



MISC 2005053305



MAY 10 2005 09:19 P 2

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
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2005053305

CONSENT TO AND RATIFICATION OF PLAT

COUNCIL BLUFFS SAVINGS BANK, as the Lender on a certain Mortgage executed by Manchester Ridge, L.L.C., as the mortgagor, on the real property that is legally described on the attached Exhibit A, dated December 16, 2004, and filed for record as Instrument Number 2004163226 on December 17, 2004, in the office of the Register of Deeds for Douglas County, Nebraska, does hereby consent to the inclusion of the aforementioned property in the final plat of Manchester Ridge 2nd Addition, and hereby further consents, ratifies and affirms the filing for record of the final plat of Manchester Ridge 2nd Addition in the office of the Register of Deeds for Douglas County, Nebraska. The undersigned ratifies and affirms the final plat of Lots 1 through 51, inclusive, Manchester Ridge 2nd Addition, Douglas County, Nebraska.

Dated this 28 day of February, 2005.

COUNCIL BLUFFS SAVINGS BANK

By: Matthew D. Gronstal
Printed Name: Matthew D. Gronstal
Title: President

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51 COMP MB/EX

STATE OF Iowa)
COUNTY OF Hawthorn) SS

On this 28 day of February, 2005, before me, the undersigned, a Notary Public within and for said county and state, personally came Matthew D. Gronstal, President of Council Bluffs Savings Bank, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be its respective voluntary act and deed on behalf of Council Bluffs Savings Bank.

THERESE HOFF
Commission Number 169220
My Commission Expires
April 23, 2005

Therese M. Hoff
Notary Public

E AND A Consulting
12001 "Q" Street
Omaha NE 68137

FILE: TA-49394

EXHIBIT 'A'

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 9, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter of the Southwest Quarter of Section 9, said point also being the Southeast corner of Lot 38, Manchester Ridge, a Subdivision located in the East Half of said Southwest Quarter of Section 9, said point also being on the West line of Lot 7, The Willows, a Subdivision located in the Southeast Quarter of said Section 9; thence South $02^{\circ}56'39''$ East (assumed bearing), along the West line of said The Willows and the Southerly extension thereof, said line also being the East line of said Southwest Quarter of Section 9, a distance of 1,320.37 feet, to the Southeast corner of said Southwest Quarter of Section 9; thence South $87^{\circ}35'20''$ West, along the South line of said Southwest Quarter of Section 9, a distance of 538.76 feet, to the point of intersection of said South line of the Southwest Quarter of Section 9 and the Southerly extension of the East line of Lot 8, said Manchester Ridge; thence North $02^{\circ}56'39''$ West, along said Southerly extension of the East line of Lot 8, Manchester Ridge, a distance of 50.00 feet, to the Southeast corner of said Lot 8, Manchester Ridge, said point also being on the North right-of-way line of Blondo Street; thence North $87^{\circ}35'20''$ East, a distance of 237.75 feet; thence North $02^{\circ}24'28''$ West, a distance of 185.94 feet; thence Southwesterly, on a curve to the left with a radius of 75.00 feet, a distance of 38.48 feet, said curve having a long chord which bears South $64^{\circ}14'14''$ West, a distance of 38.06 feet; thence Northwesterly, on a curve to the right with a radius of 165.00 feet, a distance of 203.90 feet, said curve having a long chord which bears South $84^{\circ}56'21''$ West, a distance of 191.17 feet; thence Northwesterly, on a curve to the left with a radius of 75.00 feet, a distance of 15.09 feet, said curve having a long chord which bears North $65^{\circ}25'18''$ West, a distance of 15.06 feet, to a point on said East line of Lot 8, Manchester Ridge; thence North $02^{\circ}56'39''$ West, along said East line of Lot 8, Manchester Ridge and also the East right-of-way line of Patrick Avenue, a distance of 51.21 feet; thence Southeasterly, on a curve to the right with a radius of 125.00 feet, a distance of 44.38 feet, said curve having a long chord which bears South $69^{\circ}32'33''$ East, a distance of 143.11 feet; thence Northwesterly, on a curve to the left with a radius of 115.00 feet, a distance of 133.24 feet; thence Northeasterly, on a curve to the right with a radius of 125.00 feet, a distance of 35.35 feet, said curve having a long chord which bears North $57^{\circ}39'13''$ East, a distance of 35.23 feet; thence North $28^{\circ}13'31''$ East, a distance of 7.81 feet; thence North $10^{\circ}25'55''$ West, a distance of 82.73 feet; thence Northwesterly, on a curve to the left with a radius of 75.00 feet, a distance of 59.05 feet, said curve having a long chord which bears North $32^{\circ}59'21''$ West, a distance of 57.54 feet; thence Northwesterly, on a curve to the right with a radius of 125.00 feet, a distance of 39.11 feet, said curve having a long chord which bears North $46^{\circ}35'01''$ West, a distance of 38.95 feet; thence South $87^{\circ}03'21''$ West, a distance of 142.20 feet, to a point on the East line of Lot 9, said Manchester Ridge; thence North $02^{\circ}56'39''$ West, along said East line of Lot 9, Manchester Ridge, and also along the East line of Lots 16 thru 25, said Manchester Ridge, inclusive, a distance of 877.72 feet, to the Southwest corner of Lot 38, said Manchester Ridge; thence North $87^{\circ}35'13''$ East, along the South line of said Lot 38, Manchester Ridge, and also the South right-of-way line of 175th Street, and also the South line of Lots 36, 37 and 38, said Manchester Ridge, a distance of 538.76 feet, to the Point of Beginning;

And, also together with:

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 9, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter of Section 9; thence South $87^{\circ}35'24''$ West (assumed bearing), along the South line of said Southwest Quarter of Section 9, a distance of 538.76 feet, to the point of intersection of said South line of the Southwest Quarter of Section 9 and the Southerly extension of the East line of Lot 8, Manchester Ridge, a Subdivision located in the East Half of said Southwest Quarter of Section 9; thence North $02^{\circ}56'39''$ West, along said Southerly extension of the East line of Lot 8, Manchester Ridge, a distance of 50.00 feet, to the Southeast corner of said Lot 8, Manchester Ridge, said point also being on the North right-of-way line of Blondo Street, said point also being the Point of Beginning; thence continuing North $02^{\circ}56'39''$ West, along the East line of said Lot 8, Manchester Ridge, a distance of 168.86 feet; thence Southeasterly, on a curve to the right with a radius of 75.00 feet, a distance of 15.09 feet, said curve having a long chord which bears South $65^{\circ}25'18''$ East, a distance of 15.06 feet; thence Northeasterly, on a curve to the left with a radius of 165.00 feet, a distance of 203.90 feet, said curve having a long chord which bears North $84^{\circ}56'21''$ East, a distance of 191.17 feet; thence Northeasterly, on a curve to the right with a radius of 75.00 feet, a distance of 38.48 feet, said curve having a long chord which bears North $64^{\circ}14'14''$ East, a distance of 38.06 feet; thence South $02^{\circ}24'28''$ East, a distance of 185.94 feet; thence South $87^{\circ}35'20''$ West, a distance of 237.75 feet, to the Point of Beginning.