

Compared

CERTIFICATION

We, Roy E. Ford and Bonnie J. Ford, husband and wife, of the City of Council Bluffs, County of Pottawattamie, State of Iowa, do hereby declare and certify that the foregoing and accompanying plat is an addition of the following described real estate situated in the City of Council Bluffs, Pottawattamie County, Iowa; which real estate is more particularly described as follows:

A subdivision in part of the Northeast Quarter, of the Northwest Quarter, Section 6, T74N, R43W, and more particularly described as:

A parcel of land located by commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section Six, and thence Southerly along the East line of the Northwest Quarter of said Section Six a distance of 606.02' to a point, thence Westerly with an interior angle of 90°00' a distance of 346.47' to a point thence Southerly with an included angle of 90°00' a distance of 502.91' to a point, thence Westerly with an interior angle of 90°00' a distance of 253.53' to a point, thence Northerly with an interior angle of 90°00' a distance of 1110.0' to a point, thence easterly with an interior angle of 89°54' a distance of 602.1 to the point of beginning.

We, the platters, do hereby state that we are the sole and only owners and proprietors, in fee simple, of the property, above described and that the subdivision of the above-mentioned real estate is made with our full knowledge and consent and in accordance with our desire that the above-mentioned real estate be subdivided and that the said addition be named Meadow Acres 8th Addition, Council Bluffs, Iowa. All of said lots are abutting on and laid out with reference to existing streets and avenues and we do hereby dedicate to the public for street purposes, the streets as laid out and shown in the accompanying plat.

Dated at Council Bluffs, Iowa, this 19th day of February, 1962.

1812
2-15-62
STATE OF IOWA, Pottawattamie County
Filed for record the 23rd day of February
1962 at 12 o'clock P.M. and recorded
book 1301 page 493

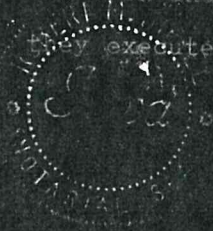
Dorothy L. Lerner Recorder
Deputy

Roy E. Ford
Roy E. Ford

Bonnie J. Ford
Bonnie J. Ford

STATE OF IOWA (ss.
POTTAWATTAMIE COUNTY (

Now, on this 17th day of February, 1962, before me, a Notary Public in and for Pottawattamie County, Iowa, personally appeared Roy E. Ford and Bonnie J. Ford, husband and wife, to me known to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Robert M. Dippel

NOTARY PUBLIC IN AND FOR
POTTAWATTAMIE COUNTY, IOWA

SURVEYOR'S CERTIFICATION

I, H. Gene McKeown, hereby certify that I have surveyed the following described real estate located in the City of Council Bluffs, County of Pottawattamie, State of Iowa, more particularly described as follows:

A subdivision in part of the Northeast Quarter, of the Northwest Quarter, Section 6, T74N, R43W, and more particularly described as:

A parcel of land located by commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section Six, and thence Southerly along the East line of the Northwest Quarter of said Section Six a distance of 606.02' to a point, thence Westerly with an interior angle of $90^{\circ}00'$ a distance of 346.47' to a point thence Southerly with an included angle of $90^{\circ}00'$ a distance of 502.91' to a point, thence Westerly with an interior angle of $90^{\circ}00'$ a distance of 253.53' to a point, thence Northerly with an interior angle of $90^{\circ}00'$ a distance of 1110.0' to a point, thence easterly with an interior angle of $89^{\circ}54'$ a distance of 602.1 to the point of beginning.

I hereby state that I surveyed the above-described property for and on behalf of Roy E. Ford and Bonnie J. Ford, husband and wife, and have made a plat of the subdivision of said real estate attached hereto and that said plat accurately describes said subdivision, and that the lots of said subdivision are numbered progressively as Lots 1 to 48, inclusive, and that said plat gives the dimensions of each lot by length and breadth, and the breadth and courses of the street established therein. I further certify that said subdivision is to be known as Meadow Acres 8th Addition, Council Bluffs, Iowa.

Dated at Council Bluffs, Iowa, this 14th day of February, 1962.

H. Gene McKeown
REGISTERED LAND SURVEYOR



CERTIFICATE OF APPROVAL OF THE CITY PLANNING
COMMISSION OF COUNCIL BLUFFS, IOWA

STATE OF IOWA (
POTTAWATTAMIE COUNTY (
) ss.

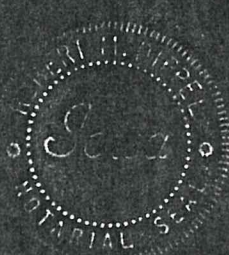
I, Frank L. Swanson, Chairman of the City Planning Commission of the City of Council Bluffs, do hereby certify that at a regular meeting of the Council Bluffs City Planning Commission on the 28th day of November, 1961, there was passed and approved the final plat of Meadow Acres 8th Addition, Council Bluffs, Iowa.

Dated at Council Bluffs, Iowa, this 14th day of February, 1962.

Frank L. Swanson
CHAIRMAN OF THE CITY PLANNING COMMISSION
OF THE CITY OF COUNCIL BLUFFS

Subscribed and sworn to before me, this 14th day of February, 1962.

Robert M. Dippel
NOTARY PUBLIC IN AND FOR SAID COUNTY



DAVID F. MCCANN
ASSOCIATE

ROBERT M. DIPPEL
ATTORNEY AT LAW
401 CITY NATIONAL BANK BUILDING
COUNCIL BLUFFS, IOWA
TELEPHONE 32 6-1571

February 23, 1962

TO THE PUBLIC:

William E. Kelso, County Treasurer
Dorothy Letner, County Recorder
Nels Hansen, County Clerk

I have examined the abstract of title to the following described property:

A subdivision in part of the Northeast Quarter, of the Northwest Quarter, Section 6, T74N, R43W, and more particularly described as:

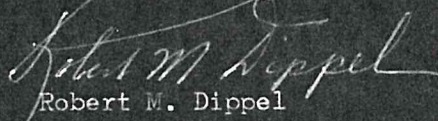
A parcel of land located by commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section Six, and thence Southerly along the East line of the Northwest Quarter of said Section Six a distance of 606.02' to a point, thence Westerly with an interior angle of 90°00' a distance of 346.47' to a point thence Southerly with an included angle of 90°00' a distance of 502.91' to a point, thence Westerly with an interior angle of 90°00' a distance of 253.53' to a point, thence Northerly with an interior angle of 90°00' a distance of 1110.0' to a point, thence easterly with an interior angle of 89°54' a distance of 602.1 to the point of beginning.

The abstract, in one part, is certified from the filing of the United States Original Entries in 1853, and is certified and continued down to February 23, 1962, at 3 o'clock P.M., Entries 1 to 56, inclusive.

I find title to be in ROY E. FORD and BONNIE J. FORD, husband and wife, subject as follows:

1. For the County Treasurer, I do hereby state and certify that all taxes, General and Special, as against said property, which are in any manner a lien against same, including the taxes for the year 1961 and all prior taxes are fully paid.
2. For the County Recorder, I hereby state and certify that the title as of the above date is good, clear and merchantable in the said Roy E. Ford and Bonnie J. Ford.
3. For the Clerk of the District Court, I do hereby state and certify that there are no judgments or liens shown as a matter of record against the above-described property.

Respectfully submitted,


Robert M. Dippel

Roy Ford

RESOLUTION

WHEREAS, a proposed plat, together with a statement of proposed improvements and utilities for MEADOW ACRES EIGHTH ADDITION to the City of Council Bluffs, Iowa, has heretofore been filed with this City Council for its study and approval; and

WHEREAS, said proposed plat and statement of proposed improvements have heretofore been referred to the City's Planning Commission and have been examined by said Planning Commission and approved; and

WHEREAS, this City Council has heretofore studied and considered said plat and the proposed improvements to be made, and said plat together with the plans and profiles of said improvements have been examined and found to conform with the provisions of Sections 409.4 and 409.5, Code of Iowa 1958 and City Ordinance No. 3474, as amended; and

WHEREAS, all required improvements and utilities as shown on said plat have heretofore been completed and same have been inspected by the Director of Public Works and approved by him; and

WHEREAS, the owner of said platted land has heretofore filed the necessary Maintenance Bonds with adequate Surety for the maintenance of streets in said Addition, in conformity with the requirements and regulations of this City Council and City Ordinance No. 3474, as amended:

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

That the proposed plat of MEADOW ACRES EIGHTH ADDITION to the City of Council Bluffs, Iowa, be and the same is hereby finally accepted and approved as a platted Addition to the City of Council Bluffs, Iowa.

BE IT FURTHER RESOLVED:

That the Mayor and City Clerk be and they are hereby authorized and directed, upon adoption of this Resolution, to certify a true copy hereof to the County Recorder of Pottawattamie County, Iowa.

Adopted FEB 5 1962 1962

Approved FEB 5 1962 1962

Leon E. Morse
Leon E. Morse,
MAYOR, CITY OF COUNCIL BLUFFS, IOWA.

Attest:

Richard G. Bunten
Richard G. Bunten,
CLERK, CITY OF COUNCIL BLUFFS, IOWA.

C E R T I F I C A T E

We, Leon E. Morse, Mayor, and Richard G. Bunten, City Clerk, of the City of Council Bluffs, Iowa, hereby certify that the foregoing is a true and correct copy of a Resolution adopted and approved by the City Council of the City of Council Bluffs, Iowa, on the 5th day of February, 1962, finally accepting and approving the proposed plat of MEADOW ACRES EIGHTH ADDITION to the City of Council Bluffs, Iowa.

DATED this 6th day of February, 1962.

Leon E. Morse
LEON E. MORSE,
MAYOR, CITY OF COUNCIL BLUFFS, IOWA

Attest:

Richard G. Bunten
RICHARD G. BUNTEN,
CLERK, CITY OF COUNCIL BLUFFS, IOWA

TREASURER'S CERTIFICATION

STATE OF IOWA ()
POTTAWATTAMIE COUNTY () ss.

I, William E. Kelso, Treasurer of Pottawattamie County, Iowa, do hereby certify that the tract of land described in the foregoing owner's certification, said tract of land being laid out into town lots by the attached plat upon which this certified statement is endorsed, is free and clear from any and all unpaid taxes and tax liens.

Witness my hand and official signature, this 23 day of February, 1962.

William E. Kelso

TREASURER OF POTTAWATTAMIE
COUNTY, IOWA

RECORDER'S CERTIFICATION

STATE OF IOWA ()
POTTAWATTAMIE COUNTY () ss.

I, Dorothy Letner, County Recorder of Pottawattamie County, Iowa, do hereby certify that the tract of land described in the foregoing owner's certification, said tract of land being laid out into town lots by the attached plat upon which this certified statement is endorsed, is free and clear from any and all encumbrances, and that the title to said tract of land in fee, is in Roy E. Ford and Bonnie J. Ford.

Witness my hand and official signature, this 23 day of February, 1962.

Dorothy Letner

COUNTY RECORDER OF POTTAWATTAMIE
COUNTY, IOWA

COMPARISON

CLERK OF THE DISTRICT COURT'S CERTIFICATION

STATE OF IOWA ()
POTTAWATTAMIE COUNTY () ss.

I, Nels Hansen, Clerk of the District Court of Pottawattamie County, Iowa, do hereby certify that the tract of land described in the foregoing owner's certification, said tract of land being laid out into town lots by the attached plat upon which this certified statement is endorsed, is free and clear from all unpaid judgments, attachments, mechanic's liens or any other liens, and that there are no suits pending which would affect the title to said real estate as shown by the records of this office.

Witness my hand and official seal, this 23rd day of February, 1962.



Nels Hansen
CLERK OF THE DISTRICT COURT OF
POTTAWATTAMIE COUNTY, IOWA

RESTRICTIONS AND COVENANTS UPON THE REAL ESTATE KNOWN AS
MEADOW ACRES 8TH ADDITION, CITY OF COUNCIL BLUFFS, IOWA

WHEREAS, Roy E. Ford and Bonnie J. Ford, husband and wife, are now the Owners of all the property and lots contained in Meadow Acres Eighth Addition to the City of Council Bluffs, in Pottawattamie County and State of Iowa; and,

WHEREAS, the said Roy E. Ford and Bonnie J. Ford desire to restrict all of the above described property as hereinafter stated for their benefit and for the benefit of all future owners of lots in said addition;

Now, THEREFORE, the said Roy E. Ford and Bonnie J. Ford do hereby create and establish the following restrictions which shall become binding on all the property and lots in Meadow Acres Eighth Addition to the City of Council Bluffs, Iowa, and also upon the owner, or owners at any time of any of the above described lots in said addition to the extent herein indicated, to-wit:

1. All lots described herein shall be known, described and used solely as residential lots, and no structure, shall be erected on any residential building lot other than one and two-family dwellings, not to exceed two stories in height.
2. No building shall be erected on any residential building lot nearer than 25 feet to nor farther than 40 feet from the front lot line, nor nearer than 5 feet to any side lot line.
3. No residential lot shall be resubdivided into building plots having less than 5,000 square feet of area or a width of less than 50 feet each, nor shall any building be erected on any residential building plot having an area of less than 5,000 feet.
4. No trailer, basement, basement-house, tent, shack, garage, barn or other out-building, shall be erected, or parked, in the tract at any time and no trailer, basement, basement-house, tent, shack, garage, barn or other out-building shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
5. Title holder of each lot, vacant or improved, shall have the responsibility of keeping his lot or lots free of weeds and debris.
6. No building shall be erected on any lot unless the design and location is in harmony with existing structures and locations in the tract and does not violate any protective covenants. In any case, no dwelling shall be permitted on any lot described herein, having a square foot area of less than 850 square feet.
7. No obnoxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. A perpetual easement is reserved over the front five feet of each lot for utility installations and maintenance of same.
9. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 1975, at which time said covenants shall be extended, automatically, for successive periods of ten years unless by a vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.
10. If the parties hereto, or any of them, or their heirs, or assigns, grantees, or successors in interest, shall violate or attempt to violate any of the covenants or restrictions herein before the year 1975, then and in such an event or series of events, it shall be lawful for any other person or persons owning any other lots in said development to prosecute at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions for the purpose of preventing him or them from so doing or to recover damages for such violation or violations.

11. Invalidation of any one of the covenants herein contained by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

12. By the Acceptance of any deed or conveyance to any lot in the said addition, the grantee automatically agrees to uphold and comply with the foregoing restrictions and covenants.

Roy E. Ford

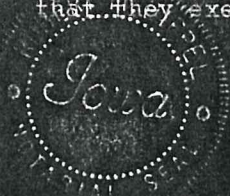
Roy E. Ford

Bonnie J. Ford

Bonnie J. Ford

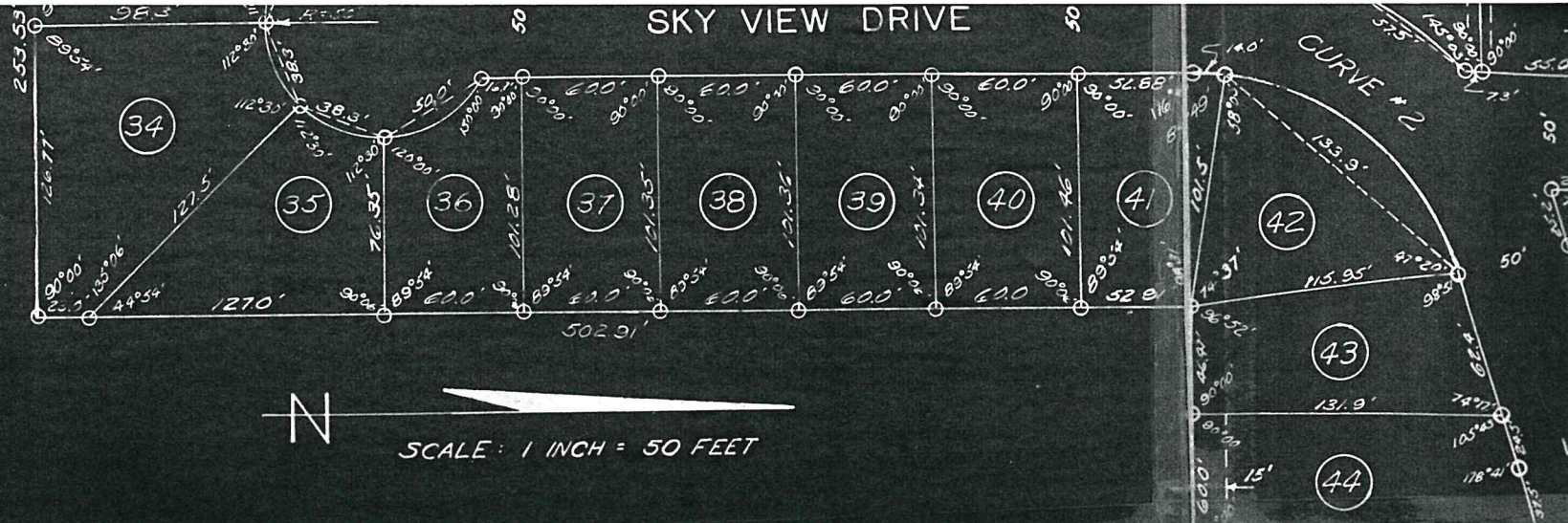
STATE OF IOWA ()
POTTAWATTAMIE COUNTY () ss:

On this 19th day of February, 1962, before me, a Notary Public in and for said County and State, personally appeared Roy E. Ford and Bonnie J. Ford, husband and wife, to me known to be the identical persons named herein and who executed the foregoing instrument and acknowledged that they executed same as their voluntary act and deed.



John M. Duppel

NOTARY PUBLIC



N
SCALE: 1 INCH = 50 FEET

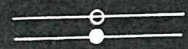
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SUBDIVIDED BY SURVEY AND STAKED WITH IRON PINS ALL LOT CORNERS, BLOCKS, CENTERS OF CULDESACS, STREETS, ANGLE POINTS, AND ENDS OF ALL CURVES IN THIS PLAT OF MEADOW ACRES 8TH ADDITION, AN ADDITION IN POTTAWATTAMIE COUNTY, IOWA, AND THAT SAID ADDITION IS A SUBDIVISION IN PART OF THE NORTHEAST QUARTER, OF THE NORTH WEST QUARTER, SECTION 6, T 74 N, R 43 W, AND MORE PARTICULARLY DESCRIBED AS:
A PARCEL OF LAND LOCATED BY COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION SIX, AND THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION SIX A DISTANCE OF 606.02' TO A POINT, THENCE WESTERLY WITH AN INTERIOR ANGLE OF 90°00' A DISTANCE OF 346.47' TO A POINT, THENCE SOUTHERLY WITH AN INCLUDED ANGLE OF 90°00' A DISTANCE OF 502.91' TO A POINT, THENCE WESTERLY WITH AN INTERIOR ANGLE OF 90°00' A DISTANCE OF 253.53' TO A POINT, THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 80°00' A DISTANCE OF 1110.0' TO A POINT, THENCE EASTERLY WITH AN INTERIOR ANGLE OF 89°54' A DISTANCE OF 602.1' TO THE POINT OF BEGINNING.
THIS PARCEL OF LAND CONTAINS 11.28 ACRES MORE OR LESS.

H. Gene McKeown
H. GENE MCKEOWN, REGISTERED LAND SURVEYOR
P.E. & L.S. #3684

LEGEND

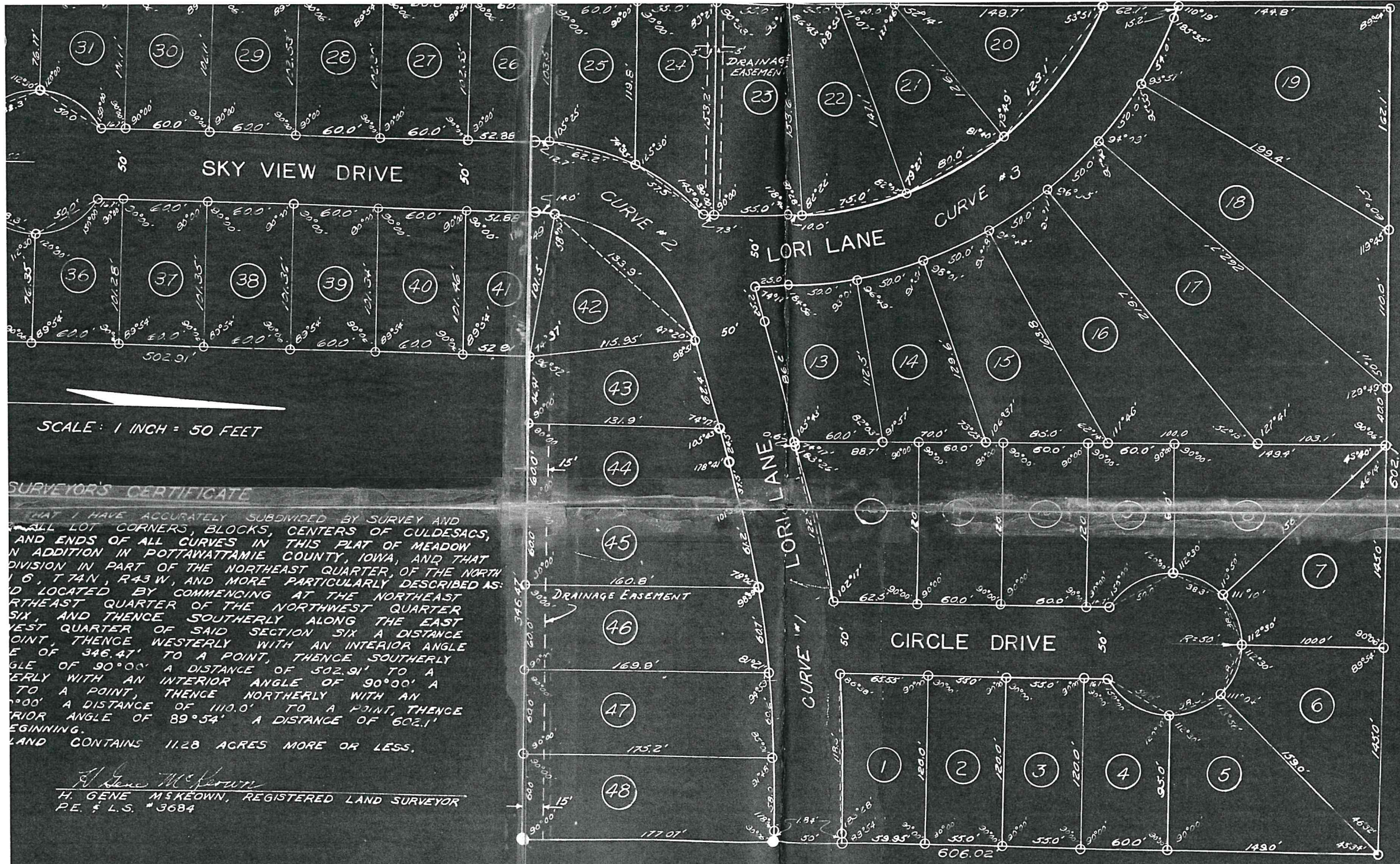
IRON PINS SET
IRON PINS FOUND



NOTE:
ALL DISTANCES AND ANGLES ARE MEASURED ALONG CHORDS IN THE CURVE SECTIONS.

SKY VIEW DRIVE IS SHOWN ON PAVING & SEWER PLANS FOR STREET IN N.W. CORNER OF PLATTED PROPERTY. THIS WAS CHANGED TO LORI LANE AT THE REQUEST OF THE CITY ENGINEER.

CURVE #1
Δ = 15°39' LT.
D = 5°30'
L = 284.55'
T = 143.16'
R = 104.74'
E = 9.80'



SCALE: 1 INCH = 50 FEET

SURVEYOR'S CERTIFICATE

THAT I HAVE ACCURATELY SUBDIVIDED BY SURVEY AND ALL LOT CORNERS, BLOCKS, CENTERS OF CULDESACS, AND ENDS OF ALL CURVES IN THIS FLAT OF MEADOW IN ADDITION IN POTTAWATTAMIE COUNTY, IOWA, AND THAT DIVISION IN PART OF THE NORTHEAST QUARTER, OF THE NORTH 1/4, T 74N, R 43W, AND MORE PARTICULARLY DESCRIBED AS LOCATED BY COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION SIX, AND THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID SECTION SIX A DISTANCE OF 346.47' TO A POINT, THENCE SOUTHERLY WITH AN INTERIOR ANGLE OF 90°00' A DISTANCE OF 502.91' TO A POINT, THENCE WESTERLY WITH AN INTERIOR ANGLE OF 90°00' A DISTANCE OF 1110.0' TO A POINT, THENCE NORTHERLY WITH AN INTERIOR ANGLE OF 89°54' A DISTANCE OF 602.1' TO BEGINNING.

SAID LAND CONTAINS 11.28 ACRES MORE OR LESS.

H. Gene McKeown
 H. GENE MCKEOWN, REGISTERED LAND SURVEYOR
 P.E. & L.S. # 3684

NOTE:
 ALL DISTANCES AND ANGLES ARE MEASURED AS SHOWN

CENTERLINE CURVE DATA

CURVE #1	CURVE #2	CURVE #3
$\Delta = 15^{\circ}39' \text{ LT}$	$\Delta = 74^{\circ}17' \text{ LT}$	$\Delta = 72^{\circ}00' \text{ LT}$

PLAT
 MEADOW

