

99-47234

FINAL PLAT OF KNUDSON 2ND SUBDIVISION

PLAT OF LOTS 1 AND 2, BLOCK 9, HARRIMAN PLACE, AN
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNER:
RKD PARTNERSHIP, LTD.
A TEXAS PARTNERSHIP
K.C. KNUDSON, GENERAL PARTNER
1301 WEST SOUTH OMAHA BRIDGE ROAD
COUNCIL BLUFFS, IOWA 51501

DESCRIPTION:

AND 2, BLOCK 9, HARRIMAN PLACE, AN ADDITION TO COUNCIL BLUFFS,
POTTAWATTAMIE COUNTY, IOWA.

ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 9, HARRIMAN
PLACE, AN ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY,
IOWA, AND POINT OF BEGINNING 3; THENCE NORTH 0°48'50" WEST, ALONG THE WEST
LINE OF SAID LOT 1 AND ALONG THE EAST RIGHT OF WAY LINE OF AN ALLEY, A
DISTANCE OF 260.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER
ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 11TH AVENUE; THENCE NORTH
89°58'46" EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LOT 2, AND ALONG
THE SOUTH RIGHT OF WAY LINE OF SAID 11TH AVENUE, A DISTANCE OF 167.43 FEET
TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0°43'59" EAST, ALONG
THE EAST LINE OF SAID LOT 2, A DISTANCE OF 260.41 FEET TO THE SOUTHEAST
CORNER OF SAID LOT 2, SAID CORNER ALSO BEING ON THE NORTH RIGHT OF WAY
LINE OF 12TH AVENUE; THENCE SOUTH 89°53'44" WEST, ALONG THE SOUTH LINE OF
SAID LOT 2 AND SAID LOT 1, AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID
12TH AVENUE, A DISTANCE OF 67.06 FEET TO THE POINT OF BEGINNING. PARCEL
CONTAINS 1.000 ACRE, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EXISTING
EASEMENTS AND/OR RIGHTS-OF-WAY WHATSOEVER IN NATURE.

NOTE: THE NORTH LINE OF SAID LOTS 1 AND 2 IS ASSUMED TO BEAR NORTH 89°58'46"
EAST FOR THIS DESCRIPTION TO COINCIDE WITH A PLAT OF SURVEY DONE BY
KENNY DUKES.

I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH
POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE
FINAL PLAT:

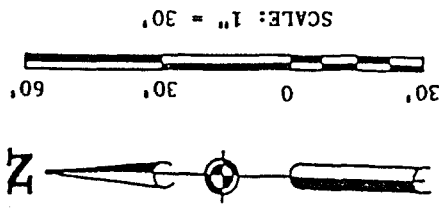
ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH
WILL BE A PART OF THE SUBDIVISION.

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

A NOTARIZED STATEMENT RELEASE FROM THE MORTGAGE HOLDER OF

LEGEND:

- SET 5/8" x 30" REBAR WITH CAP MARKED LLS 7717
- FOUND PINS AS DESCRIBED ON DRAWING
- (S) SURVEYED AS
- (R) RECORDED AS
- (P) PLATTED DISTANCE
- X FOUND CHISELED "X" IN CONCRETE



MAR 1 1999

16874

INST # _____
RECORDING FEE 45.00
AUDITOR FEE _____
RMA FEE _____

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

99 MAR 12 PM 1:20

JOHN SCORTINO
RECORDER

STATE OF IOWA)
COUNTY OF POTTAWATTAMIE) SS

ON THIS 5 DAY OF March, 1999, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED K.C. KNUDSON, GENERAL PARTNER OF RKD PARTNERSHIP,
LTD., A TEXAS PARTNERSHIP, TO ME KNOWN TO BE THE IDENTICAL PERSON NAMED
IN AND WHO EXECUTED THE FOREGOING STATEMENTS ACKNOWLEDGED THAT HE
EXECUTED THE SAME AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

Christie Johnson



DEDICATION:

KNOW ALL PEOPLE OF THESE PRESENTS: THAT RKD PARTNERSHIP, LTD., A TEXAS
PARTNERSHIP, K.C. KNUDSON, GENERAL PARTNER, BEING THE SOLE OWNER AND
PROPRIETOR OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED
WITHIN THIS PLAT, HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND TO BE
KNOWN AS KNUDSON 2ND SUBDIVISION, LOTS 1 THROUGH 6, INCLUSIVE, AND I
HEREBY RATIFY AND APPROVE OF MY PROPERTY AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF I DO UNTO SET MY HAND THIS 5 DAY OF
March, 1999.

K.C. Knudson

RKD PARTNERSHIP, LTD.
K.C. KNUDSON, GENERAL PARTNER

FINAL PLAT OF KNUDSON 2^N SUBDIVISION

99-47234

BEING A RE-PLAT OF LOTS 1 AND 2, BLOCK 9, HARRIMAN PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNER:
RKD PARTNERSHIP, LTD.
A TEXAS PARTNERSHIP
K.C. KNUDSON, GENERAL PARTNER
1301 WEST SOUTH OMAHA BRIDGE ROAD
COUNCIL BLUFFS, IOWA 51501

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 9, HARRIMAN PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

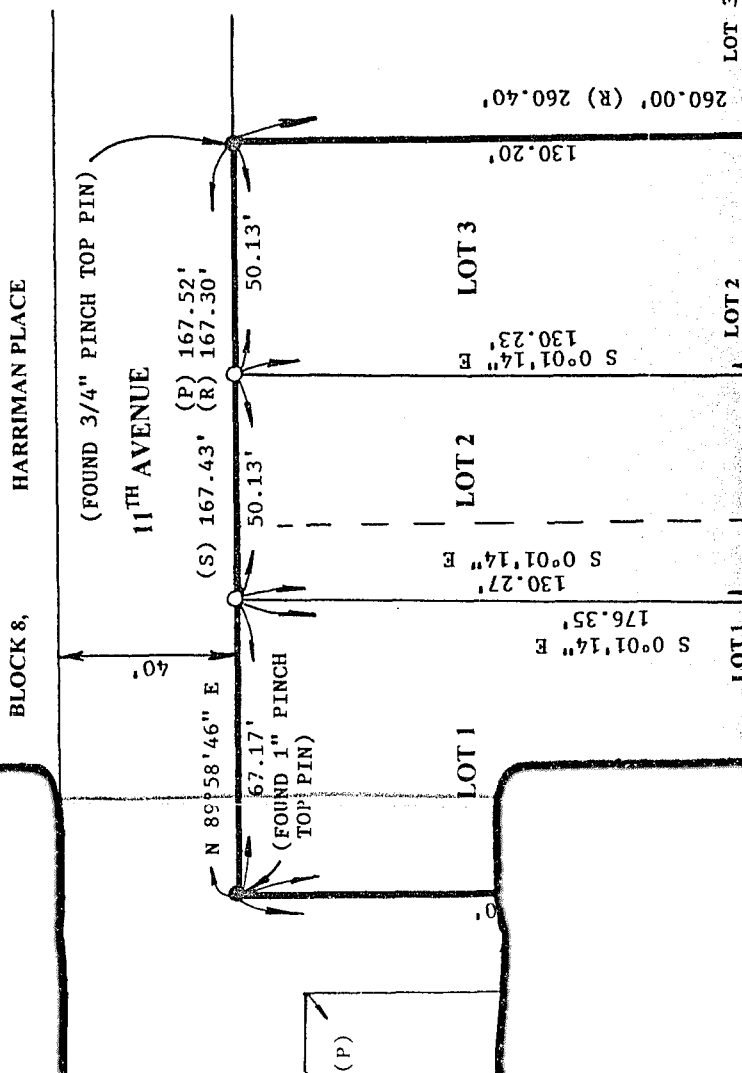
ALL THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 9, HARRIMAN PLACE, AN ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND POINT OF BEGINNING; THENCE NORTH 0°48'50" WEST, ALONG THE WEST LINE OF SAID LOT 1 AND ALONG THE EAST RIGHT OF WAY LINE OF AN ALLEY, A DISTANCE OF 260.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 11TH AVENUE; THENCE NORTH 89°58'46" EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND SAID LOT 2, AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 11TH AVENUE, A DISTANCE OF 167.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0°43'59" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 260.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID CORNER ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF 12TH AVENUE; THENCE SOUTH 89°53'44" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID LOT 1, AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID 12TH AVENUE, A DISTANCE OF 67.06 FEET TO THE POINT OF BEGINNING, PARCEL CONTAINS 1.000 ACRE, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY WHATSOEVER IN NATURE.

NOTE: THE NORTH LINE OF SAID LOTS 1 AND 2 IS ASSUMED TO BEAR NORTH 89°58'46" EAST FOR THIS DESCRIPTION TO COINCIDE WITH A PLAT OF SURVEY DONE BY KENNY DUKES.

I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT:

- A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBDIVISION.
- B. A NOTARIZED STATEMENT FROM THE MORTGAGE HOLDER OF LIENHOLDERS, IF ANY, THAT THE PLAT IS PREPARED WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRE.
- C. A NOTARIZED PARTIAL RELEASE FROM THE MORTGAGE HOLDER OR



LEGEND:
○ SET 5/ FOUND
● SURVEY RECORD
(S) RECORD PLATTE
(R) RECORD PLATTE
(P) FOUND
X FOUND

INST # _____
RECORDING FEE _____
AUDITOR FEE _____
RMA FEE _____

STATE OF IOWA
COUNTY OF _____
ON THIS _____ DAY OF _____
UNDERSIGNED _____
PERSON/PERSONS _____
LTD., A LIMITED LIABILITY COMPANY
IN AND THROUGH _____
EXECUTIVE _____
NOTARY PUBLIC
DEDICATED TO THE PUBLIC SERVICE
KNOW ALL PARTNERS AND PARTNERSHIP
PROPERTY WITHIN THE KNOWING
HEREBY IN WITNESS OF MY HAND AND SEAL
THIS _____ DAY OF _____
A.C. KNUDSON

FINAL PLAT OF KNUDSON 2ND SUBDIVISION

BEING A RE-PLAT OF LOTS 1 AND 2, BLOCK 9, HARRIMAN PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNER: RKD PARTNERSHIP, LTD.
A TEXAS PARTNERSHIP
K.C. KNUDSON, GENERAL PARTNER
1301 WEST SOUTH OMAHA BRIDGE ROAD
COUNCIL BLUFFS, IOWA 51501

LEGAL DESCRIPTION:

LOTS 1 AND 2, BLOCK 9, HARRIMAN PLACE, AN ADDITION TO POTTAWATTAMIE COUNTY, IOWA.

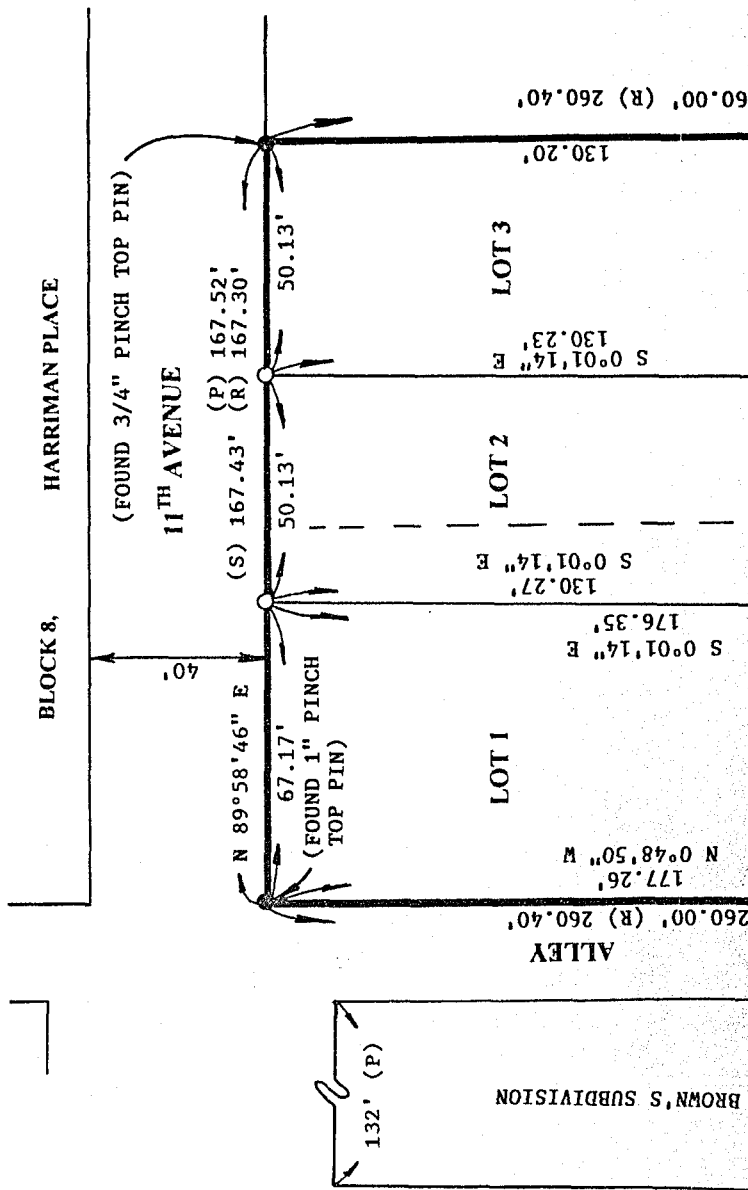
ALL THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BEING AN ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND POINT OF BEGINNING; THENCE NORTH 0°48'50" WEST ALONG SAID LOT 1 AND ALONG THE EAST RIGHT OF WAY LINE A DISTANCE OF 260.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID LOT 1 89°58'46" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF 11TH AVENUE TO THE SOUTH RIGHT OF WAY LINE OF SAID LOT 1 AND SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0°00'00" TO THE EAST LINE OF SAID LOT 2; A DISTANCE OF 260.41 FEET TO THE CORNER OF SAID LOT 2, SAID CORNER ALSO BEING ON THE NORTH LINE OF 12TH AVENUE; THENCE SOUTH 89°53'44" WEST, ALONG THE SAID LOT 2 AND SAID LOT 1, AN ALONG THE NORTH RIGHT OF WAY LINE OF 12TH AVENUE, A DISTANCE OF 67.06 FEET TO THE POINT OF BEGINNING CONTAINS 1.000 ACRE, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHATSOEVER IN NATURE.

NOTE: THE NORTH LINE OF SAID LOTS 1 AND 2 IS ASSUMED TO BE EAST FOR THIS DESCRIPTION TO COINCIDE WITH A PLAT OF KENNY DUKES.

I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE FILED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT:

- A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE A PART OF THE SUBDIVISION.
- B. A NOTARIZED STATEMENT FROM THE MORTGAGEE LIENHOLDERS, IF ANY, THAT THE PLAT IS PREPARED IN ACCORDANCE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR



A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE A PART OF THE SUBDIVISION.

B. A NOTARIZED STATEMENT FROM THE MORTGAGEE LIENHOLDERS, IF ANY, THAT THE PLAT IS PREPARED IN ACCORDANCE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR

C. A NOTARIZED PARTIAL RELEASE FROM THE MORTGAGEE LIENHOLDERS FOR ALL AREAS CONVEYED TO THE PUBLIC OR DEDICATED TO THE PUBLIC.

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

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY MARKETING OBJECTIVES CONSISTENT WITH FEDERAL GUIDELINES.

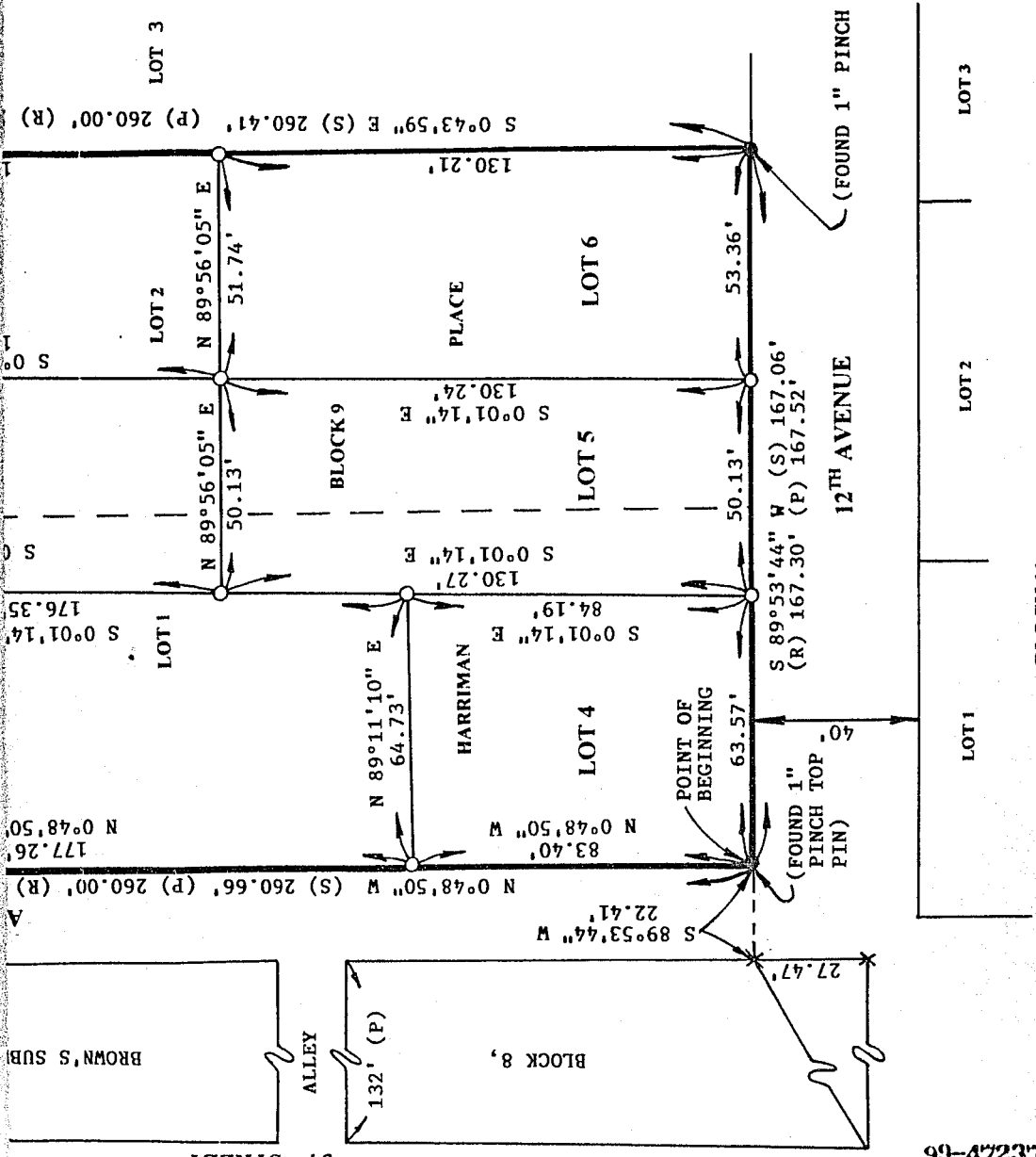
K.C. Knudson
 RKD PARTNERSHIP, LTD.
 K.C. KNUDSON, GENERAL PARTNER

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, CERTIFY THAT THE LAND INCLUDED IN KNUDSON 2ND SUBDIVISION IS SUBJECT TO CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS 5TH DAY OF March, 1999.

Judy Ann Miller
 JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA



COPY

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

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

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

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

BY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR TRADING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL LAWS.

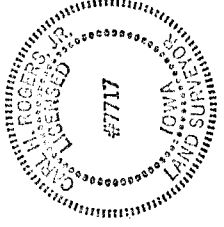
Carl H. Knudson 3/5/99 DATE
KNUDSON, GENERAL PARTNER

CITY OF POTTAWATTAMIE COUNTY, IOWA

BY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE LAND INCLUDED IN KNUDSON 2ND SUBDIVISION IS FREE FROM UNPAID TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

THIS 5TH DAY OF March, 1999.

Ann Miller
ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA



Carl H. Knudson
R.K.D. PARTNERSHIP, LTD.,
K.C. KNUDSON, GENERAL PARTNER

APPROVED BY [Signature] 3/3/99 DATE
DIRECTOR, COMMUNITY DEVELOPMENT DEPT., DONALD GROSS

CITY COUNCIL:
[Signature] 3/3/99 DATE
APPROVED BY THE MAYOR, THOMAS P. HANAFAN

ATTESTED TO BY: [Signature] 3/3/99 DATE
CITY CLERK, OLGA RAMIREZ

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 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

[Signature] MARCH 4 1999 DATE
CARL H. ROGERS, JR.

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1

(PIN)

ROGERS SURVEYING 1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA		DRAWN BY S. L. H.	
		REVISED	
SCALE: 1" = 30'	PHONE NUMBER:	(712) 366-9009	
DATE: 2-16-99	CLIENT: RKD PARTNERSHIP, LTD. K.C. KNUDSON, GENERAL PARTNER 1301 WEST SO. OMAHA BRIDGE RD., CB, IA 51501		
TITLE: FINAL PLAT OF KNUDSON 2ND SUBDIVISION		DRAWING NUMBER 104598	

Michael J. Winter

ATTORNEY AT LAW

CONFIDENTIAL

The Historic Seminary Building
541 6th Avenue
Council Bluffs, Iowa 51503

Telephone: 712-322-0133
Fax: 712-322-9421

March 11, 1999

Re: *Lots 1 and 2 in Block 9 Harriman Place an Addition to Council Bluffs, Pottawattamie County, Iowa, more commonly known as 3331 Eleventh Avenue.*

To whom it may concern:

On March 11, 1999, I examined the abstract to the above described property which consisted of three parts. The abstract begins with the plat which was filed April 26, 1924 and is continued in part three of the abstract through February 19, 1999 at 8:00 a.m. and included entries number one through 138 in part three of the abstract. Entry 139 was added on March 11, 1999 at 8:00 a.m.

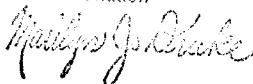
My examination shows that the fee simple title to the above described property belongs to RKD Partnership LTD, a Texas limited partnership pursuant to a warranty deed dated February 12, 1999 and recorded February 16, 1999 at Book 99 Page 42559 of the Pottawattamie County Recorders Office and found at entry number 123 of the abstract. This property is subject to the zoning and subdivision laws of the City of Council Bluffs, Iowa. The general taxes for 1997 and all prior years have been paid. The abstractor does not certify to special assessments and/or unpaid fees for services for sewer systems, storm water drainage systems, sewage treatment, solid waste collection, water and solid waste disposal which have been certified to the County Treasurer for collection unless these charges have been entered on the tax books. Entry 114 of the abstract shows a recorded survey of the above described property locating improvements and lot lines.

Sincerely,



MICHAEL J. WINTER
Attorney at law

Entered for Transmittal MAR 12 1999



COUNTY AUDITOR

99-47239

CERTIFICATE AND RECEIPT

COMPILED

=====

STATE OF IOWA,

} ss.

Pottawattamie County,

The undersigned, Clerk of the City of Council Bluffs, Iowa,

hereby certifies that: Reso No. 98-293 is of true and correct copy.

as the same appears of record in this office.

Witness my hand and seal of Council Bluffs, Iowa, this

4th day of March A.D. 1999

Olga Ramirez
Clerk of the City of Council Bluffs, Iowa

=====



INST # 13497 ✓
RECORDING FEE 300
AUDITOR FEE _____
RMA FEE 100

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

99 JAN 22 AM 11:20

JOHN SCIORITINO
RECORDER

COUNCIL PANEL

#4

PREPARED BY: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, IA 51503 (712) 328-4620
RETURN TO: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503

RESOLUTION NO. 98-293

A RESOLUTION granting final approval for a six-lot minor residential subdivision to be known as Knudson 2nd Subdivision, located in the 3300 block between 11th Avenue and 12th Avenue.

WHEREAS, Land Home, Inc., represented by Richard Knudson, Jr., has requested final plat approval for a six-lot minor residential subdivision to be known as Knudson 2nd Subdivision, located in the 3300 block between 11th Avenue and 12th Avenue, as shown in Attachment "A"; and

WHEREAS, Lots 1 and 2 of Harriman Place extend from 11th to 12th Avenue between 32nd and 34th Streets. Approval of the minor subdivision will create six buildable lots; and

WHEREAS, the proposed subdivision meets the criteria in chapter 14.08 of the Subdivision Ordinance to qualify as a minor subdivision.

WHEREAS, the appropriate City departments and utilities have reviewed the final plat with no adverse comments received. All utilities, including sewer and water, are accessible to the proposed lots; and

WHEREAS, the Community Development Department recommends approval of a minor subdivision to be known as Knudson 2nd Subdivision, as shown on Attachment "A", subject to incorporating all technical corrections required by the Community Development Department and/or Public Works Department into the final plat document.

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

That the final plat for a minor subdivision to be known as Knudson 2nd Subdivision is hereby approved, subject to incorporating all technical corrections required by the Community Development Department and/or Public Works Department into the final plat document; and

BE IT FURTHER RESOLVED

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

ADOPTED
AND December 14, 1998
APPROVED


THOMAS P. HANAGAN Mayor

Attest:

OLGA RAMIREZ City Clerk

Planning Case #SUB-98-014

99-47241

99-38410

