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JOHN M. McHALE\*  
JACOB J. PETERS  
LEO P. MARTIN\*  
SCOTT J. ROGERS  
JON E. HEISTERKAMP\*  
MATTHEW G. WOODS  
EDWARD D. JORGENSEN  
JOHN C. RASMUSSEN\*

\* Also Admitted in NE

02334

Indexed  
Recorded  
Mills Co

FILED

JUN 18 1999 9:45 AM

*Abstract Number 249/281-297*  
Mills County Recorder

*Kind Plat Park Place  
Acres Division 4  
Cob A All 184B  
Fee: \$91.00 pd*

March 2, 1999

Mills County Auditor  
Mills County Courthouse  
Glenwood IA 51534

Re: Park Place Acres Division 4

Dear Cheryl:

I have examined an Abstract of Title in two parts, certified to by the Mills County Abstract Company from the government entry down to the 18th day of January, 1999, at 8:00 a.m. Said abstract contains 49 entries and deals with the title to the following described real estate, to wit:

A parcel of land located in part of Lots 1,2,6,7,8, and 25 of the Official Plat of the NE1/4 and SE1/4 of Section 35, together with all of Lot 17 of Park Place Acres Division 2 located in said Section 35, all located in Township 73 North, Range 43 West of the 5th Principal Meridian, Mills County, Iowa, said parcel being more fully described as follows:

Commencing at the Southwest Corner of said Lot 2 and the Point of Beginning; thence N89°34'28"E along the South line of said Lot 2 a distance of 535.57 feet to the Southeast Corner of Lot 11 of said Park Place Acres Division 2; thence N06°26'48"E along the East line of said Lot 11 a distance of 325.02 feet; thence N73°52'15"W along the North line of said Lot 11 a distance of 140.58 feet; thence N59°07'51"W along said North line a distance of 112.74 feet to a point on the Easterly right-of-way line of Forrester Lane, said point being on a curve concave Southwesterly having a central angle of 244°55'25" and a radius of 60.00 feet; thence Northwesterly along said right-of-way line and along a portion of said curve an arc length of 16.43 feet with a chord bearing and distance of N17°43'45"W, 16.38 feet to the end of said curve and to the beginning of a curve concave Northeasterly having a central angle of 37°27'42" and a radius of 100.00 feet; thence Northwesterly along said right-of-way line and along said curve an arc length of 56.66 feet with a chord bearing and distance of N09°20'41"W, 55.90 feet to the end of said curve; thence

*249/281*

Copies Auditor Assessor  
Abstract Archive

*Ref: Modification of  
Roadway 11-15-99  
253/386*

8-23-99  
Utility Easement  
Lts 1-21  
259/CA 17

N06°53'10"E along said right-of-way line a distance of 7.09 feet; thence S59°07'51"E along the North line of said Lot 17 a distance of 156.24 feet; thence S73°52'15"E along said North line a distance of 137.57 feet; thence S64°46'51"E along said North line a distance of 40.17 feet; thence N22°49'51"E along the West line of said Lot 17 a distance of 154.44 feet; thence N04°32'49"E along said West line a distance of 179.54 feet; thence S83°49'19"E along the North line of said Lot 17 a distance of 188.40 feet to the Northeast Corner of said Lot 17; thence S01°28'42"W along the East line of said Lot 17 a distance of 660.91 feet to the Southeast Corner of said Lot 17; thence N89°34'28"E along the North line of said Lot 8 a distance of 294.04 feet; thence S36°14'23"W a distance of 91.50 feet; thence S17°04'34"W a distance of 55.56 feet, thence S06°09'09" E a distance of 51.68 feet; thence S10°05'24"E a distance of 215.48 feet, thence S06°47'37"E a distance of 184.45 feet; thence S01°29'09"E a distance of 85.09 feet; thence S07°14'57"W a distance of 120.60 feet; thence S01°50'09"W a distance of 40.52 feet; thence S63°39'13"E a distance of 239.74 feet; thence S42°29'38"E a distance of 241.25 feet to the East line of said Lot 8; thence S00°13'07"W along a portion of the East line of said Lot 8 and along the East line of said Lot 25 a distance of 864.66 feet to the Southwest Corner of said Lot 25; thence N89°56'35"W along the South line of said Lot 25 a distance of 397.82 feet to the centerline of a ditch; thence N26°46'57"W along said centerline a distance of 322.40 feet; thence N42°13'43"W along said centerline a distance of 153.88 feet; thence N84°03'28"W along said centerline a distance of 120.06 feet; thence N65°13'01"W along said centerline a distance of 213.64 feet; thence N27°27'32"W along said centerline a distance of 176.72 feet to the South line of said Lot 6; thence N89°47'41"W along the South line of said Lot 6 a distance of 483.75 feet; thence N00°05'42"E a distance of 648.18 feet; thence N89°53'23"E a distance of 197.18 feet to the centerline of said ditch; thence N17°44'59"W along said centerline a distance of 217.34 feet; thence N21°14'41"W along said centerline a distance of 220.91 feet; thence N11°58'08"W along said centerline a distance of 240.13 feet to the Point of Beginning. Said parcel contains 50.89 acres, more or less, and is subject to easements of record.

Note: The East line of Lot 17 of Park Place Acres Division 2 is assumed to bear S01°28'42"W for this description.

Based upon my examination of the abstract, I am of the opinion that title to said property is in **JAMES R. HUGHES and MONICA A. HUGHES**, subject to the following:

1. At entry 38 of the abstract appears a Mortgage in favor of Glenwood State Bank, dated October 14, 1988, and filed October 28, 1988, in Book 168, Pages

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434-438, Miscellaneous Records, in the original amount of \$100,000.00.

~~II.~~ At entry 40 of the abstract appears a Mortgage in favor of Glenwood State Bank, dated January 18, 1990, and filed January 19, 1990, in Book 174, Pages 836-840, Miscellaneous Records, in the original amount of \$400,000.00.

~~III.~~ At entry 48 of the abstract appears a Mortgage in favor of Glenwood State Bank, dated October 2, 1995, and filed October 5, 1995, in Book 212, Pages 851-854, Miscellaneous Records, in the original amount of \$200,000.00.

~~IV.~~ Entry 45 shows the platting procedures of Park Place Acres Division 2. The above-described legal description includes part of Lots 17 of Park Place Acres Division 2 and it is subject to the restrictive covenants which are indicated in that platting procedure.

V. Entry 47 shows an Agreement regarding the Northern Natural Gas Pipeline Company easement wherein the parties agree that the easement will be a strip of land 100 feet in width. The agreement provides that the owners shall not build or allow to be built any road or improvements upon the 100 foot easement.

VI. Subject to the foregoing, I find marketable title in the proprietors, James R. Hughes and Monica A. Hughes.

VII. CAVEAT. a) The abstract does not disclose the existence of hazardous substances, pollutants, contaminants, hazardous wastes, underground storage tanks, drainage wells, active or abandoned water wells, and other environmentally regulated activities. Please be aware that federal, state and local legislation may, in the event environmental or public health violations occur, permit injunctive relief and require removal and remedial actions or other clean-up. The cost of such remedies may become a lien against the real estate and you may have personal liability even though you have not disposed of any hazardous substances, pollutants, contaminants, or hazardous wastes on the real estate or used any underground storage tanks or wells. If you are uncertain about which materials may be hazardous, contact the U.S. Environmental Protection Agency or the Iowa Department of Natural Resources for assistance.

b) A title opinion cannot fix or determine the exact boundary lines of a property.

c) Unrecorded easements for items such as overhead wires, driveways, title lines, roadways, utility lines, or other encroachments, especially by adjoining owners, are not revealed in the abstract.

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d) Persons in possession of the property, such as tenants, may have certain rights to the property which are not filed of record or shown in an abstract. Iowa law provides that you have notice of such claims, if inquiry of the person or persons in possession would have disclosed those claims.

e) Since the following cannot be determined by examination of the abstract, your attention is called to the fact that you are required to take notice of any facts that would be disclosed by a survey; the right to file mechanics' liens against the premises for labor or materials furnished in connection with improvements thereon within 90 days from the furnishing of the last item; and rights of access to and from highways and streets which may be designed as "controlled access facilities" by state or city authorities.

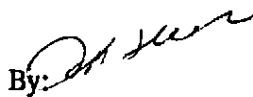
f) This examiner cannot and does not certify as to any proceedings of record in any other county, including the Bankruptcy Court in Des Moines, Iowa.

g) This examination is based upon the Abstract of Title and the Certificate of the Abstracter that the abstract contains everything in the public records of Mills County, Iowa.

Subject to the foregoing, we find the title marketable.

Very truly yours,

PETERS LAW FIRM

By: 

JAT:jy

### CONSENT TO PLATTING

Re: A parcel of land located in part of Lots 1,2,6,7,8, and 25 of the Official Plat of the NE1/4 and SE1/4 of Section 35, together with all of Lot 17 of Park Place Acres Division 2 located in said Section 35, all located in Township 73 North, Range 43 West of the 5th Principal Meridian, Mills County, Iowa, said parcel being more fully described as follows:

Commencing at the Southwest Corner of said Lot 2 and the Point of Beginning; thence N89°34'28"E along the South line of said Lot 2 a distance of 535.57 feet to the Southeast Corner of Lot 11 of said Park Place Acres Division 2; thence N06°26'48"E along the East line of said Lot 11 a distance of 325.02 feet; thence N73°52'15"W along the North line of said Lot 11 a distance of 140.58 feet; thence N59°07'51"W along said North line a distance of 112.74 feet to a point on the Easterly right-of-way line of Forrester Lane, said point being on a curve concave Southwesterly having a central angle of 244°55'25" and a radius of 60.00 feet; thence Northwesterly along said right-of-way line and along a portion of said curve an arc length of 16.43 feet with a chord bearing and distance of N17°43'45"W, 16.38 feet to the end of said curve and to the beginning of a curve concave Northeasterly having a central angle of 37°27'42" and a radius of 100.00 feet; thence Northwesterly along said right-of-way line and along said curve an arc length of 56.66 feet with a chord bearing and distance of N09°20'41"W, 55.90 feet to the end of said curve; thence N06°53'10"E along said right-of-way line a distance of 7.09 feet; thence S59°07'51"E along the North line of said Lot 17 a distance of 156.24 feet; thence S73°52'15"E along said North line a distance of 137.57 feet; thence S64°46'51"E along said North line a distance of 40.17 feet; thence N22°49'51"E along the West line of said Lot 17 a distance of 154.44 feet; thence N04°32'49"E along said West line a distance of 179.54 feet; thence S83°49'19"E along the North line of said Lot 17 a distance of 188.40 feet to the Northeast Corner of said Lot 17; thence S01°28'42"W along the East line of said Lot 17 a distance of 660.91 feet to the Southeast Corner of said Lot 17; thence N89°34'28"E along the North line of said Lot 8 a distance of 294.04 feet; thence S36°14'23"W a distance of 91.50 feet; thence S17°04'34"W a distance of 55.56 feet, thence S06°09'09"E a distance of 51.68 feet; thence S10°05'24"E a distance of 215.48 feet, thence S06°47'37"E a distance of 184.45 feet; thence S01°29'09"E a distance of 85.09 feet; thence S07°14'57"W a distance of 120.60 feet; thence S01°50'09"W a distance of 40.52 feet; thence S63°39'13"E a distance of 239.74 feet; thence S42°29'38"E a distance of 241.25 feet to the East line of said Lot 8; thence S00°13'07"W along a portion of the East line of said Lot 8 and along the East line of said Lot 25 a distance of 864.66 feet to the Southwest Corner of said Lot 25; thence N89°56'35"W along the South line of said Lot 25 a distance of 397.82 feet to the centerline of a ditch; thence N26°46'57"W along said centerline a distance of 322.40 feet; thence N42°13'43"W along said centerline a distance of 153.88 feet; thence N84°03'28"W along said centerline a distance of 120.06 feet; thence N65°13'01"W along said centerline a distance of 213.64 feet; thence N27°27'32"W along said centerline a distance of 176.72 feet to the South line of said Lot 6; thence N89°47'41"W along the South line of said Lot 6 a distance of 483.75 feet; thence N00°05'42"E a distance of 648.18 feet; thence N89°53'23"E a distance of 197.18 feet to the centerline of said ditch; thence N17°44'59"W along said centerline a distance of 217.34 feet; thence N21°14'41"W along said centerline a distance of 220.91 feet; thence N11°58'08"W along said centerline a distance of 240.13 feet to the Point of Beginning. Said parcel contains 50.89 acres, more or less, and is subject to easements of record.

Note: The East line of Lot 17 of Park Place Acres Division 2 is assumed to bear

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Note: The East line of Lot 17 of Park Place Acres Division 2 is assumed to bear S01°28'42"W for this description.

Comes Now Glenwood State Bank of Glenwood, Iowa and states as follows:

Title to the above-described property is in James R. Hughes and Monica A. Hughes, subject to our mortgages, as follows:

- 1. Mortgage, dated October 14, 1988, and filed October 28, 1988, in Book 168, Pages 434-438, Miscellaneous Records, in the original amount of \$100,000.00
- 2. Mortgage, dated January 18, 1990, and filed January 19, 1990, in Book 174, Pages 836-840, Miscellaneous Records, in the original amount of \$400,000.00.
- 3. Mortgage, dated October 2, 1995, and filed October 5, 1995, in Book 212, Pages 851-854, Miscellaneous Records, in the original amount of \$200,000.00.

By execution of this statement we hereby consent to the filing of a plat for Park Place Acres Division 4 Subdivision. The filing is in accordance with our desires and we hereby agree to the filing of the subdivision plat.

Glenwood State Bank

*John C. Deau*  
By: John C. DEAU

STATE OF IOWA  
COUNTY OF Mills

On this 7 day of June, 1999, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared John C. and DEAU, to me personally known, who, being by me duly sworn, did say that he is ~~(or they are)~~ the CEO and ~~respectively~~ respectively of said Corporation; that the seal affixed thereto is the seal of said (or) ~~no seal has been procured by the said Corporation;~~ that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said John C. DEAU as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation; by it and by him (or them) voluntarily executed.



*Janet Hall*  
JANET HALL  
NOTARY PUBLIC IN FOR SAID  
COUNTY AND STATE

**STATEMENT FROM THE MILLS COUNTY TREASURER**

STATE OF IOWA            )  
                                   ) ss:  
 COUNTY OF MILLS        )

Re:    A parcel of land located in part of Lots 1,2,6,7,8, and 25 of the Official Plat of the NE1/4 and SE1/4 of Section 35, together with all of Lot 17 of Park Place Acres Division 2 located in said Section 35, all located in Township 73 North, Range 43 West of the 5th Principal Meridian, Mills County, Iowa, said parcel being more fully described as follows:

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S00°13'07"W along a portion of the East line of said Lot 8 and along the East line of said Lot 25 a distance of 864.66 feet to the Southwest Corner of said Lot 25; thence N89°56'35"W along the South line of said Lot 25 a distance of 397.82 feet to the centerline of a ditch; thence N26°46'57"W along said centerline a distance of 322.40 feet; thence N42°13'43"W along said centerline a distance of 153.88 feet; thence N84°03'28"W along said centerline a distance of 120.06 feet; thence N65°13'01"W along said centerline a distance of 213.64 feet; thence N27°27'32"W along said centerline a distance of 176.72 feet to the South line of said Lot 6; thence N89°47'41"W along the South line of said Lot 6 a distance of 483.75 feet; thence N00°05'42"E a distance of 648.18 feet; thence N89°53'23"E a distance of 197.18 feet to the centerline of said ditch; thence N17°44'59"W along said centerline a distance of 217.34 feet; thence N21°14'41"W along said centerline a distance of 220.91 feet; thence N11°58'08"W along said centerline a distance of 240.13 feet to the Point of Beginning. Said parcel contains 50.89 acres, more or less, and is subject to easements of record. Note: The East line of Lot 17 of Park Place Acres Division 2 is assumed to bear S01°28'42"W for this description.

COMES NOW Lesta Kahl and states while under oath that I am the duly elected and qualified Treasurer of Mills County, Iowa, and I have examined the records in respect to the above described real estate which is in Mills County and find the above described property free from certified taxes and certified special assessments.

Dated this 15<sup>th</sup> day of June, 1999.

Lesta Kahl  
Lesta Kahl  
Mills County Treasurer

I, Lesta Kahl, being first duly sworn on oath, depose and state that I am the Treasurer for Mills County, Iowa; that I have read the statements and allegations contained in the foregoing Statement and that they are true and correct according to the best of my knowledge and belief.

Lesta Kahl  
Lesta Kahl

Subscribed and sworn to before me by Lesta Kahl on this 15<sup>th</sup> day of June, 1999.

Nancy M. Clayton  
NOTARY PUBLIC IN AND FOR  
SAID COUNTY AND STATE

 NANCY M. CLAYTON  
MY COMMISSION EXPIRES  
2-18-02

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## DEDICATION - PARK PLACE ACRES DIVISION 4

RE: A parcel of land located in part of Lots 1,2,6,7,8, and 25 of the Official Plat of the NE1/4 and SE1/4 of Section 35, together with all of Lot 17 of Park Place Acres Division 2 located in said Section 35, all located in Township 73 North, Range 43 West of the 5th Principal Meridian, Mills County, Iowa, said parcel being more fully described as follows:

Commencing at the Southwest Corner of said Lot 2 and the Point of Beginning; thence N89°34'28"E along the South line of said Lot 2 a distance of 535.57 feet to the Southeast Corner of Lot 11 of said Park Place Acres Division 2; thence N06°26'48"E along the East line of said Lot 11 a distance of 325.02 feet; thence N73°52'15"W along the North line of said Lot 11 a distance of 140.58 feet; thence N59°07'51"W along said North line a distance of 112.74 feet to a point on the Easterly right-of-way line of Forrester Lane, said point being on a curve concave Southwesterly having a central angle of 244°55'25" and a radius of 60.00 feet; thence Northwesterly along said right-of-way line and along a portion of said curve an arc length of 16.43 feet with a chord bearing and distance of N17°43'45"W, 16.38 feet to the end of said curve and to the beginning of a curve concave Northeasterly having a central angle of 37°27'42" and a radius of 100.00 feet; thence Northwesterly along said right-of-way line and along said curve an arc length of 56.66 feet with a chord bearing and distance of N09°20'41"W, 55.90 feet to the end of said curve; thence N06°53'10"E along said right-of-way line a distance of 7.09 feet; thence S59°07'51"E along the North line of said Lot 17 a distance of 156.24 feet; thence S73°52'15"E along said North line a distance of 137.57 feet; thence S64°46'51"E along said North line a distance of 40.17 feet; thence N22°49'51"E along the West line of said Lot 17 a distance of 154.44 feet; thence N04°32'49"E along said West line a distance of 179.54 feet; thence S83°49'19"E along the North line of said Lot 17 a distance of 188.40 feet to the Northeast Corner of said Lot 17; thence S01°28'42"W along the East line of said Lot 17 a distance of 660.91 feet to the Southeast Corner of said Lot 17; thence N89°34'28"E along the North line of said Lot 8 a distance of 294.04 feet; thence S36°14'23"W a distance of 91.50 feet; thence S17°04'34"W a distance of 55.56 feet, thence S06°09'09" E a distance of 51.68 feet; thence S10°05'24"E a distance of 215.48 feet, thence S06°47'37"E a distance of 184.45 feet; thence S01°29'09"E a distance of 85.09 feet; thence S07°14'57"W a distance of 120.60 feet; thence S01°50'09"W a distance of 40.52 feet; thence S63°39'13"E a distance of 239.74 feet; thence S42°29'38"E a distance of 241.25 feet to the East line of said Lot 8; thence S00°13'07"W along a portion of the East line of said Lot 8 and along the East line of said Lot 25 a distance of 864.66 feet to the Southwest Corner of said Lot 25; thence N89°56'35"W along the South line of said Lot 25 a distance of 397.82 feet to the centerline of a ditch; thence N26°46'57"W along said centerline a distance of 322.40

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feet; thence N42°13'43"W along said centerline a distance of 153.88 feet; thence N84°03'28"W along said centerline a distance of 120.06 feet; thence N65°13'01"W along said centerline a distance of 213.64 feet; thence N27°27'32"W along said centerline a distance of 176.72 feet to the South line of said Lot 6; thence N89°47'41"W along the South line of said Lot 6 a distance of 483.75 feet; thence N00°05'42"E a distance of 648.18 feet; thence N89°53'23"E a distance of 197.18 feet to the centerline of said ditch; thence N17°44'59"W along said centerline a distance of 217.34 feet; thence N21°14'41"W along said centerline a distance of 220.91 feet; thence N11°58'08"W along said centerline a distance of 240.13 feet to the Point of Beginning. Said parcel contains 50.89 acres, more or less, and is subject to easements of record. Note: The East line of Lot 17 of Park Place Acres Division 2 is assumed to bear S01°28'42"W for this description.

Come Now James R. Hughes and Monica A. Hughes as owners of Park Place Acres Division 4 and state that the plat of Park Place Acres Division 4 as attached hereto is prepared with my free consent and in accordance with my desires. The Park Place Acres Division 4 subdivision does not have any lands to be dedicated to the public for streets, alleys, parks, school property or other public use.

*James R. Hughes*  
 \_\_\_\_\_  
 James R. Hughes  
*Monica A. Hughes*  
 \_\_\_\_\_  
 Monica A. Hughes

STATE OF IOWA )  
 ) SS:  
 COUNTY OF MILLS )

On this 11 day of June 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared James R. Hughes and Monica A. Hughes, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



*Carol S. Patterson*  
 \_\_\_\_\_  
 CAROL S. PATTERSON  
 NOTARY PUBLIC IN AND FOR  
 SAID COUNTY AND STATE

249-281 Park Place Acres Division 4

**RESTRICTIVE COVENANTS  
PARK PLACE ACRES DIVISION 4**

These covenants contained herein pertain to the real estate legally described as follows:

A parcel of land located in part of Lots 1,2,6,7,8, and 25 of the Official Plat of the NE1/4 and SE1/4 of Section 35, together with all of Lot 17 of Park Place Acres Division 2 located in said Section 35, all located in Township 73 North, Range 43 West of the 5th Principal Meridian, Mills County, Iowa, said parcel being more fully described as follows:

Commencing at the Southwest Corner of said Lot 2 and the Point of Beginning; thence N89°34'28"E along the South line of said Lot 2 a distance of 535.57 feet to the Southeast Corner of Lot 11 of said Park Place Acres Division 2; thence N06°26'48"E along the East line of said Lot 11 a distance of 325.02 feet; thence N73°52'15"W along the North line of said Lot 11 a distance of 140.58 feet; thence N59°07'51"W along said North line a distance of 112.74 feet to a point on the Easterly right-of-way line of Forrester Lane, said point being on a curve concave Southwesterly having a central angle of 244°55'25" and a radius of 60.00 feet; thence Northwesterly along said right-of-way line and along a portion of said curve an arc length of 16.43 feet with a chord bearing and distance of N17°43'45"W, 16.38 feet to the end of said curve and to the beginning of a curve concave Northeasterly having a central angle of 37°27'42" and a radius of 100.00 feet; thence Northwesterly along said right-of-way line and along said curve an arc length of 56.66 feet with a chord bearing and distance of N09°20'41"W, 55.90 feet to the end of said curve; thence N06°53'10"E along said right-of-way line a distance of 7.09 feet; thence S59°07'51"E along the North line of said Lot 17 a distance of 156.24 feet; thence S73°52'15"E along said North line a distance of 137.57 feet; thence S64°46'51"E along said North line a distance of 40.17 feet; thence N22°49'51"E along the West line of said Lot 17 a distance of 154.44 feet; thence N04°32'49"E along said West line a distance of 179.54 feet; thence S83°49'19"E along the North line of said Lot 17 a distance of 188.40 feet to the Northeast Corner of said Lot 17; thence S01°28'42"W along the East line of said Lot 17 a distance of 660.91 feet to the Southeast Corner of said Lot 17; thence N89°34'28"E along the North line of said Lot 8 a distance of 294.04 feet; thence S36°14'23"W a distance of 91.50 feet; thence S17°04'34"W a distance of 55.56 feet, thence S06°09'09" E a distance of 51.68 feet; thence S10°05'24"E a distance of 215.48 feet, thence S06°47'37"E a distance of 184.45 feet; thence S01°29'09"E a distance of 85.09 feet; thence S07°14'57"W a distance of 120.60 feet; thence S01°50'09"W a distance of 40.52 feet; thence S63°39'13"E a distance of 239.74 feet; thence S42°29'38"E a distance of 241.25 feet to the East line of said Lot 8; thence S00°13'07"W along a portion of the East line of said Lot 8 and along the East line of said Lot 25 a distance of 864.66 feet to the Southwest Corner of said Lot 25; thence N89°56'35"W along the South line of said Lot 25 a distance of 397.82 feet to the centerline of a ditch; thence N26°46'57"W along said centerline a distance of 322.40 feet; thence N42°13'43"W along said centerline a distance of 153.88 feet; thence N84°03'28"W along said centerline a distance of 120.06 feet; thence N65°13'01"W along said centerline a distance of 213.64 feet; thence N27°27'32"W along said centerline a distance of 176.72 feet to the South line of said Lot 6; thence N89°47'41"W along the South line of said Lot 6 a distance of 483.75 feet; thence N00°05'42"E a distance of 648.18 feet; thence N89°53'23"E a distance of 197.18 feet to the centerline of said ditch; thence N17°44'59"W along said centerline a distance of 217.34 feet; thence N21°14'41"W along said centerline a distance of 220.91 feet; thence N11°58'08"W along said centerline a distance of 240.13 feet to the Point of Beginning. Said parcel contains 50.89 acres, more or less, and is subject to easements of record.

Note: The East line of Lot 17 of Park Place Acres Division 2 is assumed to bear S01°28'42"W for this description.

1. All lots described herein shall be known, described and used solely as single family, acreage, residential lots.

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2. Lots 1, 2, and 3 of Park Place Acres Division 4 will have the same Covenants as Park Place Acres Division 2 plus the Covenants of Park Place Acres Division 4.
3. The Developer, his heirs or assigns reserve the right to replat or subdivide Lot 14 north of the gas line and Lot 15 to make two lots north of the gas line and one lot south of the gas line.
4. The only covenants on Lot 8 west of the ditch will be:
  - No junk yards
  - No confinement livestock operations.
  - No commercial dog kennels.
  - No trailers.
5. The Developer, his heirs or assigns reserve the right to replat or subdivide Lot 8.
6. Minimum square footage per family:
  - a. 1450 square feet, ranch style, main floor living area.
  - b. 1450 square feet, split entry style, main floor living area.
  - c. 1650 square feet, tri-level style, main floor and upstairs living area.
  - d. 1650 square feet, one and one-half story style, main floor and upstairs living area.
  - e. 1800 square feet, two story style, main floor and upstairs living area.
  - f. 1650 square feet, multi-level style, main floor and upstairs living area.
7. No trailer, mobile homes, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any residence of a temporary character be permitted.
8. The assembly, disassembly or general service work on any car, truck, equipment or other machinery shall be prohibited except in an enclosed garage or shop.
9. Each owner shall be responsible to maintain their premises free from all junk, abandoned cars and accumulated debris.
10. No junk yards shall be permitted.
11. No commercial dog kennels, no livestock or livestock confinement operations shall be permitted, except Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 21 can have two horses per lot.
12. All homes constructed are to be of lumber, brick, concrete or concrete block and other common house building materials with a two car garage. The two car garage can be under the home, attached or detached. All homes are to be stick-built on the site. The developer reserves the right to approve or disapprove earth style or earth berm homes in the subdivision.

13. All outbuildings, such as shop, garage, or horse barn, are to be constructed with quality materials and shall compliment or blend with the neighborhood.

14. The titleholders of a platted lot shall care for their pets so they will not be a nuisance to the neighborhood.

15. No hunting permitted in Park Place Acres Division 4.

16. In constructing the residence and buildings, all set back buildings shall be within the following specifications.

- a. The distance from the Easement line to the residence shall be at least 25 feet.
- b. The distance from the residence/garage/barn/or utility buildings to the rear lot line shall be a minimum of twenty-five (25) feet and the minimum from the side lot line at corner is to be fifteen (15) feet.
- c. All side yards are to be a minimum of ten (10) feet.

17. Titleholder of the property, vacant or improved, shall keep his lot or lots free of weeds and debris.

18. No obnoxious or offensive trade shall be carried on nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

19. Nothing contained in this instrument shall in any way be construed as imposing on the undersigned any liability, obligation or requirement for its enforcement.

20. The fence in front of the residence shall not exceed four (4) feet in height. Any type of fence constructed behind the residence shall not exceed six (6) feet in height.

21. The first 75 feet of all driveways from the street to the home and/or garage are to be constructed of concrete, asphalt or brick.

22. All satellite dishes over 30 inches in diameter are to be installed behind the house on the respective lots.

23. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

24. If the present or future owners of any of said lots, or their grantees, heirs or assigns, shall violate or attempt to violate any of these covenants, it shall be lawful for any other person or persons owning any part of said real estate to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant

and either to prevent him or them from so doing or to recover damages or other dues for such violation.

25. The Developer can modify the Covenants and the Road Maintenance Agreement anytime in the first year after the plat is filed.

26. All property owners in Park Place Acres Division 4 have the right, and grant the right to use the private roads (Forrester Valley Lane and Foxworthy Lane) and the 60 foot Drainage Utility and Emergency Exit Easement for ingress and egress as shown on the final plat of Park Place Acres Division 4 and agree to comply with the Bylaws of the Private Road Maintenance Agreement of Park Place Acres Division 4.

*James R. Hughes*  
James R. Hughes

*Monica A. Hughes*  
Monica A. Hughes

STATE OF IOWA            )  
  ) SS:  
COUNTY OF MILLS        )

On this 11 day of JUNE, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared James R. Hughes and Monica A. Hughes, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



*Carol S. Patterson*  
CAROL S. PATTERSON  
NOTARY PUBLIC IN AND FOR  
SAID COUNTY AND STATE

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**BYLAWS OF THE PRIVATE ROAD MAINTENANCE ASSOCIATION OF  
PARK PLACE ACRES DIVISION 4**

**ARTICLE I**

The provisions of these Bylaws are applicable to the maintenance and care of the private roads at Park Place Acres Division 4.

The roads are named on the Final Plat as Forrester Valley Lane and Foxworthy Lane and 60 Foot Drainage Utility and Emergency Exit Easement.

**ARTICLE II**

1. The affairs of the association of owners shall be governed and managed by the Private road Maintenance Association. All owners automatically become members of the association.

2. All owners and other parties using the private roads shall be bound by the rules and regulations of the Private Road Maintenance Association.

3. Each owner understands that the Association has authority to assess charges to the owners and lien upon lots for any common expenses and maintenance of the road. The liability of a lot owner for assessments may not be avoided by waiver of the use of any common element of the driveway.

**ARTICLE III**

The officers of the Association shall be a President, Secretary and Treasurer. They shall be appointed on an annual basis by a majority vote by the home or lot owners within the subdivision. The officers shall have the following powers:

1. To engage and contract for maintenance of the roadway.
2. To levy and collect assessment for expenses incurred in maintenance of the roadway.
3. To bring action on behalf of the subdivision against any homeowner that does not pay the assessment for maintenance and repairs for the private roadway.

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**ARTICLE IV**

The officers of this Private Road Maintenance Association shall be free from all personal liability for acts done on behalf of the Private Road Maintenance Association.

**ARTICLE V**

1. The Developer will set up a Road Maintenance Bank Account and the Owner of each lot or residence will pay \$25.00 per month for road maintenance. This fee will start when the lot is transferred. The \$25.00 per month fee will be set up on a Transmatic Automatic Deposit from the Resident's Account to the Road Maintenance Account. If anyone does not pay the \$25.00 per month, the delinquency will constitute a lien on their property.
2. The Developer will manage the Road Maintenance and the Road Maintenance Bank Account until the lots are sold or occupied, at which time, management will be by the officers of the Private Road Maintenance Association.
3. The Residents can audit the Maintenance Bank Account and maintenance costs at any time.

**ARTICLE VI**

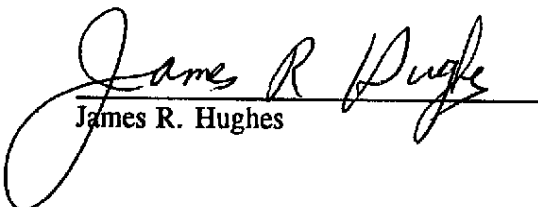
In voluntary conveyance of the ownership of a lot, the grantee of a lot shall be jointly and severally liable with the grantor for all unpaid assessments against the property for the share of the common expenses.

**ARTICLE VII**

The officers of the Private Road Maintenance Association may levy an assessment for special assessment for the purposes of defraying the cost of any construction, reconstruction, or unexpected repair upon the private road, provided however that such assessment shall have the assent of three-fourths (3/4) of the lots within the subdivision.

**ARTICLE VIII**

The owners of each lot shall be subject to these rules and conditions, together with any amendments passed or adopted by future owners of the land within the subdivision. A majority vote of the owners of the lots shall be adequate for modifying, amending or changing these rules and regulations.

  
 \_\_\_\_\_  
 James R. Hughes

  
 \_\_\_\_\_  
 Monica A. Hughes

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STATE OF IOWA )  
 ) SS:  
COUNTY OF MILLS )

On this 11 day of June, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared James R. Hughes and Monica A. Hughes, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



*Carol S. Patterson*  
CAROL S. PATTERSON  
NOTARY PUBLIC IN AND FOR  
SAID COUNTY AND STATE

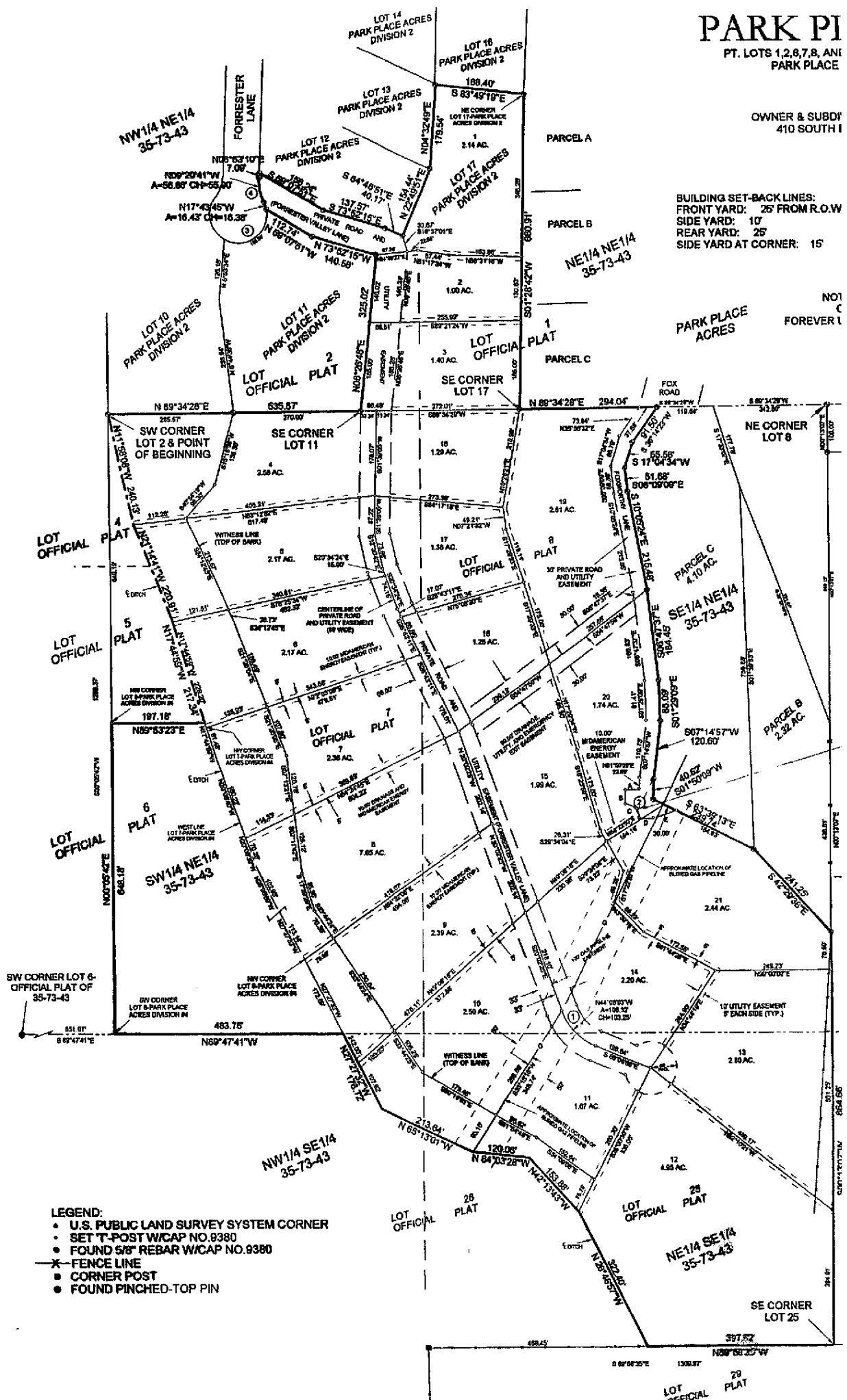
297

# PARK PI

PT. LOTS 1,2,8,7,8, ANI  
PARK PLACE

OWNER & SUBDI  
410 SOUTH I

BUILDING SET-BACK LINES:  
FRONT YARD: 25' FROM R.O.W  
SIDE YARD: 10'  
REAR YARD: 25'  
SIDE YARD AT CORNER: 15'



- LEGEND:**
- U.S. PUBLIC LAND SURVEY SYSTEM CORNER
  - SET T-POST W/ CAP NO. 9380
  - FOUND 5/8\" REBAR W/ CAP NO. 9380
  - FENCE LINE
  - CORNER POST
  - FOUND PINCHED-TOP PIN

8-23-99 251/59-60  
Utility Easement LTS 1 thru -21  
By: Modification of Boundary  
11-15-99  
253/386  
10-29-03  
Sharon  
255 14/15 7/130

JUN 18 1999

Cheryll Ross  
Mills County Auditor

RECEIVED  
James M. Ebmeier  
18 June 1999

FINAL PLAT

# PARK PLACE ACRES DIVISION 4

PT. LOTS 1,2,6,7,8, AND 25 OF THE OFFICIAL PLAT OF THE NE1/4 AND SE1/4, AND LOT 17 OF PARK PLACE ACRES DIVISION 2, SECTION 35-73-43 MILLS COUNTY, IOWA.

OWNER & SUBDIVIDER: JAMES R. & MONICA A. HUGHES  
410 SOUTH LOCUST GLENWOOD, IOWA 51534

PROPOSED UTILITIES:  
WATER INDIVIDUAL WELLS  
SEWER INDIVIDUAL SEPTIC TANKS  
POWER MIDAMERICAN ENERGY  
TELEPHONE U.S. WEST COMMUNICATIONS

BUILDING SET-BACK LINES:  
FRONT YARD: 25' FROM R.O.W. LINE  
SIDE YARD: 10'  
REAR YARD: 25'  
SIDE YARD AT CORNER: 15'

NOTE: MILLS COUNTY WILL PROVIDE NO MAINTENANCE, REPAIR, OR CONSTRUCTION ON PRIVATE ROADS OR STREETS. IT IS FOREVER UNDERSTOOD THAT PRIVATE ROADS AND STREETS SHALL FOREVER BE OWNED AND MAINTAINED BY PROPERTY OWNERS. (AS PER MILLS COUNTY ENGINEER'S OFFICE.)

MILLS COUNTY ENGINEER

James M. Ebmeier 6/17/99  
JAMES M. EBMEIER, P.E. DATE

MILLS COUNTY BOARD OF SUPERVISORS

Naomi Christensen 6-17  
APPROVED BY CHAIRPERSON DATE  
NAOMI CHRISTENSEN

ATTEST

Cheryll Ross 6  
MILLS COUNTY AUDITOR DATE  
CHERYLL ROSS

ACCEPTANCE OF THE CITY COUNCIL OF GLENWOOD

Clare Bangs 6-9  
APPROVED BY MAYOR: CLARE BANGS DATE

ATTEST

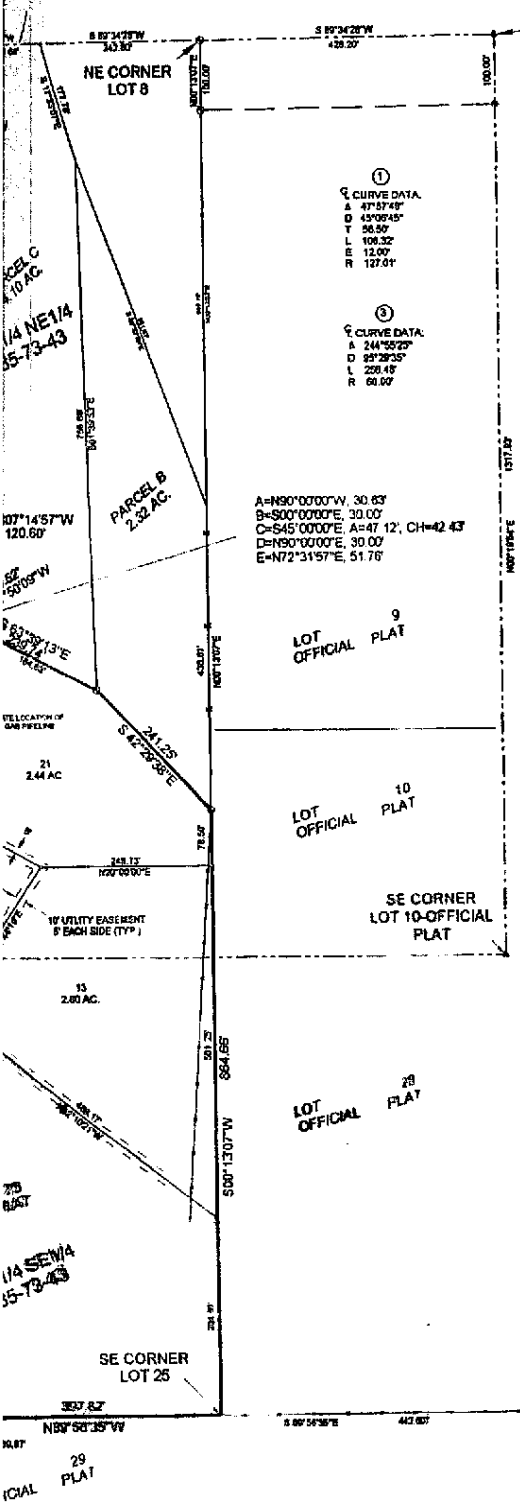
Mary Jean Smith 6  
MARY JEAN SMITH DATE  
GLENWOOD PLANNING AND ZONING COMM

Carolyn Demory 6-9  
APPROVED BY CHAIRMAN DATE  
CAROLYN DEMORY



SCALE 0 200 400 FEET

TOTAL ACRES 50.89 AC.



### Legal Description:

A parcel of land located in part of Lots 1,2,6,7,8, and 25 of the Official Plat of the NE1/4 and SE1/4 Section 35, together with all of Lot 17 of Park Place Acres Division 2 located in said Section 35, all located in Township 73 North, Range 43 West of the 5th Principal Meridian, Mills County, Iowa, said parcel being more fully described as follows:

Commencing at the Southwest Corner of said Lot 2 and the Point of Beginning; thence N68°34'28"E along the South line of said Lot 2 a distance of 635.57 feet to the Southeast Corner of Lot 11 of said Park Place Acres Division 2; thence N08°26'48"E along the East line of said Lot 11 a distance of 325.02 feet; thence N73°52'15"W along the North line of said Lot 11 a distance of 140.58 feet; thence N59°07'51"W along said North line a distance of 112.74 feet to a point on the Easterly right-of-way line of Forrester Lane, said point being on a curve concave Southwesterly having a central angle of 244°55'25" and a radius of 60.00 feet; thence Northwesterly along said right-of-way line and along a portion of said curve an arc length of 18.43 feet with a chord bearing and distance of N17°43'45"W, 18.38 feet to the end of said curve and to the beginning of a curve concave Northeastly having a central angle of 37°27'42" and a radius of 100.00 feet; thence Northwesterly along said right-of-way line and along said curve an arc length of 56.66 feet with a chord bearing and distance of N09°20'41"W, 55.80 feet to the end of said curve; thence N06°53'10"E along said right-of-way line a distance of 7.09 feet; thence S59°07'51"E along the North line of said Lot 17 a distance of 158.24 feet; thence S73°52'15"E along said North line a distance of 137.57 feet; thence S64°46'51"E along said North line a distance of 40.17 feet; thence N22°49'51"E along the West line of said Lot 17 a distance of 154.44 feet; thence N04°32'49"E along said West line a distance of 179.54 feet; thence S83°40'19"E along the North line of said Lot 17 a distance of 188.40 feet to the Northeast Corner of said Lot 17; thence S01°28'42"W along the East line of said Lot 17 a distance of 660.91 feet to the Southeast Corner of said Lot 17; thence N89°34'28"E along the North line of said Lot 8 a distance of 294.04 feet; thence S38°14'23"W a distance of 91.50 feet; thence S17°04'34"W a distance of 55.56 feet; thence S06°09'09"E a distance of 51.68 feet; thence S10°05'24"E a distance of 215.46 feet; thence S06°47'37"E a distance of 184.45 feet; thence S01°29'09"E a distance of 85.09 feet; thence S07°14'57"W a distance of 120.60 feet; thence S01°30'09"W a distance of 40.52 feet; thence S83°39'13"E a distance of 239.74 feet; thence S42°29'38"E a distance of 241.25 feet to the East line of said Lot 8; thence S00°13'07"W along a portion of the East line of said Lot 8 and along the East line of said Lot 25 a distance of 864.66 feet to the Southeast Corner of said Lot 25; thence N28°46'57"W along said centerline a distance of 322.40 feet; thence N42°13'43"W along said centerline a distance of 153.88 feet; thence N84°03'28"W along said centerline a distance of 120.08 feet; thence N65°13'01"W along said centerline a distance of 213.64 feet; thence N27°27'32"W along said centerline a distance of 176.72 feet to the South line of said Lot 6; thence N89°47'41"W along the South line of said Lot 6 a distance of 483.75 feet; thence N00°05'42"E a distance of 648.18 feet; thence N89°53'23"E a distance of 197.18 feet to the centerline of said ditch; thence N17°44'59"W along said centerline a distance of 217.34 feet; thence N21°14'41"W along said centerline a distance of 220.91 feet; thence N11°58'08"W along said centerline a distance of 240.13 feet to the Point of Beginning. Said parcel contains 50.89 acres, more or less, and is subject to easements of record.

Note: The East line of Lot 17 of Park Place Acres Division 2 is assumed to bear S01°28'42"W for this description.

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.

C. Lyle Mayberry, Jr. June 2, 1999  
License Number 9380 Date:  
My license renewal date is December 31, 1999.

#2334

FILED

JUN 18 1999 9:45 A.M.

Christina Anderson C.S.P. #184B  
Mills County Recorder

Indexed & Recorded  
Mills Co.

FINAL PLAT-PARK PLACE ACRES I  
PT. LOTS 1,2,6,7,8, AND 25 OF THE NE1/4 AND SE1/4  
PLACE ACRES DIVISION 2, SECTION 35-73-43 I  
SCALE: 1"=200' DRAWN BY: LRM D  
PREPARED BY: LAND SURVEYING SE  
508 SHARP STREET GLENWOOD,  
REQUESTED BY: JIM HUGHES R.E. (I  
408 SOUTH LOCUST GLENWOOD,  
DRAWING NO. PP4ZAK

Superior  
Aled, Assoc, Photo  
& Archive

A.O. Consent State Dedication,  
Restored City, Replanned Pt. Rd. Main,  
Main St. - 26th 7th R 701 7017 D... 401 ... 1

9-03  
- 1

FILED

JUN 18 1999

Cheryll Ross  
Mills County Auditor

MILLS COUNTY ASSESSOR

RECEIVED  
18 June 1999

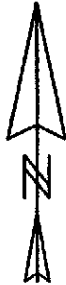
FINAL PLAT

ACRES DIVISION 4

OFFICIAL PLAT OF THE NE1/4 AND SE1/4, AND LOT 17 OF SECTION 35-73-43 MILLS COUNTY, IOWA.

JIM & MONICA A. HUGHES  
DOD, IOWA 51534

PROPOSED UTILITIES:  
WATER INDIVIDUAL WELLS  
SEWER INDIVIDUAL SEPTIC TANKS  
POWER MIDAMERICAN ENERGY  
TELEPHONE U.S. WEST COMMUNICATIONS



PLAT OWNER WILL PROVIDE NO MAINTENANCE, REPAIR, OR REPLACEMENT ON PRIVATE ROADS OR STREETS. IT IS THE RESPONSIBILITY OF PLAT PRIVATE ROAD AND STREETS SHALL FOREVER REMAIN MAINTAINED BY PROPERTY OWNERS. CONTACT MILLS COUNTY ENGINEER'S OFFICE.)

MILLS COUNTY ENGINEER

James M. Ebmeier 6/17/99  
JAMES M. EBMEIER, P.E. DATE:

MILLS COUNTY BOARD OF SUPERVISORS

Naomi Christensen 6-17-99  
APPROVED BY CHAIRPERSON DATE:  
NAOMI CHRISTENSEN

ATTEST

Cheryll Ross 6-17-99  
MILLS COUNTY AUDITOR DATE:  
CHERYLL ROSS

ACCEPTANCE OF THE CITY COUNCIL OF GLENWOOD, IA.



Clare Bangs 6-9-99  
APPROVED BY MAYOR: CLARE BANGS DATE:

ATTEST

Mary Jean Smith 6-8-99  
MARY JEAN SMITH DATE:

GLENWOOD PLANNING AND ZONING COMMISSION

Carolyn Demory 6-9-99  
APPROVED BY CHAIRMAN DATE:  
CAROLYN DEMORY

NE CORNER  
SE1/4 NE1/4  
35-73-43  
(FOUND T-POST  
W/CAP NO.9380)

SCALE FEET  
0 200 400

TOTAL ACRES  
50.89 AC.

1 CURVE DATA  
A 47°27'45"  
D 49°06'45"  
T 58.50'  
L 198.32'  
E 12.02'  
R 127.01'

2 CURVE DATA  
A 80°20'00"  
D 190°59'00"  
T 38.00'  
L 47.12'  
E 12.43'  
R 38.00'

3 CURVE DATA  
A 244°52'25"  
D 82°29'35"  
T 258.48'  
L 61.00'

4 CURVE DATA  
A 37°27'42"  
D 57°17'45"  
T 33.81'  
L 85.38'  
E 5.59'  
R 100.00'

163'  
00'  
47' 12", CH=42.43'  
00'  
75'

9  
PLAT

10  
PLAT

SE CORNER  
LOT 10-OFFICIAL  
PLAT

28  
PLAT

Legal Description:

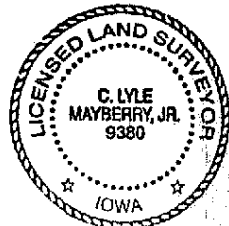
A parcel of land located in part of Lots 1,2,6,7,8, and 25 of the Official Plat of the NE1/4 and SE1/4 of Section 35, together with all of Lot 17 of Park Place Acres Division 2 located in said Section 35, all located in Township 73 North, Range 43 West of the 5th Principal Meridian, Mills County, Iowa, said parcel being more fully described as follows:

Commencing at the Southwest Corner of said Lot 2 and the Point of Beginning; thence N89°34'28"E along the South line of said Lot 2 a distance of 635.57 feet to the Southeast Corner of Lot 11 of said Park Place Acres Division 2; thence N06°26'48"E along the East line of said Lot 11 a distance of 325.02 feet; thence N73°52'15"W along the North line of said Lot 11 a distance of 140.58 feet; thence N59°07'51"W along said North line a distance of 112.74 feet to a point on the Easterly right-of-way line of Forrester Lane, said point being on a curve concave Southwesterly having a central angle of 244°55'25" and a radius of 60.00 feet; thence Northwesterly along said right-of-way line and along a portion of said curve an arc length of 16.43 feet with a chord bearing and distance of N17°43'45"W, 16.38 feet to the end of said curve and to the beginning of a curve concave Northeasterly having a central angle of 37°27'42" and a radius of 100.00 feet; thence Northwesterly along said right-of-way line and along said curve an arc length of 59.68 feet with a chord bearing and distance of N09°20'41"W, 55.80 feet to the end of said curve; thence N06°53'10"E along said right-of-way line a distance of 7.09 feet; thence S59°07'51"E along the North line of said Lot 17 a distance of 158.24 feet; thence S73°52'15"E along said North line a distance of 137.57 feet; thence S64°46'51"E along said North line a distance of 40.17 feet; thence N22°49'51"E along the West line of said Lot 17 a distance of 164.44 feet; thence N04°32'48"E along said West line a distance of 179.54 feet; thence S83°49'19"E along the North line of said Lot 17 a distance of 188.40 feet to the Northeast Corner of said Lot 17; thence S01°28'42"W along the East line of said Lot 17 a distance of 660.91 feet to the Southeast Corner of said Lot 17; thence N89°34'28"E along the North line of said Lot 8 a distance of 294.04 feet; thence S38°14'23"W a distance of 91.50 feet; thence S17°04'34"W a distance of 55.58 feet; thence S08°09'09"E a distance of 51.68 feet; thence S01°05'24"E a distance of 215.48 feet; thence S06°47'37"E a distance of 184.45 feet; thence S01°29'09"E a distance of 85.09 feet; thence S07°14'57"W a distance of 120.60 feet; thence S01°50'09"W a distance of 40.52 feet; thence S63°39'13"E a distance of 239.74 feet; thence S42°29'38"E a distance of 241.25 feet to the East line of said Lot 8; thence S00°13'07"W along a portion of the East line of said Lot 8 and along the East line of said Lot 25 a distance of 854.88 feet to the Southeast Corner of said Lot 25; thence N89°55'35"W along the South line of said Lot 25 a distance of 397.82 feet to the centerline of a ditch; thence N29°46'57"W along said centerline a distance of 322.40 feet; thence N42°13'43"W along said centerline a distance of 153.88 feet; thence N84°03'28"W along said centerline a distance of 120.06 feet; thence N65°13'01"W along said centerline a distance of 213.64 feet; thence N27°27'32"W along said centerline a distance of 176.72 feet to the South line of said Lot 6; thence N89°47'41"W along the South line of said Lot 6 a distance of 483.75 feet; thence N00°05'42"E a distance of 648.18 feet; thence N89°53'23"E a distance of 197.18 feet to the centerline of said ditch; thence N17°44'59"W along said centerline a distance of 217.34 feet; thence N21°14'41"W along said centerline a distance of 220.91 feet; thence N11°58'08"W along said centerline a distance of 240.13 feet to the Point of Beginning. Said parcel contains 50.89 acres, more or less, and is subject to easements of record.

Note: The East line of Lot 17 of Park Place Acres Division 2 is assumed to bear S01°28'42"W for this description.

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.

C. Lyle Mayberry, Jr. June 2, 1999  
C. Lyle Mayberry, Jr. Date:  
License Number 9380  
My license renewal date is December 31, 1999.



#2334  
FILED

JUN 18 1999 9:45 A.M.

State Auditor Ceb A 184B  
Mills County Recorder

Indexed & Recorded  
Mills Co.

FINAL PLAT-PARK PLACE ACRES DIVISION 4  
PT. LOTS 1,2,6,7,8, AND 25 OF THE NE1/4 AND SE1/4, & LOT 17 OF PARK  
PLACE ACRES DIVISION 2, SECTION 35-73-43 MILLS COUNTY, IOWA.  
SCALE: 1"=200' DRAWN BY: LRM DATE: MAY 1999  
PREPARED BY: LAND SURVEYING SERVICES, INC.  
508 SHARP STREET GLENWOOD, IOWA 51534  
REQUESTED BY: JIM HUGHES R.E. (JIM HUGHES)  
406 SOUTH LOCUST GLENWOOD, IOWA 51534  
DRAWING NO. PP4.ZAK