

COMPARED

FILED FOR RECORD
POTTAWATTAMIE CO., IA

007954

INST # _____

2006 NOV -9 AM 9:13

RECORDING FEE 25.00

JOHN SCIORTINO
RECORDER

AUDITOR FEE _____

RMA FEE 1.00 ECOM 1.00

BILL OF SALE

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

✓ Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006
Douglas P. Drummey, General Manager. Reviewed and approved by legal counsel for the Board of Water Works Trustees of the City of Council Bluffs, Iowa.

Taxpayer Information: (Name and complete address)

Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006
Douglas P. Drummey, General Manager.

Return Document To: (Name and complete address)

↻ Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006
Douglas P. Drummey, General Manager.

Grantors:

Grantees:

Council Bluffs Real Estate, L.L.C.

City of Council Bluffs, Iowa, for the use and benefit of The Board of Water Works Trustees of the City of Council Bluffs, Iowa

Legal Description: See next page.

Document or instrument number of previously recorded documents if applicable:

COMPARED

BILL OF SALE

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, Council Bluffs Real Estate, L.L.C., an Iowa limited liability company (the "Seller"), does hereby sell, assign, transfer and set over unto the City of Council Bluffs, Iowa, for the use and benefit of The Board of Water Works Trustees of the City of Council Bluffs, Iowa (the "Buyer"), the following described personal property, to-wit:

all water lines and appurtenances thereto lying either within a certain easement granted to the Buyer by the Seller, which easement is over, across and through the real estate situated in Pottawattamie County, Iowa, as described in the plat attached hereto as Exhibit 1 or the public rights-of-way identified in said plat

which personal property is currently in the possession of Seller.

The above named Buyer does hereby assent to becoming the owner of the above described property.

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

[signature page follows]

Signed the month, day and year appearing opposite the signature block.

Dated: Dec 2, 05

Council Bluffs Real Estate, L.L.C.

By: Glen Tiessen
Glen Tiessen, Member

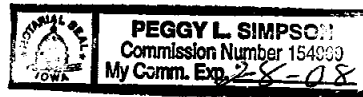
1730 Madison Avenue
Council Bluffs, Iowa, 5503
(712) 328-5008

STATE OF IOWA)
) ss
COUNTY OF POTTAWATTAMIE)

This instrument was acknowledged before me on the 2 day of December, 2005, by Glen Tiessen as a member of Council Bluffs Real Estate, L.L.C., an Iowa limited liability company.

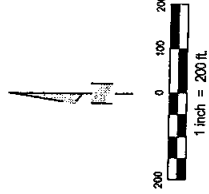
Peggy L Simpson
Notary Public in and for said State

(SEAL)



THE SEVENS AT FOX RUN LANDING

LOTS 1 THRU 39 INCLUSIVE, AND OUTLOTS 1 AND 2
BEING A REPLATTING OF ALL OF LOT 118 AND OUTLOT 1, FOX RUN LANDING, A
SUBDIVISION LOCATED IN THE SW¼ OF SECTION 16, AND PART OF THE EAST ½
OF THE SW¼ OF SAID SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH,
RANGE 44 WEST OF THE 5TH P. M., POTTAWATTAMIE COUNTY, IOWA.

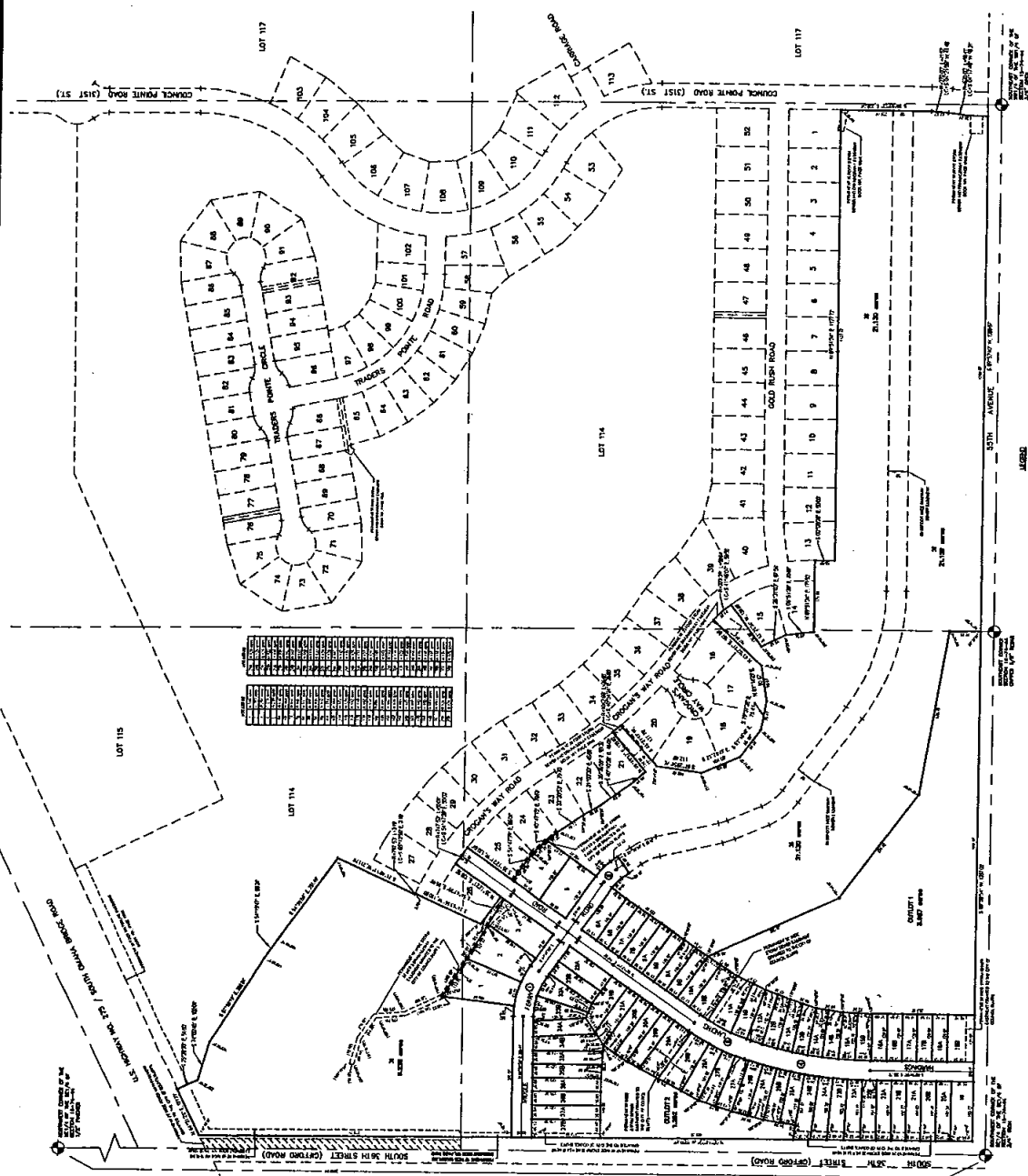


- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS INF.
 3. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SOUTH 36TH STREET OR TO SOUTH AVENUE FROM ANY LOTS ADJACENT TO SAID STREETS
 4. A PERPETUAL EASEMENT 5 FEET IN WIDTH IS RESERVED ALONG THE SIDE LINES OF LOTS AND 10 FEET IN WIDTH ALONG THE FRONT AND REAR LINES OF ALL LOTS SAID BASEMENTS ARE FOR UTILITY PURPOSES ONLY AND ARE TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJACENT TO THE SYSTEMS ARE PRIVATE AND TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJACENT TO THEM.
 5. PROTECTIVE CONCRETE, CURBS, GUTTERS, AND RESTRICTIONS HAVE BEEN PREPARED FOR THIS DEVELOPMENT AND SHALL BE RECORDED WITH THE PRESENT PLAT.
 6. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS
 7. PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENTS GRANTED TO THE HOME OWNERS ASSOCIATION LOCATED IN ALL OF OUTLOTS 1 AND 2.

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

1730 SOUTH 20TH STREET, SUITE D
LINCOLN, NE 68516-5841
PHONE: (402) 928-7217
FAX: (402) 928-7219

13801 O STREET
SUITE 143
LINCOLN, NE 68516-7700
PHONE: (402) 935-6700
FAX: (402) 935-5399



- LEGEND
- PINS SET AT 1" BY NEARBY ADJACENT LOTS
 - DALLIES (UNLESS NOTED)
 - PINS SET AT 7" BY NEARBY ADJACENT LOTS
 - PINS SET AT 7" BY STREET PLOT
 - P PIN CORNER
 - P SURVEY CORNER
 - P RECORDED
 - ◆ SECTION CORNER POINT
 - CORNER CORNER POINT

LOT NO.	AREA	PERCENTAGE	DATE	BY
1

LOT NO.	AREA	PERCENTAGE	DATE	BY
2

LOT NO.	AREA	PERCENTAGE	DATE	BY
3

THE SEVENS AT
FOX RUN LANDING
COUNCIL BLUFFS, IOWA

FINAL PLAT

Revisions	Date
1	01/2/2006

Proj No: 890408
Date: 1/09/2006
Designed By: MAA
Drawn By: LDD/DAS
Checked By:
Scale: 1" = 200'

THE SEVENS AT FOX RUN LANDING

LOTS 1 THRU 39 INCLUSIVE, AND OUTLOTS 1 AND 2
BEING A REPLANTING OF ALL OF LOT 118, AND OUTLOT 1, FOX RUN LANDING, A
SUBDIVISION LOCATED IN THE SW/4 OF SECTION 18, AND PART OF THE EAST 1/2
OF THE SE/4 OF SAID SECTION 18, ALL LOCATED IN TOWNSHIP 74 NORTH,
RANGE 4 WEST OF THE 5TH P.M., POTTAWATTAME COUNTY, IOWA.

WE HEREBY CERTIFY THAT THE FOLLOWING PARAGRAPHS WILL BE
CONTAINED HEREIN WITH THE PLANS OF THE FINAL PLAT.
A. ALL PRIVATE RESTRICTIONS AND COVENANTS, IF ANY, WHICH
WILL BE A PART OF THE SUBJECT DEVELOPMENT.
B. ALL LOTS, SECTIONS AND PARCELS WHICH ARE THE SUBJECT OF
A PLAT APPLICABLE TO THE SUBJECT DEVELOPMENT AND WHICH
ACCORDANCE WITH THE DESIRE OF THE OWNERS.
C. A NOTARIZED STATEMENT FROM THE INSTRUMENT HOLDER
OR UNLESS, IF ANY, THAT THE PLAT IS BEING FILED FOR
FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.
D. A NOTARIZED STATEMENT FROM THE INSTRUMENT HOLDER
OR UNLESS, IF ANY, THAT THE PLAT IS BEING FILED FOR
FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.
E. CERTIFIED RESOLUTION OF EACH GOVERNING BODY / APPROVING
THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW.
F. WE HEREBY CERTIFY THAT THE PLAT WILL MEET ALL LOCAL, STATE,
AND FEDERAL REQUIREMENTS AND ALL APPLICABLE STATE AND FEDERAL
STATE AND LOCAL REGULATIONS.
G. WE HEREBY CERTIFY THAT THE PLAT IS BEING FILED FOR
FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.
H. WE HEREBY CERTIFY THAT THE PLAT IS BEING FILED FOR
FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.

BY: GLEN TRESSEN
WESTERN IOWA DEVELOPMENT, LLC

ACKNOWLEDGEMENT OF NOTARY
ON THIS _____ DAY OF _____ 2006, BEFORE ME THE UNDERSIGNED, A NOTARY
PUBLIC, PERSONALLY MET GLEN TRESSEN, MANAGING MEMBER OF WESTERN
IOWA DEVELOPMENT, LLC, AND ALSO MANAGING MEMBER OF FOX RUN
PROPERTY, LLC, AND I HAVE KNOWN THEM TO BE THE PERSONS
WHOSE NAMES ARE AFFIXED TO THE FOREGOING INSTRUMENT, AND HE
KNOWS THE SAME TO BE HIS VOLUNTARY ACT AND DEED, AS SAID MANAGING MEMBER,
AND HE KNOWS THE SAME TO BE HIS VOLUNTARY ACT AND DEED, AS SAID MANAGING MEMBER.

NOTARY PUBLIC
WESTERN IOWA DEVELOPMENT, LLC
GLEN TRESSEN, MANAGING MEMBER

BY: JUDY ANN MILLER, POTTAWATTAME COUNTY TREASURER
APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

APPROVAL OF COUNCIL BLUFFS CITY COUNCIL
THIS FINAL PLAT OF THE SEVENS AT FOX RUN LANDING WAS
APPROVED BY THE COUNCIL BLUFFS CITY COUNCIL ON
THIS _____ DAY OF _____, 2006.

TRUDIS P. HANSEMAN, MAYOR
ATTEST:
CITY CLERK

APPROVAL OF COUNCIL BLUFFS COUNTY DEVELOPMENT
THIS FINAL PLAT OF THE SEVENS AT FOX RUN LANDING WAS APPROVED BY THE
COUNCIL BLUFFS COUNTY DEVELOPMENT DEPARTMENT ON THIS _____ DAY
OF _____, 2006.

DONALD GROSS, DIRECTOR

Proj. No.:	98046.08
Date:	1/19/2006
Designed By:	MLA
Drawn By:	LDD/DS
Checked By:	
Scale:	1" = 100'

1/19/2006 1:00:09 PM

FINAL PLAT

PLAT-FINAL-000.dwg, SHEET2, 1/12/2006 1:40:08 PM, Donalds

THE SEVENS AT
FOX RUN LANDING
COUNCIL BLUFFS, IOWA



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

12001 Q STREET
OMAHA, NE 68137
PHONE: (402) 885-4700
FAX: (402) 885-5599

7130 SOUTH 26TH STREET, SUITE D
LINCOLN, NE 68515-9841
PHONE: (402) 420-7177
FAX: (402) 420-7128

SHEET 2 OF 8

LEGAL DESCRIPTION
BEING A REPLANTING OF ALL OF LOT 118, AND OUTLOT 1, FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW/4 OF SECTION 18, AND PART OF THE EAST 1/2 OF THE SE/4 OF SAID SECTION 18, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 4 WEST OF THE 5TH P.M., POTTAWATTAME COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLANTING OF ALL OF LOT 118, AND OUTLOT 1, FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW/4 OF SECTION 18, AND PART OF THE EAST 1/2 OF THE SE/4 OF SAID SECTION 18, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 4 WEST OF THE 5TH P.M., POTTAWATTAME COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REGISTERED PROFESSIONAL SURVEYOR
13873
IOWA
GLEN TRESSEN
REPLANTING OF THE SEVENS AT FOX RUN LANDING
COUNTY OF POTTAWATTAME IOWA
REVISOR: Robert V. Grest
REVISION NUMBER: 13373
REVISED 01/12/2006
THIS INSTRUMENT REMAINS VALID FOR A PERIOD OF EIGHT (8) YEARS FROM THE DATE OF RECORDATION.

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