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COMPARED

STATE OF IOWA, Pottawattamie County
Filed for record the 23 day of May
1979 at 10:50 o'clock a.m. and recorded
in book 79 page 22588

CERTIFICATE AND DEDICATION
OF PLAT OF
COUNTRY KNOLL SUBDIVISION
DIVISION II
IN POTTAWATTAMIE COUNTY, IOWA

Wibwa Larson
By W Recorder

NOW, on this 23 day of May, 1979, J. F. Duggan
Construction, Inc., duly organized and incorporated under the Laws
of the State of Iowa, by Jerry F. Duggan, President of said
Corporation, in accordance with the Articles of Incorporation of
said Corporation, does hereby certify that the foregoing and
accompanying plat is an addition to the following described real
estate, situated in Pottawattamie County, Iowa, and which real
estate is more particularly described as follows:

A tract of land located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and
part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ all in Section 3, Township 74 North,
Range 43 West of the 5th Principal Meridian, Pottawattamie
County, Iowa, more fully described as follows:

Commencing at the Southwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence
N89°48'28"E along the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ a
distance of 265.14 feet to a point on the centerline of
a county road formerly known as Highway 100; thence
N83°30'41"E along said centerline a distance of 339.74
feet to the Southeast corner of Lot 77 of Country Knoll
Subdivision, Division I, and point of beginning; thence
N18°39'09"W along the Easterly line of said Division I
a distance of 449.83 feet; thence N89°39'09"W along
said Easterly line a distance of 18.52 feet; thence
N18°39'09"W along said Easterly line a distance of
142.78 feet; thence N00°20'51"E along said Easterly line
a distance of 532.83 feet; thence S89°39'09"E along
said Easterly line a distance of 150.00 feet; thence
N00°20'51"E along said Easterly line a distance of 12.88
feet to the beginning of a curve concave Southwesterly
and having a radius of 117.00 feet and a central angle
of 42°37'38"; thence Northwesterly along said curve and
along said Easterly line an arc length of 87.05 feet with a
chord bearing and distance of N20°57'58"W 85.05 feet to
the end of said curve; thence N42°16'47"W along said
Easterly line a distance of 102.56 feet; thence
N29°31'22"W along said Easterly line a distance of 67.67
feet; thence N47°43'13"E a distance of 51.06 feet;
thence S42°16'47"E a distance of 66.00 feet; thence
N47°43'13"E a distance of 150.00 feet; thence S42°16'47"E
a distance of 270.78 feet; thence S32°03'36"W a distance
of 217.71 feet; thence S57°56'24"E a distance of 130.00
feet; thence S32°03'36"W a distance of 79.70 feet;
thence S18°39'09"E a distance of 660.65 feet; thence
S40°32'38"E a distance of 197.66 feet; thence S08°00'00"E
a distance of 80.00 feet to a point on the centerline
of said county road, said point also being on a curve

Entered for Record
MAY 23 1979
County Auditor

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concave Southerly and having a radius of 2864.79 feet and a central angle of $8^{\circ}47'26''$; thence Westerly along a portion of said curve and along said centerline an arc length of 382.25 feet, with a chord bearing and distance of $S87^{\circ}20'02''W$, 381.97 feet to the end of said curve; thence $S83^{\circ}30'41''W$ along said centerline a distance of 110.18 feet to the point of beginning. Said tract contains 11.876 acres, more or less, including presently established county road right of way.

NOTE: The South line of said $SE\frac{1}{4}NE\frac{1}{4}$ is assumed to bear $N89^{\circ}48'28''E$ for this description.

Said platfor does hereby state that it is the sole and only owner and proprietor in fee simple of the above described property. I further state that under my direction and with my consent, I have caused the above real estate to be surveyed and platted by H. Gene McKeown and Associates, Inc., as shown by the said plat which is attached hereto, and I hereby ratify and confirm the subdivision of said tract into the lots and street as shown thereon. That I have secured and have attached hereto a complete abstract of title to the real estate owned by me, and described above, in a title opinion certified by Donald T. Steege, Attorney at Law, certifying that fee title in the said real estate is in the undersigned, and that the same is free from encumbrance. The addition of the above-mentioned real estate is made with the consent and full knowledge of said corporation and its officers and in accordance with the desire that the above-mentioned real estate be subdivided and that said addition be named Country Knoll Subdivision, Division II, in Pottawattamie County, Iowa. All of said lots are abutting on and laid out with reference to existing streets and avenues. The street as laid out and shown on the accompanying plat is hereby dedicated to the public for street purposes, and such street is to be known as Knollwood Drive.

J. F. DUGGAN CONSTRUCTION, INC.

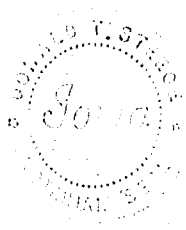
By Jerry F. Duggan
JERRY F. DUGGAN, President

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CONTINUED

STATE OF IOWA)
) SS.
POTTAWATTAMIE COUNTY)

Now, on this 23 day of May, 1979, personally appeared before me, a Notary Public in and for Pottawattamie County, State of Iowa, Jerry F. Duggan, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed, for and on behalf of said corporation, and who, further being duly sworn, did say that he is the President of J. F. Duggan Construction, Inc., and that the corporation has no seal, and that said instrument was signed on behalf of said corporation under due authority under the Articles of Incorporation.



Donald T. Steege
DONALD T. STEEGE, Notary Public

COMPARED

SURVEYOR'S CERTIFICATE

I, H. Gene McKeown, Registered Land Surveyor, hereby certify that under my direct personal supervision I have caused to be made a survey of the following described real estate, to-wit:

A tract of land located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ all in Section 3, Township 74 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°48'28"E along the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 265.14 feet to a point on the centerline of a county road formerly known as Highway 100; thence N83°30'41"E along said centerline a distance of 339.74 feet to the Southeast corner of Lot 77 of Country Knoll Subdivision, Division I, and point of beginning; thence N18°39'09"W along the Easterly line of said Division I a distance of 449.83 feet; thence N89°39'09"W along said Easterly line a distance of 18.52 feet; thence N18°39'09"W along said Easterly line a distance of 142.78 feet; thence N00°20'51"E along said Easterly line a distance of 532.83 feet; thence S89°39'09"E along said Easterly line a distance of 150.00 feet; thence N00°20'51"E along said Easterly line a distance of 12.88 feet to the beginning of a curve concave Southwesterly and having a radius of 117.00 feet and a central angle of 42°37'38"; thence Northwesterly along said curve and along said Easterly line an arc length of 87.05 feet with a chord bearing and distance of N20°57'58"W, 85.05 feet to the end of said curve; thence N42°16'47"W along said Easterly line a distance of 102.56 feet; thence N29°31'22"W along said Easterly line a distance of 67.67 feet; thence N47°43'13"E a distance of 51.06 feet; thence S42°16'47"E a distance of 66.00 feet; thence N47°43'13"E a distance of 150.00 feet; thence S42°16'47"E a distance of 270.78 feet; thence S32°03'36"W a distance of 217.71 feet; thence S57°56'24"E a distance of 130.00 feet; thence S32°03'36"W a distance of 79.70 feet; thence S18°39'09"E a distance of 660.65 feet; thence S40°32'38"E a distance of 197.66 feet; thence S08°00'00"E a distance of 80.00 feet to a point on the centerline of said county road, said point also being on a curve concave Southerly and having a radius of 2864.79 feet and a central angle of 8°47'26"; thence Westerly along a portion of said curve and along said centerline an arc length of 382.25 feet, with a chord bearing and distance of S87°20'02"W, 381.97 feet to the end of said curve; thence S83°30'41"W along said centerline a distance of 110.18 feet to the point of beginning. Said tract contains 11.876 acres, more or less, including presently established county road right of way.

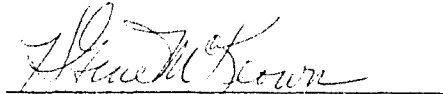
NOTE: The South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ is assumed to bear N89°48'28"E for this description.

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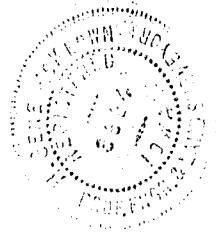
- 2 -

I further certify that on behalf of J. F. Duggan Construction, Inc., under my direct personal supervision I had surveyed and staked by iron pins a tract of land located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, all in Section 3, Township 74 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, to be known as Country Knoll Subdivision, Division II, in Pottawattamie County, Iowa, consisting of Lots 44 through 60 inclusive, and Lot 68, said plat giving the dimensions of each lot by length and width, and that the width and courses of the street established therein are set out in the plat.

DATED this 22 day of May, 1979.



H. GENE MCKEOWN
P.E. & L.S. Iowa Reg. # 3684



COMPARED

LAW OFFICES
POGGE, ROOT AND STEEGE

RAYMOND E. POGGE
THOMAS L. ROOT
DONALD T. STEEGE

ASSOCIATE:
JOHN D. LESLEY

TELEPHONE 322-2579
AREA CODE 712

FEDERAL I. D. NO. 42-0837223

P.O. BOX 1802
306 FIRST FEDERAL SAVINGS & LOAN BLDG.
COUNCIL BLUFFS, IOWA 51501

May 23, 1979

ABSTRACT OPINION

TO: County Recorder
County Treasurer
Clerk of the District Court

This is to advise that I have examined abstract of title to the following described real estate, to-wit:

A tract of land located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ all in Section 3, Township 74 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N89°48'28"E along the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 265.14 feet to a point on the centerline of a county road formerly known as Highway 100; thence N83°30'41"E along said centerline a distance of 339.74 feet to the Southeast corner of Lot 77 of Country Knoll Subdivision, Division I, and point of beginning; thence N18°39'09"W along the Easterly line of said Division I a distance of 449.83 feet; thence N89°39'09"W along said Easterly line a distance of 18.52 feet; thence N18°39'09"W along said Easterly line a distance of 142.78 feet; thence N00°20'51"E along said Easterly line a distance of 532.83 feet; thence S89°39'09"E along said Easterly line a distance of 150.00 feet; thence N00°20'51"E along said Easterly line a distance of 12.88 feet to the beginning of a curve concave Southwesterly and having a radius of 117.00 feet and a central angle of 42°37'38"; thence Northwesterly along said curve and along said Easterly line an arc length of 87.05 feet with a chord bearing and distance of N20°57'58"W 85.05 feet to the end of said curve; thence N42°16'47"W along said Easterly line a distance of 102.56 feet; thence N29°31'22"W along said Easterly line a distance of 67.67 feet;

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COMPARED

Abstract Opinion

TO: County Recorder
County Treasurer
Clerk of the District Court

thence N47°43'13"E a distance of 51.06 feet; thence S42°16'47"E a distance of 66.00 feet; thence N47°43'13"E a distance of 150.00 feet; thence S42°16'47"E a distance of 270.78 feet; thence S32°03'36"W a distance of 217.71 feet; thence S57°56'24"E a distance of 130.00 feet; thence S32°03'36"W a distance of 79.70 feet; thence S18°39'09"E a distance of 660.65 feet; thence S40°32'38"E a distance of 197.66 feet; thence S08°00'00"E a distance of 80.00 feet to a point on the centerline of said county road, said point also being on a curve concave Southerly and having a radius of 2864.79 feet and a central angle of 8°47'26"; thence Westerly along a portion of said curve and along said centerline an arc length of 382.25 feet, with a chord bearing and distance of S87°20'02"W, 381.97 feet to the end of said curve; thence S83°30'41"W along said centerline a distance of 110.18 feet to the point of beginning. Said tract contains 11.876 acres, more or less, including presently established county road right of way.

NOTE: The South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ is assumed to bear N89°48'28"E for this description.

I find that this abstract has been prepared pursuant to Chapter 614.29 through 614.38 of the 1977 Code of Iowa, Chapter 11 of the Iowa Land Title Examination Standards, and the Abstracting Standards of the Iowa Land Title Association, and is continued to _____ 10:50 o'clock A.M., on the 23 day of May, 1979, as certified by The Title Guaranty Company, Council Bluffs, Iowa.

I find good and merchantable title in fee simple and free from material objections, except as are hereinafter mentioned, to be in J. F. Duggan Construction, Inc.

I find a Mortgage by J. F. Duggan Construction, Inc., by Jerry F. Duggan, President, to First National Bank of Council Bluffs, Council

COMPARED

Abstract Opinion

TO: County Recorder
County Treasurer
Clerk of the District Court

Bluffs, Iowa. This Mortgage is dated Jan. 5, 1979, filed for record on Jan. 9, 1979, in the Office of the Pottawattamie County Recorder in Book 79 at Page 13241.

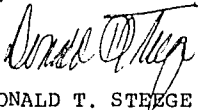
I find that general taxes for the year 1977 and prior years paid. All previous taxes, including personal taxes applicable to said real estate have been paid. There are no special assessments against said property.

I find no other liens, judgments or encumbrances against said real estate.

Sincerely yours,

POGGE, ROOT AND STEEGE

BY


DONALD T. STEEGE

DTS:mbs

'79 22595

COMPARED

RESOLUTION OF THE

POTTAWATTAMIE COUNTY BOARD OF SUPERVISORS

WHEREAS, the preliminary plat of Country Knoll Subdivision has been submitted to the Pottawattamie County Zoning Commission and has been approved by said Zoning Commission; and,

WHEREAS, it is in the best interest of Pottawattamie County, Iowa, to finally approve and adopt the final plat of Country Knoll Subdivision, Division II; now, therefore,

BE IT RESOLVED by the Pottawattamie County Board of Supervisors, Pottawattamie County, Iowa, that the final plat of Country Knoll Subdivision, Division II, in Pottawattamie County, Iowa, be and the same is hereby approved as the final plat of said Subdivision; and the Chairman of the Board of Supervisors and the Pottawattamie County Auditor of Pottawattamie County, Iowa, are hereby authorized, empowered and directed to certify the acceptance of said final plat.

ADOPTED AND APPROVED this 14th day of May,
1979.

Approved 5-14-79
Charles E. Huser
Co. Secy.

Wayne E. Rodenburg

WAYNE RODENBURG, Chairman

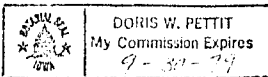
ATTEST:

Douglas D. Primmer

DOUGLAS D. PRIMMER,
Pottawattamie County Auditor

COMPARED

and State, Stanley Duysen, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed, for and on behalf of said corporation, and who, being duly sworn, did say that he is the Vice President of First National Bank of Council Bluffs, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was duly signed and sealed on behalf of said corporation, under due authority under the Articles of Incorporation.



Doris W. Pettit

NOTARY PUBLIC
Doris W. Pettit

COMPARED

CLERK OF THE DISTRICT COURT

CERTIFICATION

STATE OF IOWA)
) SS.
POTTAWATTAMIE COUNTY)

I, DONALD J. DIWOKY, being first duly sworn, on oath depose and state that I am Clerk of the District Court of Pottawattamie County, Iowa, and I do hereby certify that the tract of land described in the foregoing Owner's Certification, said tract of land being laid out into lots by the attached plat, is free and clear of all unpaid judgments, attachments, mechanic's liens or any other liens and that there are no suits pending that would affect the title or said real estate as shown by the records of this office.

WITNESS my hand and official seal this 23 day of

May, 1979.



Donald J. Diwoky
DONALD J. DIWOKY
CLERK OF THE DISTRICT COURT

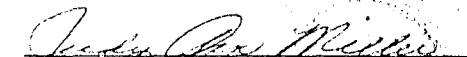
COMPARED

TREASURER'S CERTIFICATE

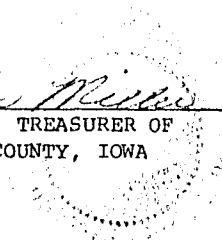
STATE OF IOWA)
) SS.
POTTAWATTAMIE COUNTY)

I, JUDY ANN MILLER, being duly sworn on oath, depose and state that I am the Treasurer of Pottawattamie County, Iowa, and do hereby certify that the tract of land described in the foregoing Owner's Certification, said tract of land being laid out into lots by the attached plat, is free and clear of any and all unpaid taxes and tax liens.

WITNESS my hand and official seal this 25 day of
May, 1979.



JUDY ANN MILLER, TREASURER OF
POTTAWATTAMIE COUNTY, IOWA



COMPIRED

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
COUNTRY KNOLL SUBDIVISION,
DIVISION II
IN
POTTAWATTAMIE COUNTY, IOWA

This Declaration, made this 23 day of May, 1979, by
the undersigned,

W I T N E S S E T H:

WHEREAS, the undersigned are the owners of the real estate described in Clause I of this Declaration, and are desirous of subjecting the real property described in said Clause I to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest and any owner thereof;

NOW, THEREFORE, the undersigned hereby declares that the real property described in and referred to in Clause I hereof, is and shall be held, transferred, sold and conveyed, subject to the conditions, restrictions, covenants, reservations, easements, liens and charges herein set forth.

CLAUSE I

Property Subject to this Declaration

The real property which is, and shall be, held and shall be conveyed, transferred, and sold, subject to these conditions, restrictions, reservations, easements, liens and charges, with respect to the various portions thereof set forth in the various clauses and subdivisions of this Declaration is located in

COMPARED

Pottawattamie County, State of Iowa, and is more particularly described in the Plat of Country Knoll Subdivision, Division II, in Pottawattamie County, Iowa, attached hereto and incorporated herein by reference.

No property other than that described above shall be subject to this Declaration, unless and until specifically made subject thereto.

CLAUSE II

General Purposes of Conditions

The real property described in Clause I hereof is subject to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof, to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, as far as practical, the natural beauty of said property; to guard against the erection of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from street and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by the purchaser of building sites therein.

A. All lots described herein shall be known, described and used solely as residential lots, and no structures shall be erected on any lot other than one detached single-family dwelling, not to exceed two stories in height and a two and one-half car garage.

COMPARED

B. No trailer, basement, tent, shack, garage, or barn, or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

A motor boat, houseboat, or similar water-borne vehicle may be maintained, stored, or kept on any parcel of property covered by these covenants, only if housed completely within the family garage of some other suitable type of permanent building.

C. No building shall be erected on any lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these covenants. In any case, no dwelling having a ground floor square foot area of less than 1,092 square feet in the case of a one (1) store structure, nor less than 700 square feet in the case of a one and one-half (1½) story or two (2) story structure, shall be permitted on any lot described herein.

D. The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris. It is further provided herein that during the construction of any dwelling on any lot, the contractor shall not store any building materials on said lot, unless the same are placed in an enclosed building.

E. No obnoxious nor offensive trades shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. A perpetual easement is reserved over, across and through the side and front five (5) feet of all lots, and over, across and through the rear ten (10) feet of all lots for utility installation and maintenance.

A perpetual easement is reserved for drainage and sanitary sewer over, across and through the rear fifty (50) feet of Lots 44, 45, 46, 47, 48, 49, 50 and 51.

UNRECORDED

A perpetual easement for fifty (50) feet is reserved for drainage over, across and through the following described lot:

A tract of land in part of Lot 44, Country Knoll Subdivision, Division 2, said subdivision being located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 74 North, Range 43 West of the Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southwest Corner of said Lot 44 and point of beginning; thence N00°20'51"E along the West line of said Lot 44 a distance of 10.00 feet; thence S89°39'09"E and parallel with the South line of said Lot 44 a distance of 88.08 feet; thence N32°03'36"E a distance of 103.39 feet to the intersection of the Southerly right of way line of Devonwood Drive; thence S57°56'24"E along said right of way line a distance of 50.00 feet; thence S32°03'36"W a distance of 79.70 feet; thence S18°39'09"E a distance of 43.61 feet to the Southeast Corner of said Lot 44; thence N89°39'09"W along the South line of said Lot 44 a distance of 144.40 feet to the point of beginning. Said tract contains 0.179 acres, more or less.

NOTE: The South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ is assumed to bear N89°48'28"E for this description.

A perpetual easement for twenty (20) feet is reserved for drainage over, across and through the following described lot:

A tract of land located in part of Lot 45, Country Knoll Subdivision, Division 2, said subdivision being located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 74 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southeast Corner of said Lot 45 and point of beginning; thence N89°39'09"W along the South line of said Lot 45 a distance of 52.88 feet; thence N18°39'09"W and parallel with the Easterly line of said Lot 45 a distance of 116.34 feet; thence N89°39'09"W and parallel with the North line of said Lot 45 a distance of 94.96 feet to the intersection of the Easterly right of way line of Knollwood Drive; thence N00°20'51"E along said right of way line, a distance of 10.00 feet to the Northwest Corner of said Lot 45; thence S89°39'09"E along the North line of said Lot 45 a distance of 144.40 feet to the Northeast Corner of said Lot 45; thence S18°39'09"E along the Easterly line of said Lot 45 a distance of 126.92 feet to the point of beginning. Said tract contains 0.167 acres, more or less.

NOTE: The South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ is assumed to bear N89°48'28"E for this description.

COMPARED

A perpetual easement for twenty (20) feet is reserved for drainage over, across and through Lot 51 as follows:

A tract of land located in part of Lot 51, Country Knoll Subdivision, Division 2, said subdivision being located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 74 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southwest Corner of said Lot 51; thence N03°38'42"W a distance of 36.39 feet to the beginning of a curve concave Southwesterly and having a radius of 173.40 feet and a central angle of 36°52'12"; thence Northwesterly along a portion of said curve an arc length of 2.85 feet, with a chord bearing and distance of N04°06'59"W, 2.85 feet to a point on the Northerly right of way line of a county road formerly known as Highway #100 and the point of beginning; thence continuing Northwesterly along a portion of said curve and along the Easterly right of way line of Knollwood Drive an arc length of 40.00 feet, with a chord bearing and distance of N11°11'42"W, 39.91 feet; thence S55°11'00"E a distance of 28.69 feet; thence N80°57'05"E and parallel with the Northerly right of way line of a county road formerly known as Highway #100 a distance of 119.77 feet; thence N40°32'38"W a distance of 157.22 feet to a point on the Northwesterly line of said Lot 51; thence N49°29'06"E along said Northwesterly line a distance of 50.00 feet to the Northerly Corner of said Lot 51; thence S40°32'38"E a distance of 197.66 feet; thence S08°00'00"E a distance of 16.56 feet to a point on the Northerly right of way line of a county road formerly known as Highway #100; thence N80°26'24"W along said right of way line a distance of 15.47 feet; thence S80°57'05"W along said Northerly right of way line a distance of 187.77 feet to the point of beginning. Said tract contains 0.296 acres, more or less.

NOTE: The South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ is assumed to bear N89°48'28"E for this description.

A perpetual easement for twenty (20) feet is reserved for drainage over, across and through the following described lot:

A tract of land located in part of Lot 52, Country Knoll Subdivision, Division 2, said subdivision being located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 74 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southeast Corner of said Lot 52; thence N03°38'42"W a distance of 33.00 feet to a point on the Northerly right of way line of a

COMPARED

- 6 -

county road formerly known as Highway #100 and the point of beginning; thence continuing N03°38'42"W a distance of 3.39 feet to the beginning of a curve concave Southwesterly and having a radius of 107.40 feet and a central angle of 36°52'12"; thence Northwesterly along a portion of said curve and along the Westerly right of way line of Knollwood Drive an arc length of 16.61 feet, with a chord bearing and distance of N08°04'32"W, 16.59 feet; thence S39°29'16"W a distance of 27.38 feet to a point on the Northerly right of way line of a county road formerly known as Highway #100; thence N86°13'25"E along said right of way line a distance of 20.00 feet to the point of beginning. Said tract contains 0.005 acres, more or less.

NOTE: The South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ is assumed to bear N89°48'28"E for this description.

A perpetual easement for twenty (20) feet is reserved for drainage over, across and through the following described lot:

A tract of land located in part of Lot 56, Country Knoll Subdivision, Division 2, said subdivision being located in part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 74 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Northwest Corner of said Lot 56 and point of beginning; thence S89°29'59"E along the North line of said Lot 56 a distance of 20.00 feet; thence S00°20'51"W a distance of 131.60 feet; thence S18°39'09"E a distance of 26.63 feet to the intersection of the South line of said Lot 56; thence S71°20'51"W along the South line of said Lot 56 a distance of 20.00 feet; thence N18°39'09"W a distance of 29.98 feet; thence N00°20'51"E a distance of 135.00 feet to the point of beginning. Said tract contains 0.074 acres, more or less.

NOTE: The South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ is assumed to bear N89°48'28"E for this description.

G. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other wastes shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

H. All building plans and plot plans shall be approved in writing by J. F. Duggan Construction, Inc., prior to the commencement of any construction.

COMPARED

I. These Covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of twenty-five (25) years from the date these Covenants are recorded, and said Covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the then majority of the owners of the building sites covered by these Covenants it is agreed to change such Covenants in whole or in part.

Executed on the above date set forth.

J. F. DUGGAN CONSTRUCTION, INC.

By: Jerry F. Duggan
JERRY F. DUGGAN - President

STATE OF IOWA)
) SS.
POTTAWATTAMIE COUNTY)

On this 23 day of May, 1979, before me, a Notary Public in and for said County and State, personally appeared Jerry F. Duggan, to me personally known, who being by me duly sworn, did say that he is the President of said Corporation; that said Corporation has no seal; that said instrument was signed on behalf of said Corporation by authority of its Board of Directors and the said Jerry F. Duggan acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by it voluntarily executed.

Donald T. Steege
DONALD T. STEEGE, Notary Public



CURVE DATA

Ⓔ - (AS PER SURVEY)

$\Delta = 8^{\circ}47'26''$
 $D = 2^{\circ}00'00''$
 $T = 220.20'$
 $L = 439.53'$
 $E = 8.45'$
 $R = 2864.79'$

Ⓕ - $\Delta = 42^{\circ}37'38''$

$D = 38^{\circ}11'50''$
 $T = 58.52'$
 $L = 111.60'$
 $E = 11.01'$
 $R = 150.00'$

Ⓖ - (AS PER PROJ. #132 CO. ROAD B PLANS)

$\Delta = 8^{\circ}50'00''$
 $D = 2^{\circ}00'00''$
 $T = 221.25'$
 $L = 441.66'$
 $E = 8.53'$
 $R = 2865.00'$

Ⓒ - $\Delta = 36^{\circ}52'12''$

$D = 40^{\circ}48'32''$
 $T = 46.80'$
 $L = 90.35'$
 $E = 7.59'$
 $R = 140.40'$

Ⓗ - $\Delta = 21^{\circ}51'45''$

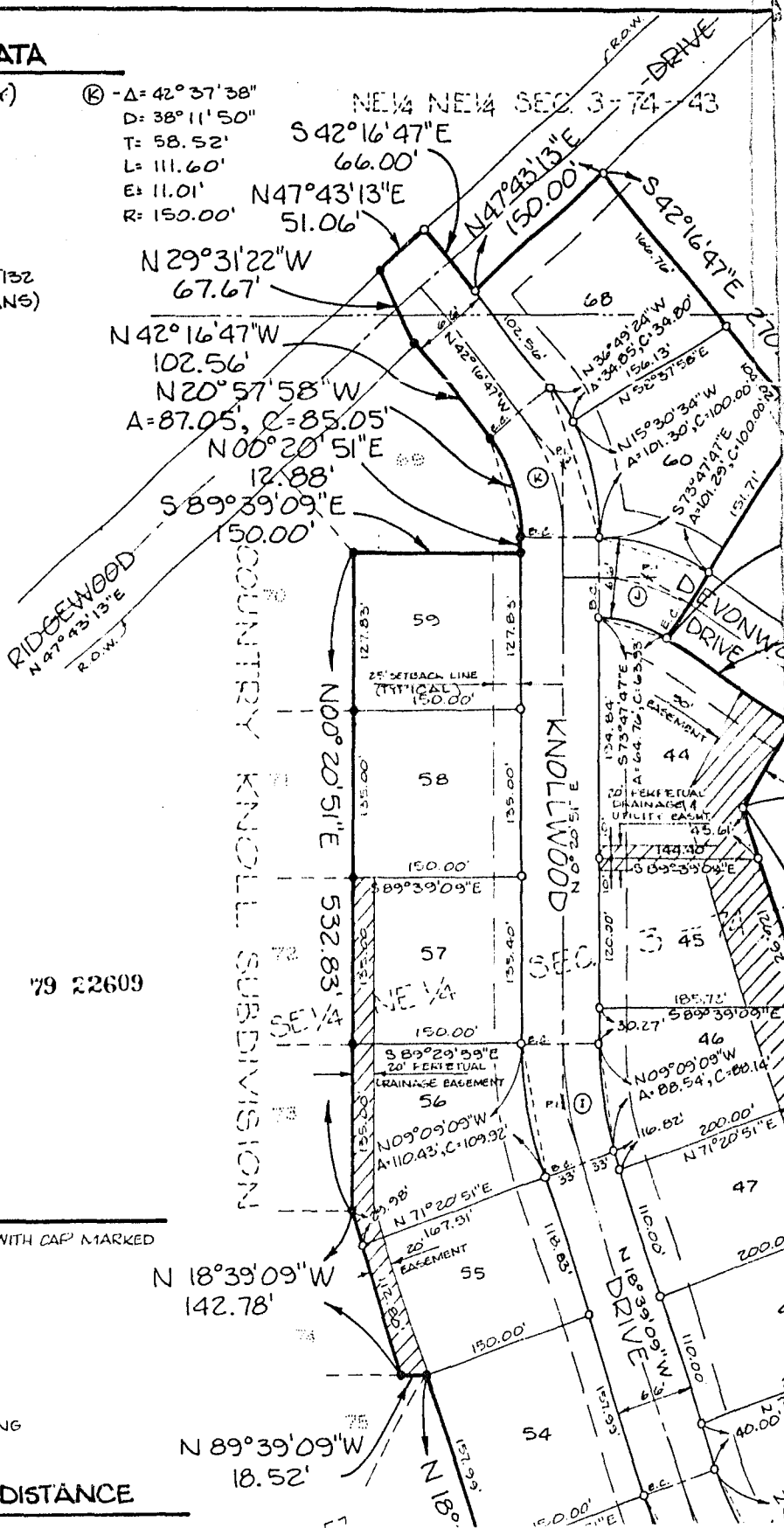
$D = 19^{\circ}05'55''$
 $T = 57.94'$
 $L = 114.47'$
 $E = 5.54'$
 $R = 300.00'$

Ⓙ - $\Delta = 19^{\circ}00'00''$

$D = 19^{\circ}05'55''$
 $T = 50.20'$
 $L = 99.48'$
 $E = 4.17'$
 $R = 300.00'$

Ⓝ - $\Delta = 31^{\circ}42'45''$

$D = 38^{\circ}11'50''$
 $T = 42.60'$
 $L = 83.02'$
 $E = 5.93'$
 $R = 150.00'$



LEGEND

- - SET 5/8" REBAR WITH CAP MARKED RLS 3084.
- - FOUND IRON PIN
- D.C. - BEGIN CURVE.
- E.C. - END CURVE
- A - ARC LENGTH
- C - CHORD LENGTH
- ROW - RIGHT OF WAY
- P.B. - POINT OF BEGINNING

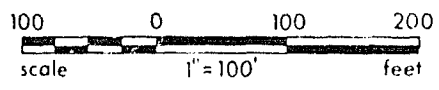
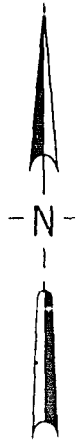
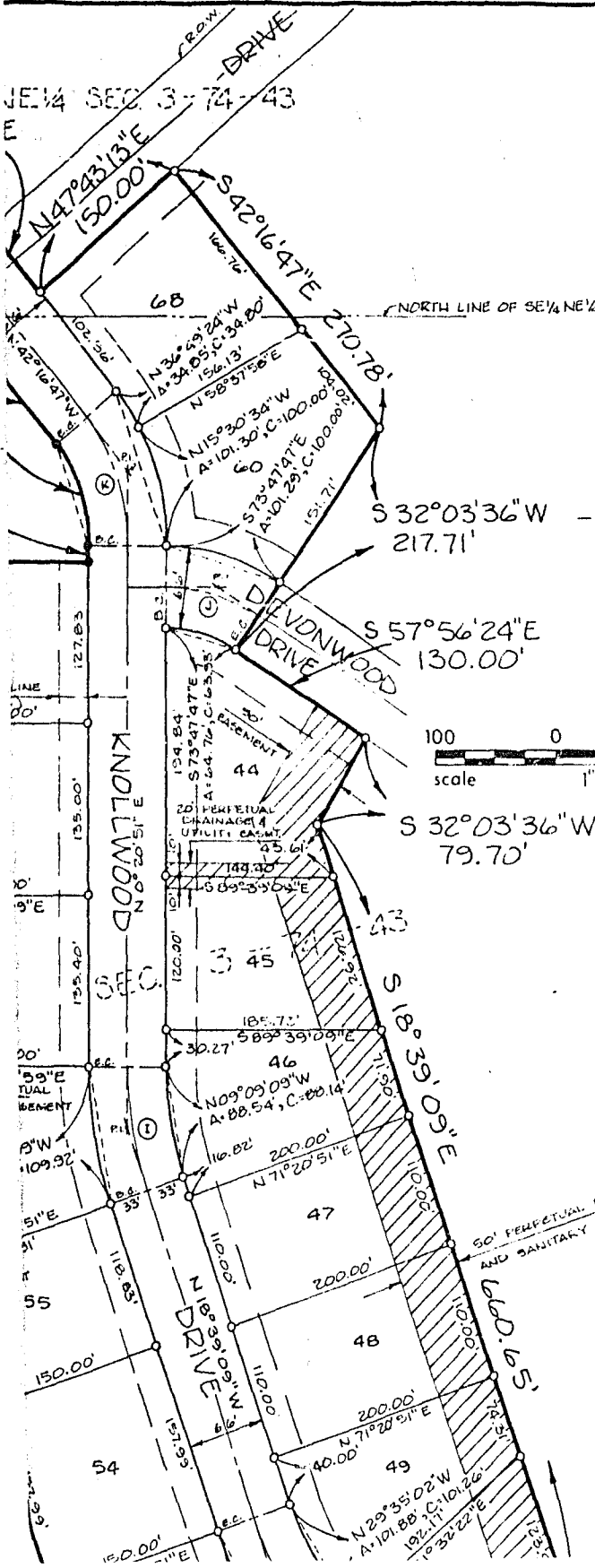
BEARING & DISTANCE

N 18°39'09"W
 142.78'

N 89°39'09"W
 18.52'

79 22609

FIN
COUNTRY KNOLL
DIV
J.F. DUGGAN CONST



Legal Description:

A tract of land located in the NE1/4 NE1/4 all in the 5th Principal Meridian as follows:

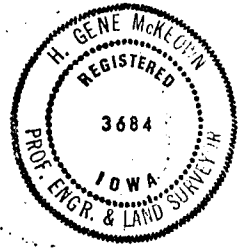
Commencing at the SE corner of NB9°48'28"E along the north line of Highway 10 a distance of 265.14 feet to a point known as Highway 10 Station; thence North 18°39'09"W along the east line of Highway 10 a distance of 339.74 feet; thence North 18°39'09"W along the east line of Highway 10 a distance of 449.83 feet; thence North 18°39'09"W along the east line of Highway 10 a distance of 18.52 feet; then North 18°39'09"W along the east line of Highway 10 a distance of 142.78 feet; thence North 18°39'09"W along the east line of Highway 10 a distance of 532.83 feet; thence North 18°39'09"W along the east line of Highway 10 a distance of 150.00 feet; thence North 18°39'09"W along the east line of Highway 10 a distance of 12.88 feet to the center of the arc of a circle having a radius of 12.88 feet to the center of the arc of a circle having a radius of 12.88 feet thence Northwest 87°20'57'58"W 85.05 feet along said Easterly line a distance of 51.06 feet; thence North 47°43'13"E a distance of 270.78 feet; thence South 57°56'24"E a distance of 79.70 feet; thence South 54°32'38"E a distance of 80.00 feet to said point also bearing of 2864.79 feet and a portion of said circle of 382.25 feet, with a radius of 110.11 feet to the end of a distance of 110.11 feet, 11.876 acres, more or less, right of way.

79 22610

NOTE: The South line of Highway 10 for this description

I hereby certify that the same was made by me or under my supervision, I am a duly Registered Professional Engineer, State of Iowa.

Signed: *H. Gene McKelown*
H. Gene McKelown



COMPARED

FINAL PLAT COUNTRY KNOLL SUBDIVISION DIVISION 2 F. DUGGAN CONSTRUCTION, INC., OWNER

Legal Description:

A tract of land located in part of the SE1/4 NE1/4 and part of the NE1/4 NE1/4 all in Section 3, Township 74 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Southwest corner of said SE1/4 NE1/4; thence N89°48'28"E along the South line of said SE1/4 NE1/4 a distance of 265.14 feet to a point on the centerline of a county road formerly known as Highway 100; thence N83°30'41"E along said centerline a distance of 339.74 feet to the Southeast corner of Lot 77 of Country Knoll Subdivision, Division 1, and point of beginning; thence N18°39'09"W along the Easterly line of said Division 1 a distance of 449.83 feet; thence N89°39'09"W along said Easterly line a distance of 18.52 feet; thence N18°39'09"W along said Easterly line a distance of 142.78 feet; thence N00°20'51"E along said Easterly line a distance of 532.83 feet; thence S89°39'09"E along said Easterly line a distance of 150.00 feet; thence N00°20'51"E along said Easterly line a distance of 12.88 feet to the beginning of a curve concave Southwesterly and having a radius of 117.00 feet and a central angle of 42°37'38"; thence Northwesterly along said curve and along said Easterly line an arc length of 87.05 feet with a chord bearing and distance of N20°57'58"W 85.05 feet to the end of said curve; thence N42°16'47"W along said Easterly line a distance of 102.56 feet; thence N29°31'22"W along said Easterly line a distance of 67.67 feet; thence N47°43'13"E a distance of 51.06 feet; thence S42°16'47"E a distance of 66.00 feet; thence N47°43'13"E a distance of 150.00 feet; thence S42°16'47"E a distance of 270.78 feet; thence S32°03'36"W a distance of 217.71 feet; thence S57°56'24"E a distance of 130.00 feet; thence S32°03'36"W a distance of 79.70 feet; thence S18°39'09"E a distance of 660.65 feet; thence S40°32'38"E a distance of 197.66 feet; thence S08°00'00"E a distance of 80.00 feet to a point on the centerline of said county road, said point also being on a curve concave Southerly and having a radius of 2864.79 feet and a central angle of 8°47'26"; thence Westerly along a portion of said curve and along said centerline an arc length of 382.25 feet, with a chord bearing and distance of S87°20'02"W, 381.97 feet to the end of said curve; thence S83°30'41"W along said centerline a distance of 110.18 feet to the point of beginning. Said tract contains 11.876 acres, more or less, including presently established county road right of way.

NOTE: The South line of said SE1/4 NE1/4 is assumed to bear N89°48'28"E for this description.

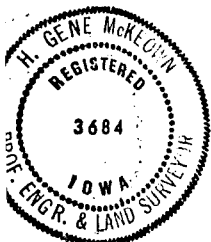
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

Signed: H. Gene McKeown Date: 4-23-79
H. Gene McKeown P.E. & L.S. Iowa Reg. No. 3684

200
feet

610

79 22611



INDEPENDENT SURVEYORS
ATLANTIC SH.T.

ASSOCIATES
DENISON
RED OAK

AND
COUNCIL BLUFFS

MIKEOWN
LAND SURVEYORS
OFFICES

DATE REVISIONS TITLE

FINAL PLAT
COUNTRY KNOLL SUBDIVISION
DIVISION 2

F. DUGGAN CONSTRUCTION, INC.
27 EAST BROADWAY
COUNCIL BLUFFS, IOWA 51501

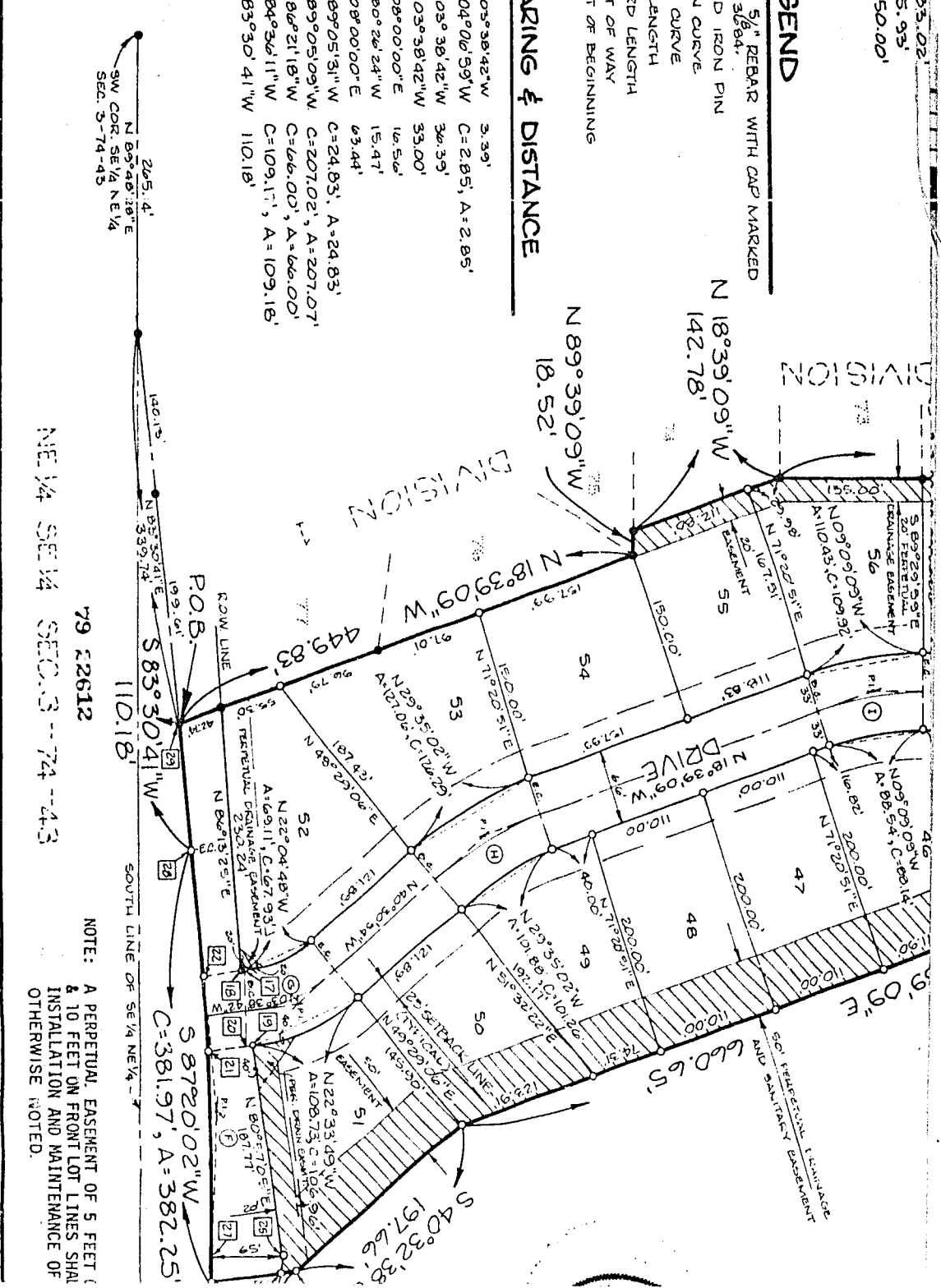
L=53.02'
E=5.93'
R=150.00'

LEGEND

- 0-SET 5/8" REBAR WITH CAP MARKED RLS 3694.
- FOUND IRON PIN
- B.O.-BEGIN CURVE
- E.C.-END CURVE
- A-ARC LENGTH
- C-CHORD LENGTH
- ROW-RIGHT OF WAY
- P.O.B.-POINT OF BEGINNING

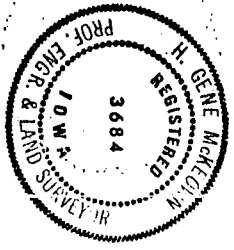
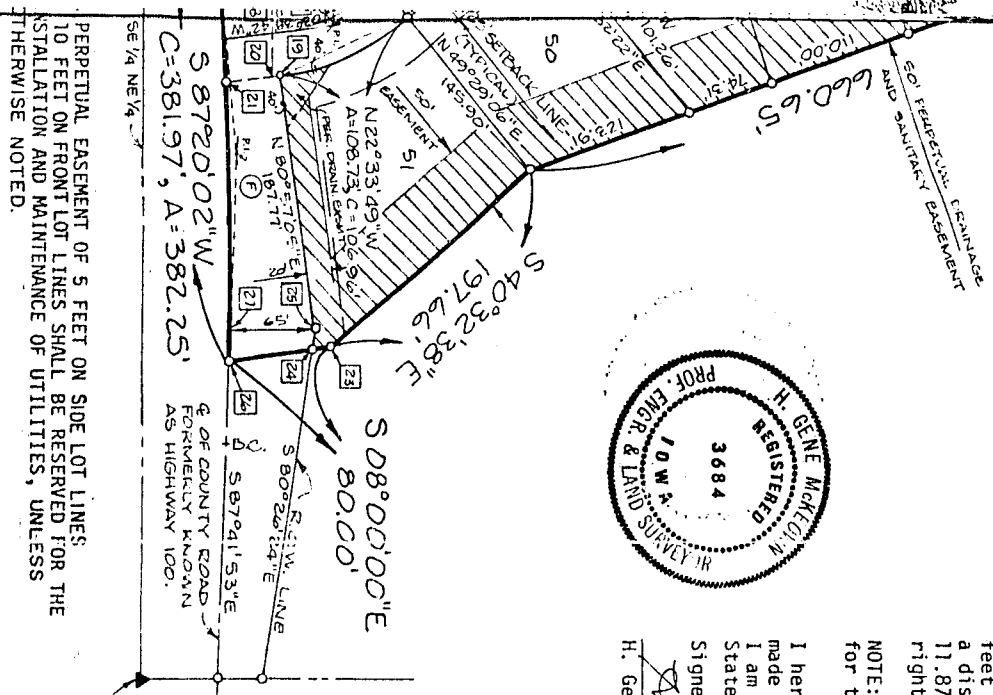
BEARING & DISTANCE

16	N 05° 38' 42" W	3.39'
17	N 04° 06' 59" W	C=2.85', A=2.85'
18	N 03° 38' 42" W	36.39'
19	N 03° 38' 42" W	33.00'
20	N 03° 38' 42" W	33.00'
21	N 03° 38' 42" W	33.00'
22	N 03° 38' 42" W	33.00'
23	N 03° 38' 42" W	33.00'
24	N 03° 38' 42" W	33.00'
25	N 03° 38' 42" W	33.00'
26	N 03° 38' 42" W	33.00'
27	N 03° 38' 42" W	33.00'
28	N 03° 38' 42" W	33.00'
29	N 03° 38' 42" W	33.00'
30	N 03° 38' 42" W	33.00'
31	N 03° 38' 42" W	33.00'
32	N 03° 38' 42" W	33.00'
33	N 03° 38' 42" W	33.00'
34	N 03° 38' 42" W	33.00'
35	N 03° 38' 42" W	33.00'
36	N 03° 38' 42" W	33.00'
37	N 03° 38' 42" W	33.00'
38	N 03° 38' 42" W	33.00'
39	N 03° 38' 42" W	33.00'
40	N 03° 38' 42" W	33.00'
41	N 03° 38' 42" W	33.00'
42	N 03° 38' 42" W	33.00'
43	N 03° 38' 42" W	33.00'
44	N 03° 38' 42" W	33.00'
45	N 03° 38' 42" W	33.00'
46	N 03° 38' 42" W	33.00'
47	N 03° 38' 42" W	33.00'
48	N 03° 38' 42" W	33.00'
49	N 03° 38' 42" W	33.00'
50	N 03° 38' 42" W	33.00'
51	N 03° 38' 42" W	33.00'
52	N 03° 38' 42" W	33.00'
53	N 03° 38' 42" W	33.00'
54	N 03° 38' 42" W	33.00'
55	N 03° 38' 42" W	33.00'
56	N 03° 38' 42" W	33.00'
57	N 03° 38' 42" W	33.00'
58	N 03° 38' 42" W	33.00'
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62	N 03° 38' 42" W	33.00'
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77	N 03° 38' 42" W	33.00'
78	N 03° 38' 42" W	33.00'
79	N 03° 38' 42" W	33.00'
80	N 03° 38' 42" W	33.00'
81	N 03° 38' 42" W	33.00'
82	N 03° 38' 42" W	33.00'
83	N 03° 38' 42" W	33.00'
84	N 03° 38' 42" W	33.00'
85	N 03° 38' 42" W	33.00'
86	N 03° 38' 42" W	33.00'
87	N 03° 38' 42" W	33.00'
88	N 03° 38' 42" W	33.00'
89	N 03° 38' 42" W	33.00'
90	N 03° 38' 42" W	33.00'
91	N 03° 38' 42" W	33.00'
92	N 03° 38' 42" W	33.00'
93	N 03° 38' 42" W	33.00'
94	N 03° 38' 42" W	33.00'
95	N 03° 38' 42" W	33.00'
96	N 03° 38' 42" W	33.00'
97	N 03° 38' 42" W	33.00'
98	N 03° 38' 42" W	33.00'
99	N 03° 38' 42" W	33.00'
100	N 03° 38' 42" W	33.00'



79 22612
NE 1/4 SEC 14
SEC. 13 -- 74 -- 43

NOTE: A PERPETUAL EASEMENT OF 5 FEET (A) 10 FEET ON FRONT LOT LINES SHALL INSTALLATION AND MAINTENANCE OF OTHERWISE NOTED.



distance of 20.00 feet to a point on the centerline of said county road, said point also being on a curve concave southerly and having a radius of 2864.79 feet and a central angle of 8°47'26"; thence westerly along a portion of said curve and along said centerline an arc length of 382.25 feet, with a chord bearing and distance of S87°20'02"W, 381.97 feet to the end of said curve; thence S83°30'41"W along said centerline a distance of 110.18 feet to the point of beginning. Said tract contains 11.876 acres, more or less, including presently established county road right of way.

NOTE: The South line of said SE1/4 NE1/4 is assumed to bear N89°48'28"E for this description.

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

Signed: *H. Gene McKeown* Date: 4-23-79

H. Gene McKeown P. E. & L. S. Iowa Reg. No. 3684

POTTAWATTAMIE COUNTY BOARD OF SUPERVISORS

Approved by Chairman *Wayne E. Rodenburg* Date May 14, 1979

POTTAWATTAMIE COUNTY ENGINEER

Approved by C. E. Bates *Charles E. Bates* Date 5-14-79

POTTAWATTAMIE COUNTY ZONING COMMISSION

Approved by Chairman *Samuel R. ...* Date 5-14-79

POTTAWATTAMIE COUNTY AUDITOR

Approved by *Douglas D. Primer* Date 5-14-79

PERPETUAL EASEMENT OF 5 FEET ON SIDE LOT LINES 10 FEET ON FRONT LOT LINES SHALL BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, UNLESS OTHERWISE NOTED.

SE COR. SE 1/4 NE 1/4 SEC. 3-74-45 (FOUND CONC. MON.) 79 22613

CONSULTING ENGINEERS		GENE MCKEOWN		LAND SURVEYORS		OFFICES	
PROJ. NO.	12228 L	DRAWN BY	R.W.	CLIENT			
DATE	DEC., 1978	APPD. BY	H.G.M.	J.F. DUGGAN CONSTRUCTION, INC. 527 EAST BROADWAY COUNCIL BLUFFS, IOWA 51501			