

COMPARED

THE SEVEN AT FOX RUN LANDING REPLAT THREE

LOTS 1 THRU 28 INCLUSIVE

A REPLATTING OF LOTS 6A THRU 10B INCLUSIVE, LOTS 20A THRU 27B INCLUSIVE AND LOTS 29A THRU 37B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2 OF THE SE1/4 OF SAID SECTION 16; ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

Pottawattamie County, IA 2009-013167
 Recorder John Sciortino
 Book-Page: 2009-013167
 File Time: 09/04/2009 @ 11:57:12 AM
 Rec-\$70.00 Aud-\$0.00 RMA-\$1.00 ECM-\$3.00
 Current Transfer Tax Paid: \$0.00

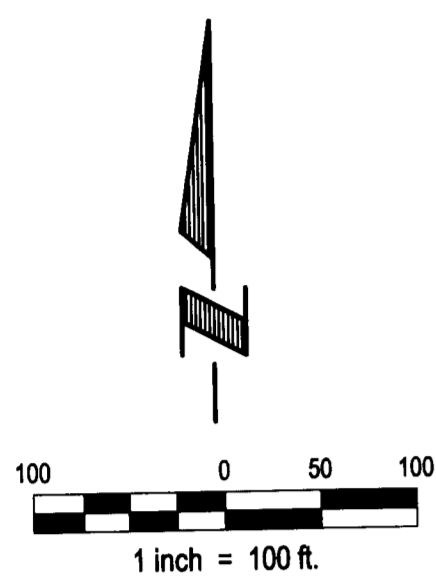


- NOTES:
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 - ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO SOUTH 36TH STREET OR TO 55TH AVENUE FROM ANY LOTS ABUTTING SAID STREETS.
 - A PERPETUAL EASEMENT 5 FEET IN WIDTH IS RESERVED ALONG THE SIDE LOT LINES OF ALL LOTS, EXCEPT IT IS NOT RESERVED ALONG THOSE SIDE LOT LINES WHICH ARE OCCUPIED BY THE COMMON WALL BETWEEN STRUCTURES; AND 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES OF ALL LOTS; SAID EASEMENTS ARE FOR UTILITY INSTALLATION AND MAINTENANCE AND FOR DRAINAGE. SAID DRAINAGE AREAS AND ANY INCLUDED DRAINAGE SYSTEMS ARE PRIVATE AND TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THEM.
 - ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
 - ATTACHED SINGLE FAMILY RESIDENCES ARE ALLOWED ON ALL LOTS 1 THRU 28 INCLUSIVE. DETACHED SINGLE FAMILY RESIDENCES ARE ALLOWED ON LOTS 2 THRU 5 INCLUSIVE, LOTS 7 THRU 14 INCLUSIVE AND LOTS 17 THRU 28 INCLUSIVE; AND DETACHED SINGLE FAMILY RESIDENCES ARE ALLOWED ON THE CONSOLIDATION OF LOTS 1A & 1B, LOTS 6A & 6B, LOTS 15A & 15B AND LOTS 16A & 16B.
 - A PERPETUAL UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG THE FRONT AND STREET SIDE YARD PROPERTY LINE OF ALL LOTS, GRANTED TO MIDAMERICAN ENERGY.

LEGEND

- PINS FOUND, 5/8" X 30" REBAR WITH ALUMINUM CAP #13373 (UNLESS OTHERWISE NOTED)
- PINS SET, 5/8" X 30" REBAR WITH ALUMINUM CAP #13373
- ⊕ SECTION CORNER FOUND
- C(X) CURVE CHORD DATA (SEE TABLE)

R Fee 70⁰⁰
 A Fee _____
 T Tax _____



LOT AREAS

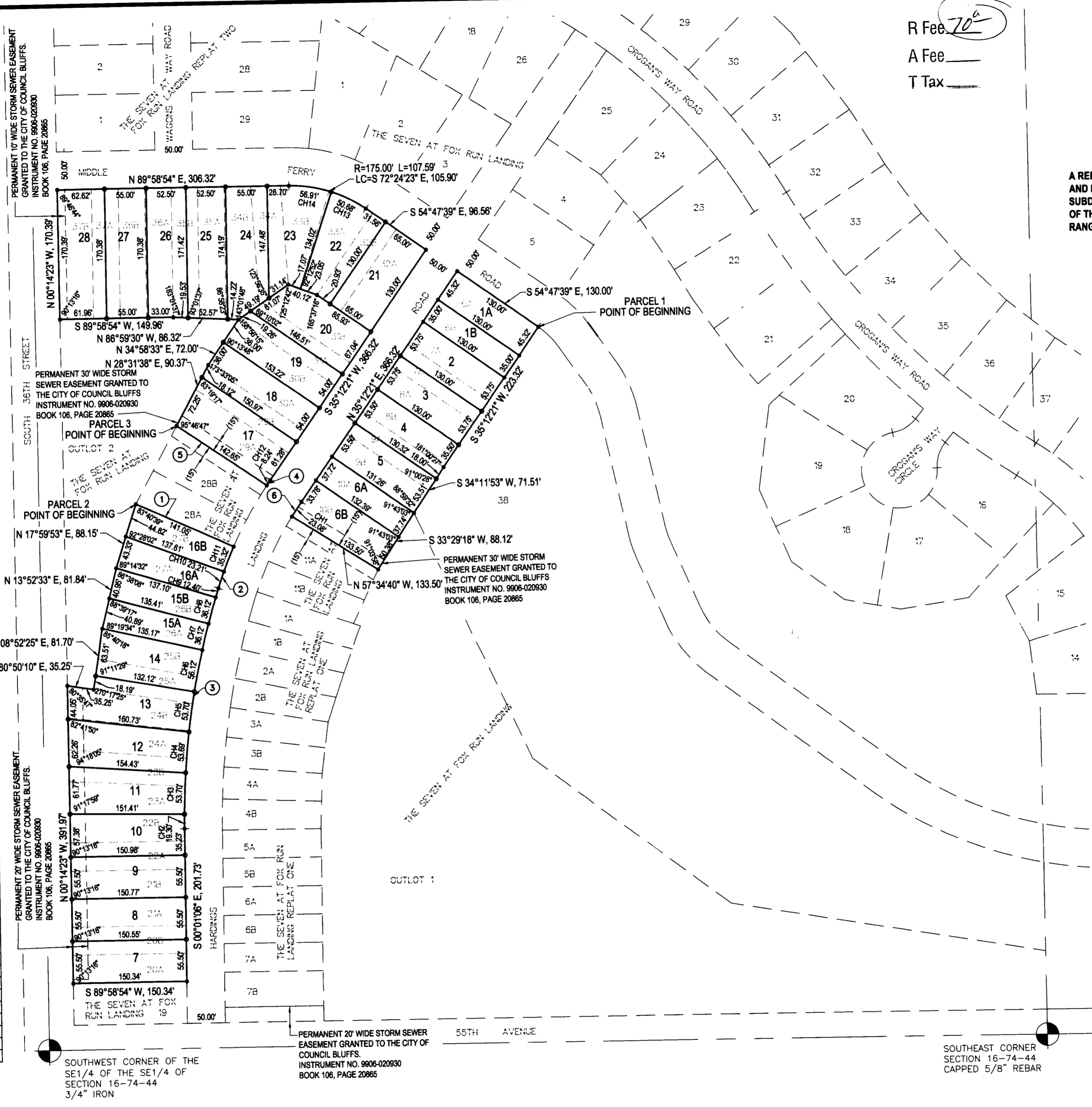
1A	5,891. sq.ft.
1B	4,549. sq.ft.
2	6,987. sq.ft.
3	6,987. sq.ft.
4	6,957. sq.ft.
5	6,997. sq.ft.
6A	4,972. sq.ft.
6B	7,137. sq.ft.
7	8,349. sq.ft.
8	8,361. sq.ft.
9	8,373. sq.ft.
10	8,455. sq.ft.
11	8,807. sq.ft.
12	9,094. sq.ft.
13	8,910. sq.ft.
14	7,971. sq.ft.
15A	5,204. sq.ft.
15B	5,243. sq.ft.
16A	5,411. sq.ft.
16B	5,563. sq.ft.
17	10,371. sq.ft.
18	8,249. sq.ft.
19	8,217. sq.ft.
20	8,792. sq.ft.
21	8,450. sq.ft.
22	8,304. sq.ft.
23	8,651. sq.ft.
24	9,056. sq.ft.
25	9,072. sq.ft.
26	8,955. sq.ft.
27	9,371. sq.ft.
28	10,613. sq.ft.

BOUNDARY DIMENSIONS

- S 65°40'46" E, 141.05'
- R=525.00' L=58.53'
LC=S 21°07'37" W, 58.50'
- R=1025.00' L=321.15'
LC=S 08°57'26" W, 319.83'
- R=525.00' L=8.24'
LC=S 34°45'23" W, 8.24'
- N 55°41'35" W, 142.65'
- R=475.00' L=23.08
LC=N 33°48'50" E, 23.08'

CHORD TABLE

LINE	LENGTH	BEARING
CH1	23.06	S33°48'50"W
CH2	19.30	N00°31'15"E
CH3	53.69	N02°33'40"E
CH4	53.69	N05°33'45"E
CH5	53.69	N08°33'51"E
CH6	56.12	N11°38'00"E
CH7	36.12	N14°12'42"E
CH8	36.12	N16°13'51"E
CH9	12.38	N17°35'12"E
CH10	23.20	N19°11'57"E
CH11	35.32	N22°23'35"E
CH12	8.24	N34°45'23"E
CH13	50.50	N63°05'27"W
CH14	56.65	N80°42'11"W



SOUTHEAST CORNER SECTION 16-74-44 CAPPED 5/8" REBAR

Proj No: P1999.049.019
 Date: 05/01/2009
 Designed By: JDE
 Drawn By: LDD
 Checked By:
 Scale: 1" = 100'
 Sheet 1 of 2

No	Date
1	6/23/2009

FINAL PLAT

THE SEVEN AT FOX RUN LANDING REPLAT THREE
 COUNCIL BLUFFS, IOWA



E&A CONSULTING GROUP, INC.
 ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154
 PHONE: (402) 895-4700 FAX: (402) 895-3599
 www.eacg.com

WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDED CONTEMPORANEOUS WITH THE FILING OF THE FINAL PLAT.

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.

B. NOTARIZED CERTIFICATION OF OWNERS THAT THE SUBDIVISION AS IT APPEARS HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

C. A NOTARIZED STATEMENT FROM THE MORTGAGE HOLDER OR LIENHOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.

D. A NOTARIZED PARTIAL RELEASE FROM THE MORTGAGE HOLDER OR LIENHOLDER FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

E. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

C.B. REAL ESTATE DEVELOPMENT, L.L.C.

Glen Tieszen
BY: GLEN TIESSEN
MANAGING MEMBER

STATE OF NEBRASKA
ACKNOWLEDGEMENT OF NOTARY
COUNTY OF POTTAWATTAMIE) DOUGLAS

ON THIS 26 DAY OF JUNE 2009, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME GLEN TIESSEN, MANAGING MEMBER OF C.B. REAL ESTATE DEVELOPMENT, L.L.C. TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED, AS SAID MANAGING MEMBER.

Homer R. Hunt
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2011

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 PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS 26 DAY OF August, 2009.

Judy Ann Miller
JUDY ANN MILLER, POTTAWATTAMIE COUNTY TREASURER

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

THIS FINAL PLAT OF THE SEVEN AT FOX RUN LANDING REPLAT THREE WAS APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 24 DAY OF June, 2009.

Donald Gross
DONALD GROSS, DIRECTOR

THE SEVEN AT FOX RUN LANDING REPLAT THREE

LOTS 1 THRU 28 INCLUSIVE

A REPLATTING OF LOTS 6A THRU 10B INCLUSIVE, LOTS 20A THRU 27B INCLUSIVE AND LOTS 29A THRU 37B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2 OF THE SE1/4 OF SAID SECTION 16; ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT C.B. REAL ESTATE DEVELOPMENT, L.L.C. BEING THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS THE SEVEN AT FOX RUN LANDING REPLAT THREE, CONSISTING OF LOTS 1 THROUGH 28, INCLUSIVE. C.B. REAL ESTATE DEVELOPMENT, L.L.C. DOES HEREBY CERTIFY THAT THE PLAT IS A SUBDIVISION OF THE PROPERTY DESCRIBED THEREIN, AND THAT C.B. REAL ESTATE DEVELOPMENT, L.L.C. ARE THE OWNERS AND PROPRIETORS IN FEE SIMPLE OF THE ABOVE DESCRIBED PROPERTY. THE SUBDIVISION OF THE PROPERTY AS SHOWN IN THE PLAT IS DONE WITH THE CONSENT AND FULL KNOWLEDGE OF THE PROPRIETORS AND WITH THE PROPRIETORS' DESIRE THAT THE PROPERTY BE SUBDIVIDED AND THAT THE SUBDIVISION BE KNOWN AS THE SEVEN AT FOX RUN LANDING REPLAT THREE.

C.B. REAL ESTATE DEVELOPMENT, L.L.C., DOES HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE PLAT.

C.B. REAL ESTATE DEVELOPMENT L.L.C.

Glen Tieszen
BY: GLEN TIESSEN
MANAGING MEMBER

STATE OF NEBRASKA
ACKNOWLEDGEMENT OF NOTARY
COUNTY OF POTTAWATTAMIE) DOUGLAS

ON THIS 26 DAY OF JUNE 2009, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME GLEN TIESSEN, MANAGING MEMBER OF C.B. REAL ESTATE DEVELOPMENT, L.L.C. TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED, AS SAID MANAGING MEMBER.

Homer R. Hunt
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
HOMER R. HUNT
My Comm. Exp. April 30, 2011

APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

THIS FINAL PLAT OF THE SEVEN FOX RUN LANDING REPLAT THREE WAS APPROVED BY THE COUNCIL BLUFFS CITY COUNCIL ON THIS 24 DAY OF June, 2009.

Thomas P. Hanafin
THOMAS P. HANAFIN, MAYOR

ATTEST: *Melinda W. Warden*
CITY CLERK

LEGAL DESCRIPTION:

PARCEL 1

se 1/4 A REPLATTING OF LOTS 6A THRU 10B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2 OF THE SE1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 38, SAID THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 6A, THE SEVEN AT FOX RUN LANDING, AND ALSO THE EASTERLY LINE OF SAID LOTS 6B THRU 10B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 38, THE SEVEN AT FOX RUN LANDING, AND ALSO THE WESTERLY LINE OF OUTLOT 1, SAID THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE S35°12'21"W (ASSUMED BEARING), A DISTANCE OF 223.32 FEET; THENCE S34°11'53"W, A DISTANCE OF 71.51 FEET; THENCE S33°29'18"W, A DISTANCE OF 88.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 11A, SAID THE SEVEN AT FOX RUN LANDING; THENCE N57°34'40"W ALONG THE SOUTHERLY LINE OF SAID LOT 10B, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 11A, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 133.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 11A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 10B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOTS 6A THRU 10B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD ON THE FOLLOWING DESCRIBED COURSES: THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 475.00 FEET, A DISTANCE OF 23.08 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N33°48'50"E, A DISTANCE OF 23.08 FEET; THENCE N35°12'21"E, A DISTANCE OF 366.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 6A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD; THENCE S54°47'39"E ALONG THE NORTHERLY LINE OF SAID LOT 6A, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY OF MIDDLE FERRY ROAD, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 50,481 SQUARE FEET OR 1.59 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH:

PARCEL 2

se 1/4 A REPLATTING OF LOTS 20A THRU 27B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2 OF THE SE1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 28A, SAID THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE EASTERLY LINE OF OUTLOT 2, SAID THE SEVEN AT FOX RUN LANDING; THENCE S65°40'46"E ALONG THE SOUTHERLY LINE OF SAID LOT 28A, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 27B, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 141.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 27B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID HARDINGS LANDING ROAD, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 27B THRU 20A INCLUSIVE, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 525.00 FEET, A DISTANCE OF 58.53 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S21°07'37"W, A DISTANCE OF 58.50 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1025.00 FEET, A DISTANCE OF 321.15 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S08°57'28"W, A DISTANCE OF 319.83 FEET; THENCE S00°01'06"E, A DISTANCE OF 201.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 19, SAID THE SEVEN AT FOX RUN LANDING; THENCE S89°58'54"W ALONG THE NORTH LINE OF SAID LOT 19, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 20A, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 150.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 20A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET; THENCE N00°14'23"W ALONG THE WEST LINE OF SAID LOTS 20A THRU 24B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET, A DISTANCE OF 391.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 24B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING; THENCE S80°50'10"E ALONG THE NORTHERLY LINE OF SAID LOT 24B, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 35.25 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 25A, THE SEVEN AT FOX RUN LANDING; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOTS 25A THRU 27B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE N08°52'25"E, A DISTANCE OF 81.70 FEET; THENCE N13°52'33"E, A DISTANCE OF 81.84 FEET; THENCE N17°59'53"E, A DISTANCE OF 88.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 89,748 SQUARE FEET OR 2.060 ACRES, MORE OR LESS.

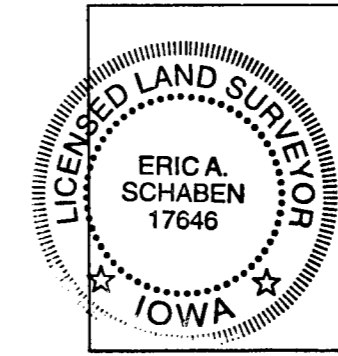
AND ALSO TOGETHER WITH:

PARCEL 3

se 1/4 A REPLATTING OF LOTS 29A THRU 37B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2 OF THE SE1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 28B, SAID THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOTS 29A THRU 30B INCLUSIVE, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE N28°31'38"E, A DISTANCE OF 90.37 FEET; THENCE N34°58'33"E, A DISTANCE OF 72.00 FEET TO THE NORTHEASTERLY CORNER OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE NORTHWEST CORNER OF SAID LOT 30B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 31A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 34B, THE SEVEN AT FOX RUN LANDING; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 34B THRU 37B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE N86°59'30"W, A DISTANCE OF 86.32 FEET; THENCE S89°58'54"W, A DISTANCE OF 149.96 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 37B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET; THENCE N00°14'23"W ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 37B, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 170.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 37B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOTS 37B THRU 32A INCLUSIVE, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE N89°58'54"E, A DISTANCE OF 306.32 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 107.59 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S72°24'23"E, A DISTANCE OF 105.90 FEET; THENCE S54°47'39"E, A DISTANCE OF 96.56 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 32A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD AND SAID WESTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 32A, AND LOTS 31B THRU 29A INCLUSIVE, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE S35°12'21"W, A DISTANCE OF 366.32 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 525.00 FEET, A DISTANCE OF 8.24 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S34°45'23"W, A DISTANCE OF 8.24 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 29A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 28B, THE SEVEN AT FOX RUN LANDING; THENCE N55°41'35"W ALONG THE SOUTHERLY LINE OF SAID LOT 29A, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 28B, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 142.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 108,106 SQUARE FEET OR 2.482 ACRES, MORE OR LESS.



I hereby certify that this land surveying document was prepared and the related survey work was performed 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.
Signature: *Eric A. Schaben* Date: *6/23/09*
Eric A. Schaben
License Number 17646
My License renewal date is December 31, 2010.
Pages or sheets covered by this seal: 2

Proj No:	P1999.049.019	Revisions	
Date:	05/01/2009	(No)	Date
Designed By:	JDE	1	6/23/2009
Drawn By:	LDD		
Checked By:			
Scale:	1" = 100'		
Sheet	2 of 2		

FINAL PLAT

THE SEVEN AT FOX RUN LANDING REPLAT THREE

COUNCIL BLUFFS, IOWA



E&A CONSULTING GROUP, INC.

ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com

Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620
Return to: City Clerk, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4616

RESOLUTION NO. 09-177

A RESOLUTION granting final plat approval for The Seven at Fox Run Landing – Replat Three, being a replat of Lots 6A through 10B, Lots 20A through 27B and Lots 28A through 37B of The Seven at Fox Fun Landing Subdivision.

WHEREAS, CB Real Estate Development is requesting approval of a replat for The Seven at Fox Run Landing; and

WHEREAS, The Seven, as platted by Resolution No. 06-41 on February 13, 2006, created six single family detached lots and 64 duplex lots (single family attached), two outlots for drainage and two other lots which were replatted separately later; and

WHEREAS, the purpose of the replat is to allow construction of either attached or detached houses on the 32 lots shown on Attachment “A” to address market demand for detached houses; and

WHEREAS, the proposed replat is generally consistent with the 1994 Comprehensive Plan and the purpose and intent of the Zoning and Subdivision Ordinances;

WHEREAS, the Planning Commission concurs with the Community Development Department, and recommends approval of the final plat for The Seven at Fox Run Landing - Replat Three, as shown on Attachment “A”, subject to the following conditions:

1. Prior to executing the final plat, all technical corrections required by the Community Development Department and/or Public Works Department shall be incorporated into the final plat document, including but not limited to the following:
 - a. Renumber the lots to combine Lots 1 and 2 to 1A and 1B and also for Lots 7 and 8, 17 & 18 and 19 & 20. Interior side yard easements between the combined pairs shall be eliminated.
 - b. Note that either one detached or an attached single family residence could be built on the combined pair of lots.

- c. Add a 10' wide utility easement for MidAmerican Energy along the front and street side yard property line of all lots.
 - d. All easements shall be noted on the plat document with beneficiaries identified.
2. Any changes to the sanitary sewer laterals and modifications to the storm sewer inlets, necessitated by the realignment of the lot lines shall be installed at developer's expense and accepted by the Council Bluffs Public Works Department prior to issuance of any Certificate of Occupancy for any structure on the lot. The developer shall provide the City with two sets of as-built construction drawings and a two-year maintenance bond, upon acceptance of all required improvements.
 3. Any other changes due to lot line realignment related to streetlight locations and/or communications connections shall be completed with no charge to the City.
 4. The applicant shall provide the Community Development Department with a copy to the covenants applicable to the subdivision and record them again with this replat for ease of reference.
 5. MidAmerican Energy has underground electric facilities in the area. The developer must maintain clearances from those facilities and pay all costs associated with extending or relocating them. The developer shall discuss with MidAmerican any facilities which will need to be relocated and the cost accruing to the relocation.
 6. Sidewalk shall be installed, at no expense to the City, along the street frontage of each lot prior to issuance of a certificate of occupancy for any structure on the lot.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the final plat for The Seven at Fox Run Landing - Replat Three, as shown on Attachment "A" is hereby approved, subject to the conditions set forth above; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND June 22, 2009
APPROVED



THOMAS P. HANAFAN Mayor

Attest:



MARCIA L. WORDEN Acting City Clerk

COMPARED

CERTIFICATE AND RECEIPT

=====

STATE OF IOWA

} SS.

Pottawattamie County,

The undersigned, Acting City Clerk of the City of Council Bluffs, Iowa, hereby certifies that: Resolution 09-177 and Attachment "A" is as the same appears of record in this office.



Witness my hand and seal of Council Bluffs, Iowa,

this 29th day of June A.D., 2009

Marcia L. Warden

Acting City Clerk of the City of Council Bluffs

=====

THE SEVEN AT FOX RUN LANDING REPLAT THREE

LOTS 1 THRU 28 INCLUSIVE

A REPLAT OF LOTS 4, 11, 18, 25, 32, 39, 46, 53, 60, 67, 74, 81, 88, 95, 102, 109, 116, 123, 130, 137, 144, 151, 158, 165, 172, 179, 186, 193, 200, 207, 214, 221, 228, 235, 242, 249, 256, 263, 270, 277, 284, 291, 298, 305, 312, 319, 326, 333, 340, 347, 354, 361, 368, 375, 382, 389, 396, 403, 410, 417, 424, 431, 438, 445, 452, 459, 466, 473, 480, 487, 494, 501, 508, 515, 522, 529, 536, 543, 550, 557, 564, 571, 578, 585, 592, 599, 606, 613, 620, 627, 634, 641, 648, 655, 662, 669, 676, 683, 690, 697, 704, 711, 718, 725, 732, 739, 746, 753, 760, 767, 774, 781, 788, 795, 802, 809, 816, 823, 830, 837, 844, 851, 858, 865, 872, 879, 886, 893, 900, 907, 914, 921, 928, 935, 942, 949, 956, 963, 970, 977, 984, 991, 998, 1005, 1012, 1019, 1026, 1033, 1040, 1047, 1054, 1061, 1068, 1075, 1082, 1089, 1096, 1103, 1110, 1117, 1124, 1131, 1138, 1145, 1152, 1159, 1166, 1173, 1180, 1187, 1194, 1201, 1208, 1215, 1222, 1229, 1236, 1243, 1250, 1257, 1264, 1271, 1278, 1285, 1292, 1299, 1306, 1313, 1320, 1327, 1334, 1341, 1348, 1355, 1362, 1369, 1376, 1383, 1390, 1397, 1404, 1411, 1418, 1425, 1432, 1439, 1446, 1453, 1460, 1467, 1474, 1481, 1488, 1495, 1502, 1509, 1516, 1523, 1530, 1537, 1544, 1551, 1558, 1565, 1572, 1579, 1586, 1593, 1600, 1607, 1614, 1621, 1628, 1635, 1642, 1649, 1656, 1663, 1670, 1677, 1684, 1691, 1698, 1705, 1712, 1719, 1726, 1733, 1740, 1747, 1754, 1761, 1768, 1775, 1782, 1789, 1796, 1803, 1810, 1817, 1824, 1831, 1838, 1845, 1852, 1859, 1866, 1873, 1880, 1887, 1894, 1901, 1908, 1915, 1922, 1929, 1936, 1943, 1950, 1957, 1964, 1971, 1978, 1985, 1992, 1999, 2006, 2013, 2020, 2027, 2034, 2041, 2048, 2055, 2062, 2069, 2076, 2083, 2090, 2097, 2104, 2111, 2118, 2125, 2132, 2139, 2146, 2153, 2160, 2167, 2174, 2181, 2188, 2195, 2202, 2209, 2216, 2223, 2230, 2237, 2244, 2251, 2258, 2265, 2272, 2279, 2286, 2293, 2300, 2307, 2314, 2321, 2328, 2335, 2342, 2349, 2356, 2363, 2370, 2377, 2384, 2391, 2398, 2405, 2412, 2419, 2426, 2433, 2440, 2447, 2454, 2461, 2468, 2475, 2482, 2489, 2496, 2503, 2510, 2517, 2524, 2531, 2538, 2545, 2552, 2559, 2566, 2573, 2580, 2587, 2594, 2601, 2608, 2615, 2622, 2629, 2636, 2643, 2650, 2657, 2664, 2671, 2678, 2685, 2692, 2699, 2706, 2713, 2720, 2727, 2734, 2741, 2748, 2755, 2762, 2769, 2776, 2783, 2790, 2797, 2804, 2811, 2818, 2825, 2832, 2839, 2846, 2853, 2860, 2867, 2874, 2881, 2888, 2895, 2902, 2909, 2916, 2923, 2930, 2937, 2944, 2951, 2958, 2965, 2972, 2979, 2986, 2993, 3000, 3007, 3014, 3021, 3028, 3035, 3042, 3049, 3056, 3063, 3070, 3077, 3084, 3091, 3098, 3105, 3112, 3119, 3126, 3133, 3140, 3147, 3154, 3161, 3168, 3175, 3182, 3189, 3196, 3203, 3210, 3217, 3224, 3231, 3238, 3245, 3252, 3259, 3266, 3273, 3280, 3287, 3294, 3301, 3308, 3315, 3322, 3329, 3336, 3343, 3350, 3357, 3364, 3371, 3378, 3385, 3392, 3399, 3406, 3413, 3420, 3427, 3434, 3441, 3448, 3455, 3462, 3469, 3476, 3483, 3490, 3497, 3504, 3511, 3518, 3525, 3532, 3539, 3546, 3553, 3560, 3567, 3574, 3581, 3588, 3595, 3602, 3609, 3616, 3623, 3630, 3637, 3644, 3651, 3658, 3665, 3672, 3679, 3686, 3693, 3700, 3707, 3714, 3721, 3728, 3735, 3742, 3749, 3756, 3763, 3770, 3777, 3784, 3791, 3798, 3805, 3812, 3819, 3826, 3833, 3840, 3847, 3854, 3861, 3868, 3875, 3882, 3889, 3896, 3903, 3910, 3917, 3924, 3931, 3938, 3945, 3952, 3959, 3966, 3973, 3980, 3987, 3994, 4001, 4008, 4015, 4022, 4029, 4036, 4043, 4050, 4057, 4064, 4071, 4078, 4085, 4092, 4099, 4106, 4113, 4120, 4127, 4134, 4141, 4148, 4155, 4162, 4169, 4176, 4183, 4190, 4197, 4204, 4211, 4218, 4225, 4232, 4239, 4246, 4253, 4260, 4267, 4274, 4281, 4288, 4295, 4302, 4309, 4316, 4323, 4330, 4337, 4344, 4351, 4358, 4365, 4372, 4379, 4386, 4393, 4400, 4407, 4414, 4421, 4428, 4435, 4442, 4449, 4456, 4463, 4470, 4477, 4484, 4491, 4498, 4505, 4512, 4519, 4526, 4533, 4540, 4547, 4554, 4561, 4568, 4575, 4582, 4589, 4596, 4603, 4610, 4617, 4624, 4631, 4638, 4645, 4652, 4659, 4666, 4673, 4680, 4687, 4694, 4701, 4708, 4715, 4722, 4729, 4736, 4743, 4750, 4757, 4764, 4771, 4778, 4785, 4792, 4799, 4806, 4813, 4820, 4827, 4834, 4841, 4848, 4855, 4862, 4869, 4876, 4883, 4890, 4897, 4904, 4911, 4918, 4925, 4932, 4939, 4946, 4953, 4960, 4967, 4974, 4981, 4988, 4995, 5002, 5009, 5016, 5023, 5030, 5037, 5044, 5051, 5058, 5065, 5072, 5079, 5086, 5093, 5100, 5107, 5114, 5121, 5128, 5135, 5142, 5149, 5156, 5163, 5170, 5177, 5184, 5191, 5198, 5205, 5212, 5219, 5226, 5233, 5240, 5247, 5254, 5261, 5268, 5275, 5282, 5289, 5296, 5303, 5310, 5317, 5324, 5331, 5338, 5345, 5352, 5359, 5366, 5373, 5380, 5387, 5394, 5401, 5408, 5415, 5422, 5429, 5436, 5443, 5450, 5457, 5464, 5471, 5478, 5485, 5492, 5499, 5506, 5513, 5520, 5527, 5534, 5541, 5548, 5555, 5562, 5569, 5576, 5583, 5590, 5597, 5604, 5611, 5618, 5625, 5632, 5639, 5646, 5653, 5660, 5667, 5674, 5681, 5688, 5695, 5702, 5709, 5716, 5723, 5730, 5737, 5744, 5751, 5758, 5765, 5772, 5779, 5786, 5793, 5800, 5807, 5814, 5821, 5828, 5835, 5842, 5849, 5856, 5863, 5870, 5877, 5884, 5891, 5898, 5905, 5912, 5919, 5926, 5933, 5940, 5947, 5954, 5961, 5968, 5975, 5982, 5989, 5996, 6003, 6010, 6017, 6024, 6031, 6038, 6045, 6052, 6059, 6066, 6073, 6080, 6087, 6094, 6101, 6108, 6115, 6122, 6129, 6136, 6143, 6150, 6157, 6164, 6171, 6178, 6185, 6192, 6199, 6206, 6213, 6220, 6227, 6234, 6241, 6248, 6255, 6262, 6269, 6276, 6283, 6290, 6297, 6304, 6311, 6318, 6325, 6332, 6339, 6346, 6353, 6360, 6367, 6374, 6381, 6388, 6395, 6402, 6409, 6416, 6423, 6430, 6437, 6444, 6451, 6458, 6465, 6472, 6479, 6486, 6493, 6500, 6507, 6514, 6521, 6528, 6535, 6542, 6549, 6556, 6563, 6570, 6577, 6584, 6591, 6598, 6605, 6612, 6619, 6626, 6633, 6640, 6647, 6654, 6661, 6668, 6675, 6682, 6689, 6696, 6703, 6710, 6717, 6724, 6731, 6738, 6745, 6752, 6759, 6766, 6773, 6780, 6787, 6794, 6801, 6808, 6815, 6822, 6829, 6836, 6843, 6850, 6857, 6864, 6871, 6878, 6885, 6892, 6899, 6906, 6913, 6920, 6927, 6934, 6941, 6948, 6955, 6962, 6969, 6976, 6983, 6990, 6997, 7004, 7011, 7018, 7025, 7032, 7039, 7046, 7053, 7060, 7067, 7074, 7081, 7088, 7095, 7102, 7109, 7116, 7123, 7130, 7137, 7144, 7151, 7158, 7165, 7172, 7179, 7186, 7193, 7200, 7207, 7214, 7221, 7228, 7235, 7242, 7249, 7256, 7263, 7270, 7277, 7284, 7291, 7298, 7305, 7312, 7319, 7326, 7333, 7340, 7347, 7354, 7361, 7368, 7375, 7382, 7389, 7396, 7403, 7410, 7417, 7424, 7431, 7438, 7445, 7452, 7459, 7466, 7473, 7480, 7487, 7494, 7501, 7508, 7515, 7522, 7529, 7536, 7543, 7550, 7557, 7564, 7571, 7578, 7585, 7592, 7599, 7606, 7613, 7620, 7627, 7634, 7641, 7648, 7655, 7662, 7669, 7676, 7683, 7690, 7697, 7704, 7711, 7718, 7725, 7732, 7739, 7746, 7753, 7760, 7767, 7774, 7781, 7788, 7795, 7802, 7809, 7816, 7823, 7830, 7837, 7844, 7851, 7858, 7865, 7872, 7879, 7886, 7893, 7900, 7907, 7914, 7921, 7928, 7935, 7942, 7949, 7956, 7963, 7970, 7977, 7984, 7991, 7998, 8005, 8012, 8019, 8026, 8033, 8040, 8047, 8054, 8061, 8068, 8075, 8082, 8089, 8096, 8103, 8110, 8117, 8124, 8131, 8138, 8145, 8152, 8159, 8166, 8173, 8180, 8187, 8194, 8201, 8208, 8215, 8222, 8229, 8236, 8243, 8250, 8257, 8264, 8271, 8278, 8285, 8292, 8299, 8306, 8313, 8320, 8327, 8334, 8341, 8348, 8355, 8362, 8369, 8376, 8383, 8390, 8397, 8404, 8411, 8418, 8425, 8432, 8439, 8446, 8453, 8460, 8467, 8474, 8481, 8488, 8495, 8502, 8509, 8516, 8523, 8530, 8537, 8544, 8551, 8558, 8565, 8572, 8579, 8586, 8593, 8600, 8607, 8614, 8621, 8628, 8635, 8642, 8649, 8656, 8663, 8670, 8677, 8684, 8691, 8698, 8705, 8712, 8719, 8726, 8733, 8740, 8747, 8754, 8761, 8768, 8775, 8782, 8789, 8796, 8803, 8810, 8817, 8824, 8831, 8838, 8845, 8852, 8859, 8866, 8873, 8880, 8887, 8894, 8901, 8908, 8915, 8922, 8929, 8936, 8943, 8950, 8957, 8964, 8971, 8978, 8985, 8992, 8999, 9006, 9013, 9020, 9027, 9034, 9041, 9048, 9055, 9062, 9069, 9076, 9083, 9090, 9097, 9104, 9111, 9118, 9125, 9132, 9139, 9146, 9153, 9160, 9167, 9174, 9181, 9188, 9195, 9202, 9209, 9216, 9223, 9230, 9237, 9244, 9251, 9258, 9265, 9272, 9279, 9286, 9293, 9300, 9307, 9314, 9321, 9328, 9335, 9342, 9349, 9356, 9363, 9370, 9377, 9384, 9391, 9398, 9405, 9412, 9419, 9426, 9433, 9440, 9447, 9454, 9461, 9468, 9475, 9482, 9489, 9496, 9503, 9510, 9517, 9524, 9531, 9538, 9545, 9552, 9559, 9566, 9573, 9580, 9587, 9594, 9601, 9608, 9615, 9622, 9629, 9636, 9643, 9650, 9657, 9664, 9671, 9678, 9685, 9692, 9699, 9706, 9713, 9720, 9727, 9734, 9741, 9748, 9755, 9762, 9769, 9776, 9783, 9790, 9797, 9804, 9811, 9818, 9825, 9832, 9839, 9846, 9853, 9860, 9867, 9874, 9881, 9888, 9895, 9902, 9909, 9916, 9923, 9930, 9937, 9944, 9951, 9958, 9965, 9972, 9979, 9986, 9993, 10000, 10007, 10014, 10021, 10028, 10035, 10042, 10049, 10056, 10063, 10070, 10077, 10084, 10091, 10098, 10105, 10112, 10119, 10126, 10133, 10140, 10147, 10154, 10161, 10168, 10175, 10182, 10189, 10196, 10203, 10210, 10217, 10224, 10231, 10238, 10245, 10252, 10259, 10266, 10273, 10280, 10287, 10294, 10301, 10308, 10315, 10322, 10329, 10336, 10343, 10350, 10357, 10364, 10371, 10378, 10385, 10392, 10399, 10406, 10413, 10420, 10427, 10434, 10441, 10448, 10455, 10462, 10469, 10476, 10483, 10490, 10497, 10504, 10511, 10518, 10525, 10532, 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11540, 11547, 11554, 11561, 11568, 11575, 11582, 11589, 11596, 11603, 11610, 11617, 11624, 11631, 11638, 11645, 11652, 11659, 11666, 11673, 11680, 11687, 11694, 11701, 11708, 11715, 11722, 11729, 11736, 11743, 11750, 11757, 11764, 11771, 11778, 11785, 11792, 11799, 11806, 11813, 11820, 11827, 11834, 11841, 11848, 11855, 11862, 11869, 11876, 11883, 11890, 11897, 11904, 11911, 11918, 11925, 11932, 11939, 11946, 11953, 11960, 11967, 11974, 11981, 11988, 11995, 12002, 12009, 12016, 12023, 12030, 12037, 12044, 12051, 12058, 12065, 12072, 12079, 12086, 12093, 12100, 12107, 12114, 12121, 12128, 12135, 12142, 12149, 12156, 12163, 12170, 12177, 12184, 12191, 12198, 12205, 12212, 12219, 12226, 12233, 12240, 12247, 12254, 12261, 12268, 12275, 12282, 12289, 12296, 12303, 12310, 12317, 12324, 12331, 12338, 12345, 12352, 12359, 12366, 12373, 12380, 12387, 12394, 12401, 12408, 12415, 12422, 12429, 12436, 12443, 12450, 12457, 12464, 12471, 12478, 12485, 12492, 12499, 12506, 12513, 12520, 12527, 12534, 12541, 12548, 12555, 12562, 12569, 12576, 12583, 12590, 12597, 12604, 12611, 12618, 12625, 12632, 12639, 12646, 12653, 12660, 12667, 12674, 12681, 12688, 12695, 12702, 12709, 12716, 12723, 12730, 12737, 12744, 12751, 12758, 12765, 12772, 12779, 12786, 12793, 12800, 12807, 12814, 12821, 12828, 12835, 12842, 12849, 12856, 12863, 12870, 12877, 12884, 12891, 12898, 12905, 12912, 12919, 12926, 12933, 12940, 12947, 12954, 12961, 12968, 12975, 12982, 12989, 12996, 13003, 13010, 13017, 13024, 13031, 13038, 13045, 13052, 13059, 13066, 13073, 13080, 13087, 13094, 13101, 13108, 13115, 13122, 13129, 13136, 13143, 13150, 13157, 13164, 13171, 13178, 13185, 13192, 13199, 13206, 13213, 13220, 13227, 13234, 13241, 13248, 13255, 13262, 13269, 13276, 13283, 13290, 13297, 13304, 13311, 13318, 13325, 13332, 13339, 13346, 13353, 13360, 13367, 13374, 13381, 13388, 13395, 13402, 13409, 13416, 13423, 13430, 13437, 13444, 13451, 13458, 13465, 13472, 13479, 13486, 13493, 13500, 13507, 13514, 13521, 13528, 13535, 13542, 13549, 13556, 13563, 13570, 13577, 13584, 13591, 13598, 13605, 13612, 13619, 13626, 13633, 13640, 13647, 13654, 13661, 13668, 13675, 13682, 13689, 13696, 13703, 13710, 13717, 13724, 13731, 13738, 13745, 13752, 13759, 13766, 13773, 13780, 13787, 13794, 13801, 13808, 13815, 13822, 13

Prepared by
And Return to: Deborah L. Petersen, P.L.C. 215 South Main St., P.O. Box 893 Council Bluffs, IA 51502-0893 (712) 328-8808
Individual's Name Street Address City, State Zip Code Phone

SPACE ABOVE THIS LINE
FOR RECORDER

*DECLARATION OF RESTRICTIONS AND COVENANTS
FOR
THE SEVEN AT FOX RUN LANDING - REPLAT THREE*

This Declaration is made this 25 day of August, 2009, by CB Real Estate Development, L.L.C., hereinafter called "Developer".

THE DEVELOPER HEREBY ADOPTS THE AMENDED AND SUBSTITUTED DECLARATION OF RESTRICTIONS AND COVENANTS FOR THE SEVEN AT FOX RUN LANDING DATED FEBRUARY 13, 2008, AND FILED FOR RECORD IN THE OFFICE OF THE RECORDER FOR POTTAWATTAMIE COUNTY, IOWA ON FEBRUARY 20, 2008, IN BOOK 2008, PAGE 002404, AS THE RESTRICTIONS AND COVENANTS FOR THE SEVEN AT FOX RUN LANDING - REPLAT THREE.

CB REAL ESTATE DEVELOPMENT, L.L.C.

By *Glen Tieszen*
GLEN TIESSEN, Manager

Subscribed and sworn to before me by GLEN TIESSEN, Manager of CB REAL ESTATE DEVELOPMENT, L.L.C., this 25 day of August, 2009.

Angela M. Eitmann
Notary Public in and for said State.



MORTGAGE HOLDER'S STATEMENT

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

I, Christine M. Blum, being first duly sworn, on oath depose and state that I am the Vice President of MIDSTATES BANK, N.A., the holder of a mortgage on the property described in the foregoing Certificate and Dedication of Plat of The Seven at Fox Run Landing - Replat Three in Council Bluffs, Pottawattamie County, Iowa, and the attached Plat. Said mortgage is dated April 12, 2005, and recorded on April 27, 2005, in Book 106 at Page 20513 of the records of Pottawattamie County, Iowa. I certify that the Plat is prepared with the free consent of MIDSTATES BANK, N.A. I further certify that MIDSTATES BANK, N.A. agrees to release its mortgage on all areas conveyed to the City of Council Bluffs, Iowa or dedicated to the public upon approval of the Final Plat of The Seven at Fox Run Landing - Replat Three.

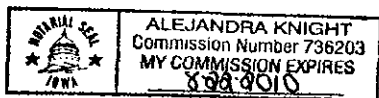
DATED this 27th day of August, 2009.

Christine M. Blum

CHRISTINE M. BLUM
Vice President
MIDSTATES BANK, N.A.

STATE OF IOWA)
) ss:
COUNTY OF POTTAWATTAMIE)

On this 27th day of August, 2009, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, Christine M. Blum, to me personally known, who, being by me duly sworn, did say that she is the Vice President of Midstates Bank, N.A., executing the within and foregoing instrument; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Christine M. Blum, as Vice President, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation; by it and by her voluntary executed.



Alejandra Knight
NOTARY PUBLIC

**ATTORNEY'S OPINION WITH RESPECT TO PLATTING
THE SEVEN AT FOX RUN LANDING REPLAT 3,
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA**

TO THE COUNTY RECORDER OF POTTAWATTAMIE COUNTY:

I have examined the abstract of title in THREE parts covering the real estate described on the attachment marked "Legal Description".

Marketable title to the property under examination is held in part by CB Real Estate Development, L.L.C. shown at Entries #72, #80, #81 and #82 of Part 1; and in part by Western Iowa Land Development, LLC shown at Entry #89 of Part 1. The Warranty Deed shown at Entry #72 of Part 1 is dated March 31, 2005 and recorded April 12, 2005 in Book 105, Page 18974 and re-recorded to correct legal description on May 4, 2005 in Book 105, Page 20491. The Warranty Deed shown at Entry #80 of Part 1 was dated July 20, 2005 and recorded August 1, 2005 in Book 106, Page 02132. The Parcel Split shown at Entry #81 of Part 1 was approved August 3, 2005 and recorded August 8, 2005 in Book 106, Page 02618. The Corrective Warranty Deed shown at Entry #82 of Part 1 was dated August 12, 2005 and recorded August 18, 2005 in Book 106, Page 03536. The Warranty Deed shown at Entry #89 of Part 1 was dated December 1, 2005 and recorded December 2, 2005 in Book 106, Page 11156 (The legal description was changed in the Auditor's Office - 12/5/2005).

There is an Open-End Mortgage (with future advance clause) shown at Entry #106 of Part 1 in the amount of \$1,475,000.00 from CB Real Estate Development, LLC, an Iowa Limited Liability Company, et al to Midstates Bank N.A., dated April 12, 2005 and recorded April 27, 2005 in Book 106, Page 20513, Pottawattamie County, Iowa records.

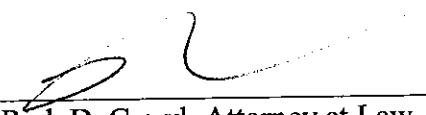
The survey and platting documents at Entry #107 of Part 1 show various easements and restrictive covenants relating to the platting of The Seven at Fox Run Landing Subdivision. Amendments to the easements and restrictive covenants are shown at Entry #s 1, 2, 3 and 4 of Part 3. For further particulars you are referred to said entries.

There is a lien search shown at Entry #5 of Part 3 on Western Iowa Land Development, LLC and CB Real Estate Development, LLC and, except as stated herein, there are no liens shown against said entities.

Entry #6 of Part 3 states that General Taxes for the year 2007 and prior years are shown paid. General taxes for 2008 not yet assessed.

This opinion is given solely for the purpose of platting the property under examination. This opinion contains only the information required in 354.11(3) 2002 Code of Iowa. This opinion should not be relied upon for any other purpose.

This opinion is expressed as of the 12th day of August, 2009.



Rick D. Crowl, Attorney at Law
STUART TINLEY LAW FIRM LLP
P. O. Box 398
Council Bluffs, IA 51502-0398
Telephone No. (712) 322-4033

LEGAL DESCRIPTION

The following described Real Estates situated in the
County of Pottawattamie and State of Iowa, to-wit:

PARCEL 1

A REPLATTING OF LOTS 6A THRU 10B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2 OF THE SW1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 38, SAID THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 6A, THE SEVEN AT FOX RUN LANDING, AND ALSO THE EASTERLY LINE OF SAID LOTS 6B THRU 10B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 38, THE SEVEN AT FOX RUN LANDING, AND ALSO THE WESTERLY LINE OF OUTLOT 1, SAID THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE S35°12'21"W (ASSUMED BEARING), A DISTANCE OF 223.32 FEET; THENCE S34°11'53"W, A DISTANCE OF 71.51 FEET; THENCE S33°29'18"W, A DISTANCE OF 88.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 11A, SAID THE SEVEN AT FOX RUN LANDING; THENCE N57°34'40"W ALONG THE SOUTHERLY LINE OF SAID LOT 10B, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 11A, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 133.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 11A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 10B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOTS 6A THRU 10B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD ON THE FOLLOWING DESCRIBED COURSES; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 475.00 FEET, A DISTANCE OF 23.08 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N33°48'50"E, A DISTANCE OF 23.08 FEET; THENCE N35°12'21"E, A DISTANCE OF 366.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 6A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD; THENCE S54°47'39"E ALONG THE NORTHERLY LINE OF SAID LOT 6A, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY OF MIDDLE FERRY ROAD, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH;

PARCEL 2

A REPLATTING OF LOTS 20A THRU 27B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2 OF THE SW1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 28A, SAID THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE EASTERLY LINE OF OUTLOT 2, SAID THE SEVEN AT FOX RUN LANDING; THENCE S65°40'46"E ALONG THE SOUTHERLY LINE OF SAID LOT 28A, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 27B, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 141.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 27B, THE SEVEN AT FOX RUN LANDING, SAID

POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID HARDINGS LANDING ROAD, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 27B THRU 20A INCLUSIVE, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 525.00 FEET, A DISTANCE OF 58.53 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S21°07'37"W, A DISTANCE OF 58.50 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1025.00 FEET, A DISTANCE OF 321.15 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S08°57'26"W, A DISTANCE OF 319.83 FEET; THENCE S00°01'06"E, A DISTANCE OF 201.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 19, SAID THE SEVEN AT FOX RUN LANDING; THENCE S89°58'54"W ALONG THE NORTH LINE OF SAID LOT 19, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 20A, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 150.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 20A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET; THENCE N00°14'23"W ALONG THE WEST LINE OF SAID LOTS 20A THRU 24B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET, A DISTANCE OF 391.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 24B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING; THENCE S80°50'10"E ALONG THE NORTHERLY LINE OF SAID LOT 24B, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 35.25 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 25A, THE SEVEN AT FOX RUN LANDING; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOTS 25A THRU 27B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES; THENCE N08°52'25"E, A DISTANCE OF 81.70 FEET; THENCE N13°52'33"E, A DISTANCE OF 81.84 FEET; THENCE N17°59'53"E, A DISTANCE OF 88.15 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH;

PARCEL 3

A REPLATTING OF LOTS 29A THRU 37B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2 OF THE SW1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 29A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 28B, SAID THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOTS 29A THRU 30B INCLUSIVE, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES: THENCE N28°31'38"E, A DISTANCE OF 90.37 FEET; THENCE N34°58'33"E, A DISTANCE OF 72.00 FEET TO THE NORTHEASTERLY CORNER OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE NORTHWESTERLY CORNER OF SAID LOT 30B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 31A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 34B, THE SEVEN AT FOX RUN LANDING; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 34B THRU 37B INCLUSIVE, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES; THENCE N86°59'30"W, A DISTANCE OF 86.32 FEET; THENCE S89°58'54"W, A DISTANCE OF 149.96 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 37B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET; THENCE N00°14'23"W ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 37B, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 170.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 37B, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOTS 37B THRU 32A INCLUSIVE, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES; THENCE N89°58'54"E, A DISTANCE OF 306.32 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 107.59 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S72°24'23"E, A DISTANCE OF 105.90 FEET; THENCE S54°47'39"E, A DISTANCE OF 96.56 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 32A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF MIDDLE FERRY ROAD AND SAID WESTERLY RIGHT-OF-WAY LINE OF HARDINGS LANDING ROAD; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF HARDINGS

LANDING ROAD, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOTS 32A, AND LOTS 31B THRU 29A INCLUSIVE, THE SEVEN AT FOX RUN LANDING ON THE FOLLOWING DESCRIBED COURSES; THENCE S35°12'21"W, A DISTANCE OF 366.32 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 525.00 FEET, A DISTANCE OF 8.24 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S34°45'23"W, A DISTANCE OF 8.24 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 29A, THE SEVEN AT FOX RUN LANDING, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF SAID LOT 28B, THE SEVEN AT FOX RUN LANDING; THENCE N55°41'35"W ALONG THE SOUTHERLY LINE OF SAID LOT 29A, THE SEVEN AT FOX RUN LANDING, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 28B, THE SEVEN AT FOX RUN LANDING, A DISTANCE OF 142.65 FEET TO THE POINT OF BEGINNING.

Pottawattamie County Auditor's Certification of Subdivision Name Approval

MARILYN JO DRAKE
POTTAWATTAMIE COUNTY AUDITOR
AND ELECTION COMMISSIONER
227 S. 6th St, Room 243
P. O. BOX 649
COUNCIL BLUFFS, IOWA 51502-0649



Gary Herman, First Deputy - Elections
Paula Glade, First Deputy - Real Estate
Donna West, First Deputy - Tax and Finance
Phone (712) 328-5700
FAX (712) 328-4740

I, Marilyn Jo Drake, Auditor of Pottawattamie County, Iowa, or designee, do hereby certify that the subdivision name of the attached platting is unique within Pottawattamie County and is hereby approved.

Name of new subdivision:

THE SEVEN AT FOX RUN LANDING REPLAT THREE

Joan Miller Real Estate Clerk
Signed

August 28, 2009
Date