

Not a  
Complete copy

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869-383 383

P.C. 124-7624  
 ) Recording fee \$35.10 W #14521  
 )  
 ) SURVEYOR'S CERTIFICATE  
 )  
 ) I, James H. Curtis, Surveyor, do hereby certify that I have sur-  
 ) veyed and platted a portion of the land known as Manawa Park  
 ) At 10 O'Clock A.M. ) as set out and shown on the annexed plat, said land being  
 ) Genevieve E Sharkey Recorder ) located in S W 1/4 N E 1/4, Section 13, Township 74 North, Range  
 ) 44 West 5th P.M., Pottawattamie County, Iowa; that the location of said plat is shown there-on;  
 ) that blocks, lots, streets, and public walks are shown there-on, properly named and numbered;  
 ) that all dimensions of blocks, lots, width of streets and public walks are indicated on the  
 ) annexed plat; that the corners of all blocks and lots are marked by iron stakes; that such  
 ) dimensions are correct to the best of my knowledge and belief.  
 )  
 ) Dated at Council Bluffs, Iowa this 28th day of June, 1941.

James H. Curtis  
James H. Curtis  
Surveyor

OWNER'S CERTIFICATE

STATE OF IOWA  
 SS  
 COUNTY OF POTTAWATTAMIE  
 WE, Frank C. Hendricks and Arthur W. Card do hereby certify that we are the owners of land  
 known as a Subdivision of a portion of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4)  
 of Section 13 Township 74 Range 44 West of the 5th P.M., being portions of Blocks 27, 28, 29,  
 30 and 31 of Manawa Park Addition as formerly platted and recorded, as shown by a Warranty  
 Deed issued on June 9th, 1941 and filed in the office of the County Recorder of Pottawattamie  
 County, Iowa, on June 17th, 1941.

The plat of the said tract is attached to this certificate.

Frank C. Hendricks  
Frank C. Hendricks  
Arthur W. Card  
Arthur W. Card

State of Iowa  
 SS  
 County of Pottawattamie  
 On this 15th day of July, 1941, before me, a notary public in and for said county and  
 state personally appeared Frank C. Hendricks and Arthur W. Card to me personally known to be  
 the identical persons whose names are affixed to the foregoing instrument and acknowledged  
 they signed the same of their own free will and accord.

In witness whereof, I have hereunto set my hand and affixed my notarial seal on day and year  
 above mentioned.  
 J. L. Clinton  
 Notary Public Seal  
 Pottawattamie County, Iowa  
 J. L. Clinton  
 Notary Public

RECORDER'S CERTIFICATE

STATE OF IOWA  
 SS  
 Pottawattamie County  
 I, Genevieve E. Sharkey, do hereby certify that I am the Recorder in and for Pottawattamie  
 County, Iowa, I do hereby certify that the tract of land known as a Sub-division of the South-  
 west Quarter (SW 1/4) Northeast Quarter (NE 1/4) of Section Thirteen Township Seventy-four Range  
 44 West of the 5th P.M. Being portions of Blocks 27, 28, 29, and 30 of Manawa Park Addition  
 to the County of Pottawattamie, State of Iowa, is free and clear of all incumbrances and the  
 title hereto in fee is in Frank C. Hendricks and Arthur W. Card as appears from the records in  
 my office.

In witness whereof I have hereunto set my hand and affixed my official seal this 15th day  
 of July, 1941.  
 Genevieve E. Sharkey  
 County Recorder

## TREASURER'S CERTIFICATE

STATE OF IOWA  
 POTTAWATTAMIE COUNTY <sup>ss</sup>

I, JAMES C. JENSON, TREASURER OF POTTAWATTAMIE COUNTY, do hereby certify that the tracts of land subdivided into lots as shown by the plat of the land known as a Sub-division of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 13 Township 74 Range 44 West of the 5th Principal Meridian, being a portion of Blocks 27, 28, 29 and 30 of Manawa Park Addition to the County of Pottawattamis is free and clear from unpaid taxes and taxliens to this date, exe. 2d half 1940 tax which will become due Sept. 1st 1941, unpaid.

In witness whereof, I have hereunto set my hand and official seal on this 15th day of July, 1941 at Council Bluffs, Iowa.

Pottawattamie County, Iowa  
 Treasurer Seal

James C. Jenson  
 County Treasurer

## CLERK'S CERTIFICATE

STATE OF IOWA  
 POTTAWATTAMIE COUNTY <sup>ss</sup>

I, Chas C. Lacy, Clerk of the District Court in and for said County and State do hereby certify that the tracts of land subdivided into lots as shown by the plat to which this certificate is attached are now free from all judgments, attachments and mechanic's or other liens as appears from the records of my office.

In witness whereof I have hereunto set my hand and official seal of the said Court this 15th day of July, 1941.

Seal of the District Court  
 Pottawattamis Co. Iowa

Chas C. Lacy  
 Clerk of the District Court

17339

DLR-MH

LAW OFFICES OF TINLEY, MITCHELL, ROSS, EVEREST & GEISER  
 501-511 Park Building  
 Council Bluffs, Iowa

June 4, 1941

MESSRS. F. C. HENDRICES,  
 and ARTHUR W. OARD,  
 C I T Y.

Gentlemen:

We have examined abstract of title in one part covering

All that part of NE $\frac{1}{4}$  Section 13, Township 74 Range 44, formerly known as Blocks 27, 28, 29, 30 and 31 in Manawa Park, a Subdivision of said NE $\frac{1}{4}$  Section 13, Township 74 Range 44, but now vacated, including the alleys in said Blocks and vacated Streets abutting and adjoining said Blocks, all situated in Pottawattamie County, Iowa, said abstract beginning May 7, 1887 with platting of Manawa Park and being certified to May 12, 1941, at 8:00 A.M., and find:

1. At Entry 235 easement for maintenance of electrical transmission line along the westerly side of the vacated street known as Third Street is granted by Omaha & Council Bluffs Street Railway Company to Citizens Power & Light Company. The vendor in this easement had no record title to this land, but may have been in possession of it in 1930 when the easement was granted.

2. Second half 1940 taxes show unpaid.

Subject to the foregoing title is in OMAHA & COUNCIL BLUFFS RAILWAY & BRIDGE COMPANY, an Iowa corporation.

Yours very truly,

TINLEY, MITCHELL, ROSS, EVEREST & GEISER  
 By D. L. Ross

DLR-MH  
 Opinion #17339

869

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17339  
DLR-MH

Law Offices of  
Tinley, Mitchell, Ross, Everest & Geiser  
501-511 Park Building  
Council Bluffs, Iowa

June 4, 1941

MESSRS. F. C. HENDRICKS  
and ARTHUR W. OARD

C I T Y

Gentlemen:

We have examined abstract of title in one part covering  
All that part of NE $\frac{1}{4}$  Section 13, Township 74, Range 44 formerly known as Blocks  
27, 28, 29, 30 and 31 in Manawa Park, a Subdivision of said NE $\frac{1}{4}$  Section 13, Town-  
ship 74, Range 44, but now vacated, including the alleys in said Blocks and vac-  
ated Streets abutting and adjoining said Blocks, all situated in Pottawattamie  
County, Iowa.

said abstract beginning May 7, 1887 with platting Manawa Park and being certified to May 12,  
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1. At Entry 235 easement for maintenance of electrical transmission line along the west-  
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granted.

2. Second half 1940 taxes show unpaid.

Subject to the foregoing title is in OMAHA & COUNCIL BLUFFS RAILWAY & BRIDGE COMPANY,  
an Iowa Corporation.

Yours very truly,

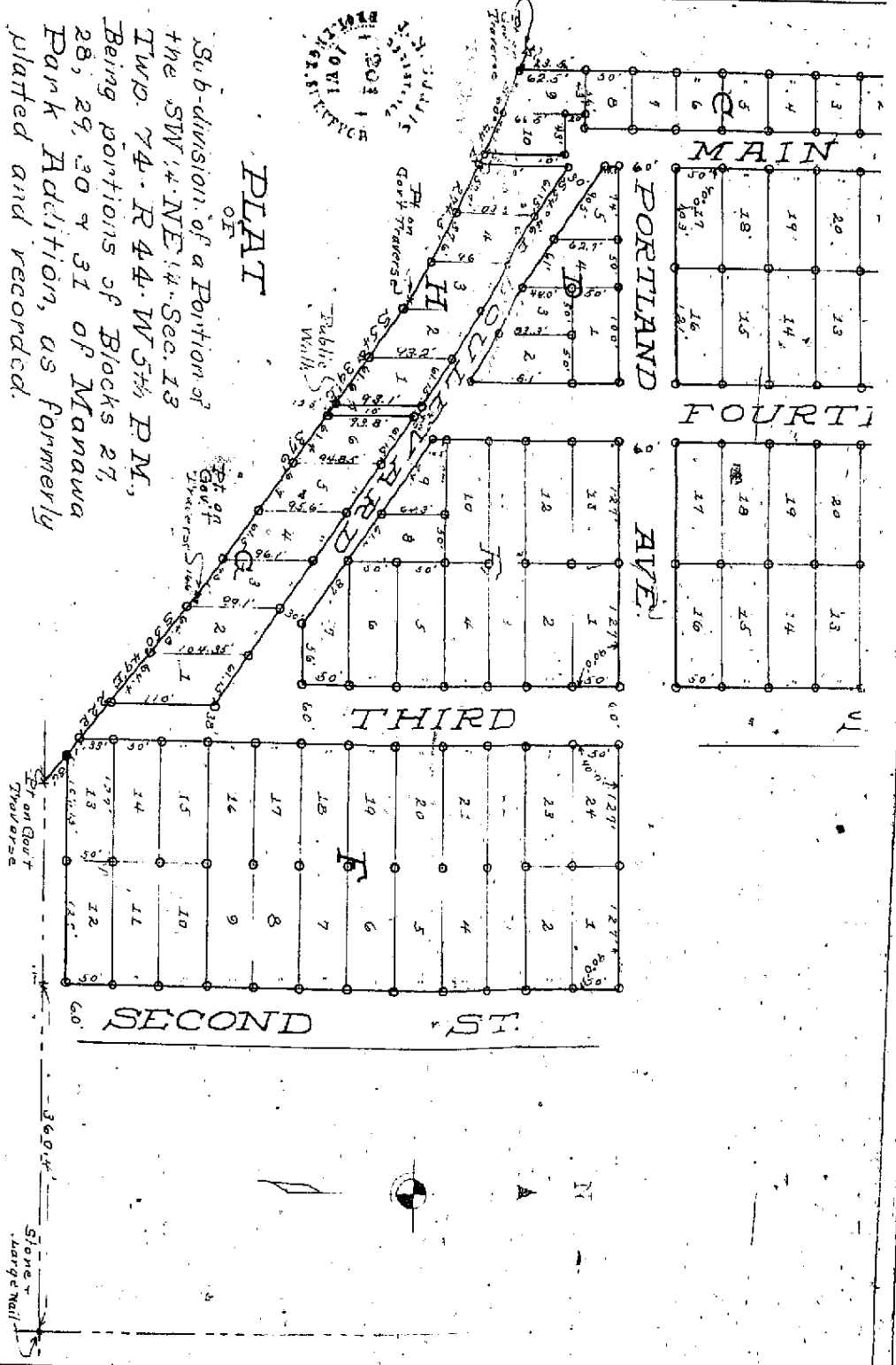
TINLEY, MITCHELL, ROSS, EVEREST &amp; GEISER

By D. L. Ross

DLR-MH  
Opinion #17339

*See following sheet for  
Plot*

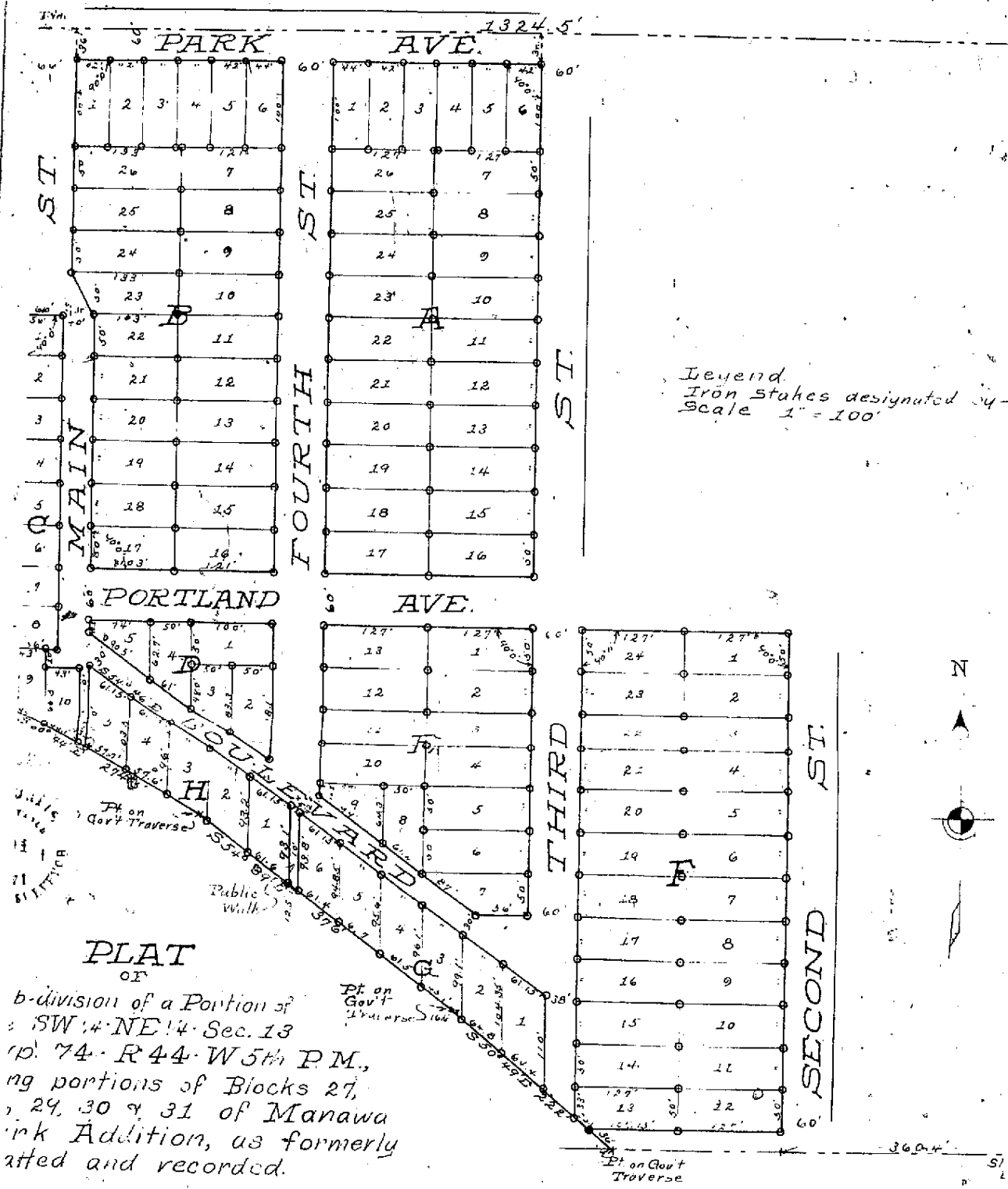




Sub-division of a Portion of  
 the SW 1/4 NE 1/4 Sec. 13  
 TWP. 74. R 44. W 5th. PM,  
 Being portions of Blocks 27,  
 28, 29, 30 & 31 of Manawa  
 Park Addition, as formerly  
 platted and recorded.

PLAT  
 OF

Surveyed, measured, staked and platted by  
 James H. Curtis - Civil Engineer  
 201 East Graham Ave.,  
 Council Bluffs, Iowa.  
 Dated - June 28, 1941.



Legend  
 Iron stakes designated by  
 Scale 1" = 100'

**PLAT**  
 OF  
 b-division of a Portion of  
 SW 1/4 NE 1/4 Sec. 13  
 Twp. 74 N R 44 W 5th P.M.,  
 containing portions of Blocks 27,  
 29, 30 & 31 of Manawa  
 Park Addition, as formerly  
 platted and recorded.

Surveyed, measured, staked and platted by  
 James H. Curtis - Civil Engineer  
 201 East Graham Ave.,  
 Council Bluffs, Iowa.