part of vacated Silver Lane lying within said Adams Park, together with part of Lot C, Auditor's Subdivision of Lot 5, of Auditor's Subdivision of Section 17, T75N, R44W, of the 5<sup>th</sup> P.M., said Pottawattamie County, all more particularly described as follows: Beginning at the SE corner of Lot 63, Coronado Keys, a Subdivision in said Pottawattamie County; thence Northwesterly on the Southerly line of said Coronado Keys on the following described courses; thence N45°10'46"W (assumed bearing) 162.00 feet; thence N72°09'45"W 40.00 feet; thence Southwesterly on a non-tangent 64.11 foot radius curve to the right, chord bearing S54°07'56"W, chord distance 75.72 feet, an arc distance of 81.00 feet; thence N89°40'22"W 716.94 feet; thence Northwesterly on a 77.62 foot radius curve to the right, chord bearing N44°50'11"W, chord distance 109.46 feet, an arc distance of 121.49 feet; thence North 80.77 feet; thence Northwesterly on a 248.73 foot radius curve to the left, chord bearing N34°50'14"W, chord distance 285.22 feet, an arc distance of 303.68 feet; thence Northwesterly on a 183.43 foot radius curve to the right, chord bearing N34°55'55"W, chord distance 209.07 feet, an arc distance of 222.45 feet to the Westerly line of said Adams Park; thence South 841.93 feet on the non-tangent Westerly line of said Adams Park to the SW corner thereof; thence S89°40'22"E 1140.90 feet on the Southerly line of said Adams Park

BK102PG31122

# COMPARED

City of Carter Lake, Iowa  
October 1, 2001  
Page -2-

to the SE Corner of said Lot 135; thence N00°01'53"E 114.50 feet on the Easterly line of said Lot 135; thence Northeasterly on a non-tangent 129.17 foot radius curve to the left, chord bearing N67°55'22"E, chord distance 49.34 feet, an arc distance of 50.15 feet; thence Northwesterly on a 93.51 foot radius curve to the right, chord bearing N73°32'52"E, chord distance 53.90 feet, an arc distance of 54.67 feet to the Northerly line of said Lot C; thence S89°42'12"E 52.27 feet on the Northerly line of said Lot C; thence N00°03'31"E 50.00 feet on the Easterly line of said Adams Park to the point of beginning.

This Abstract does not cover matters included in Chapter 614.29 through 614.38 of the Code of Iowa as amended, the Marketable Title Act and Chapter 11 of the Iowa Land Title Examination Standards and the Abstracting Standards of the Iowa Land Title Association, which are excluded thereunder, except: Plats and survey; easements; party wall and other boundary line agreements; unexpired recorded leases; and patents and is certified to September 10, 2001 at 8:00 A.M. by Missouri River Title Co., Inc. and is in one part containing entries. From my examination, I find marketable title to be in...

CORONADO KEYS, L.L.C., subject to the following:

1. Entry #21 sets forth a Mortgage in the amount of \$1,500,000.00 from Coronado Keys, L.L.C. to City Bank & Trust Co., which Mortgage is dated July 29, 1999 and was recorded on August 9, 1999 in Book 100, Page 7122. Said Mortgage encumbers all of the property under examination, as well as additional property.
2. Entry #45 shows that the 2000 Real Estate Taxes are paid and that all prior years are paid.

## CAUTION

This abstract of title only covers matters which are of record in Pottawattamie County, Iowa. As such, this examiner can make no determination concerning matters or problems which would be disclosed by a survey; the rights of parties who may be in possession of the real estate, other than the titleholders of record; and the right to file Mechanic's Liens against the premises for labor or materials furnished in connection with improvements made on the real estate within 90 days of furnishing the last item of improvement.

BK102PG31123

**COMPARED**

City of Carter Lake  
October 1, 2001  
Page -3-

Very truly yours,



Curtis J. Herthoff  
Member No. 2590

CJH:mee

BK 102 PG 31124

COMPARED



THOMPSON, DREESSEN & DORNER, INC.  
Consulting Engineers & Land Surveyors

October 8, 2001

John Scriortino  
Pottawattamie County Recorder  
227 South 6<sup>th</sup> Street  
Council Bluffs, Iowa 51501  
Telephone: (712) 328-5612


Mr. Scriortino:

The lot areas in Coronado Keys are as follows:

<u>LOT #</u>	<u>SQUARE FEET</u>
64	13068
65	10810
66-74	8260
75	9546
76	13013
77	13838
78	8730
79	10851
80	10530
81	11480
82	14417
83	8030
84	8002
85	8002
86	10723
87	17304
88	14437
89	9678
90-100	8064
101	8109

ROBERT E. DREESSEN, P.E.  
 WILLIAM P. DORNER, L.S.  
 NELSON J. HYMANS, P.E.  
 JAMES D. WARNER, L.S.  
 CHARLES E. RIGGS, P.E.  
 KA "KJP" P. SQUIRE III, P.E.  
 JOHN M. KOTTMANN, P.E.  
 ARTHUR D. BECCARD, P.E.  
 JOSEPH G. KOSINOVSKY, P.E.  
 DOUGLAS S. DREESSEN, P.E.  
 BRADLEY K. BLAKEMAN, P.E.  
 DEAN A. JAEGER, P.E.  
 RICHARD M. BROYLES, L.S.  
 DAVID H. NEEF, L.S.  
 RONALD M. KOENIG, L.S.  
 CHRIS E. DORNER, L.S.  
 LORAS A. KLOSTERMANN, P.E.  
 TIMOTHY T. PAPSTEIN, P.E.  
 MICHAEL J. SMITH, L.S.  
 TROY J. NISSEN, P.E.  
 DOUGLAS E. KELLNER, P.E.

Please feel free to call if you have any questions.

  
 William P. Dorner  
 Iowa R.L.S. 6283

WPD/jlf

**COMPARED**

**CERTIFICATE OF CITY CLERK  
SPECIAL CITY COUNCIL MEETING  
OCTOBER 24<sup>TH</sup>, 2001, AT 5:00 P.M.**

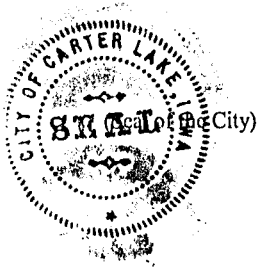
**BE IT RESOLVED THAT:**

**"THE CITY COUNCIL OF THE CITY OF CARTER LAKE, IOWA HEREBY AUTHORIZES THE MAYOR OF THE CITY OF CARTER LAKE, IOWA TO EXECUTE, ON BEHALF OF THE CITY, A RESOLUTION APPROVING THE FINAL PLAT OF CORONADO KEYS PHRASE 3, LOTS 64 THRU 101, INCLUSIVE, BEING A REPLATTING OF LOTS 93, 111 THRU 135 INCLUSIVE, TOGETHER WITH PART OF LOTS 12, 13, 14, 15, 16, 38, 39, 40, 41, 64, 65, 66, 67, 90, 91, 92, 94, 95, 96, 97, 98, 99, AND 110, ALL IN ADAMS PARK, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA, TOGETHER WITH PART OF VACATED 5<sup>TH</sup> STREET, PART OF VACATED 6<sup>TH</sup> STREET, PART OF VACATED 7<sup>TH</sup> STREET, PART OF VACATED 8<sup>TH</sup> STREET AND PART OF VACATED SILVER LANE LYING WITHIN SAID ADAMS PARK, TOGETHER WITH PART OF LOT C, AUDITOR'S SUBDIVISION OF LOT 5, OF AUDITOR'S SUBDIVISION OF SECTION 17, T75N, R44W OF THE 5<sup>TH</sup> P.M., POTTAWATTAMIE COUNTY, IOWA.**

The above and foregoing is a true and correct copy of a resolution passed by a majority of the City Council at a Special City Council meeting on the 24<sup>th</sup> day of October 2001, at 5:00 P.M.

*Margaret L. Delavan*

Margaret L. Delavan, City Clerk



BK102PG31126



**COMPARED**

**SPECIAL CITY COUNCIL MEETING**

**OCTOBER 24<sup>TH</sup>, 2001  
5:00 P.M.**

**Resolution**

**BE IT RESOLVED THAT:**

Motion by Council member Bentzinger and seconded by Council member Kramer to authorize the Mayor of the City of Carter Lake, Iowa, to execute, on behalf of the City, a Resolution approving the final plat of Coronado Keys Phase 3 Lots 64 thru 101, inclusive being a replatting of Lots 93, 111 thru 135, inclusive, together with part of Lots 12, 13, 14, 15, 16, 38, 39, 40, 41, 64, 65, 66, 67, 90, 91, 92, 94, 95, 96, 97, 98, 99, and 110, all in Adams Park, a Subdivision in Pottawattamie County, Iowa, together with Part of vacated 5<sup>th</sup> Street, Part of vacated 6<sup>th</sup> Street, Part of vacated 7<sup>th</sup> Street, Part of vacated 8<sup>th</sup> Street and part of vacated Silver Lane lying within said Adams Park, together with Part of Lot C, Auditor's Subdivision of Lot 5, of Auditor's Subdivision of Section 17, T75N, R44W of the 5<sup>th</sup> P.M., Pottawattamie County, Iowa.

**Ayes: Kramer, Bentzinger, Dahlheimer, and Hausner  
Abstain: Schroeder**

**Dated: October 24<sup>th</sup>, 2001**

*Margaret L. Delavan*  
Margaret L. Delavan, City Clerk

*Wanda Rosenbaugh*  
Wanda Rosenbaugh, Mayor

