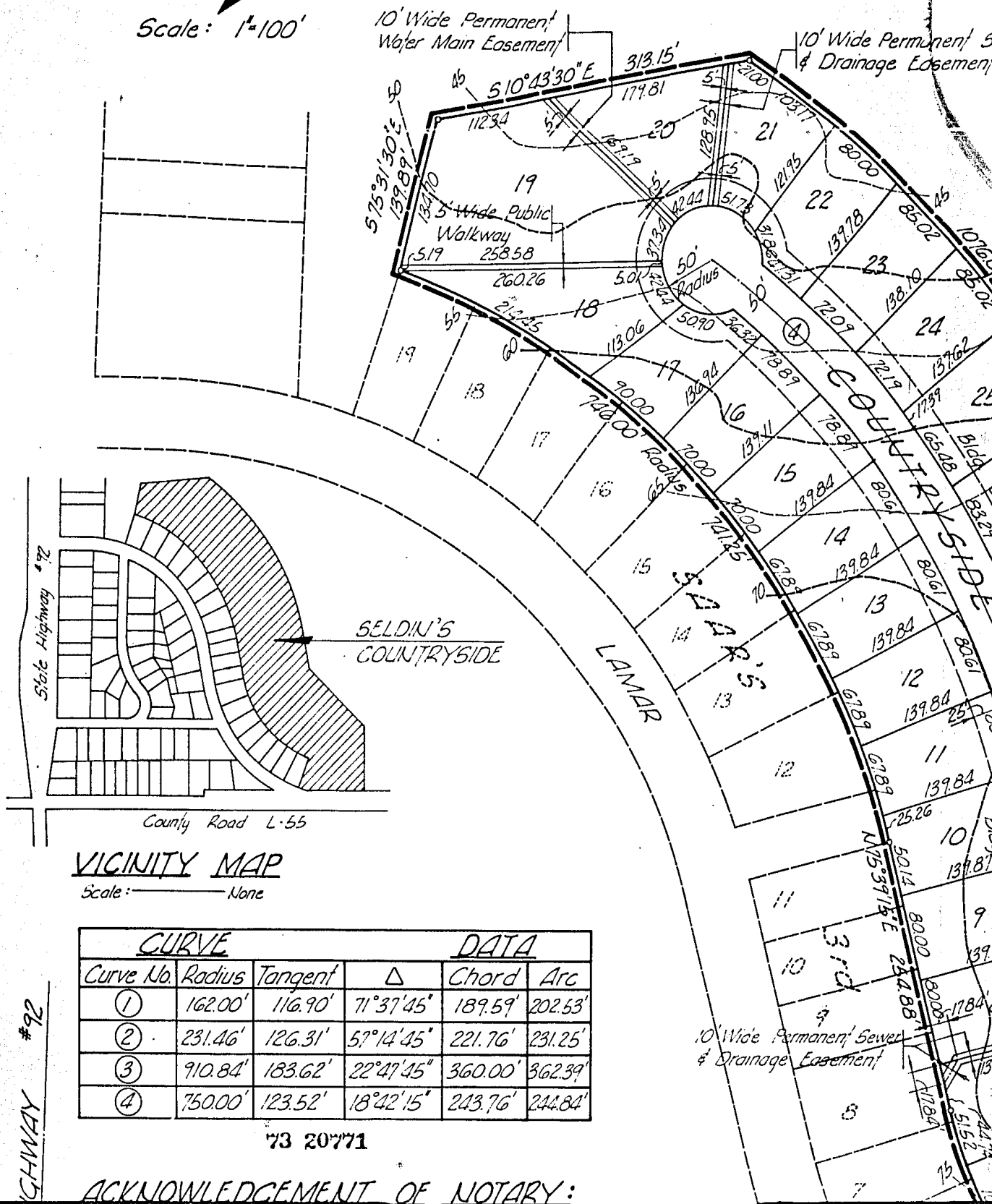
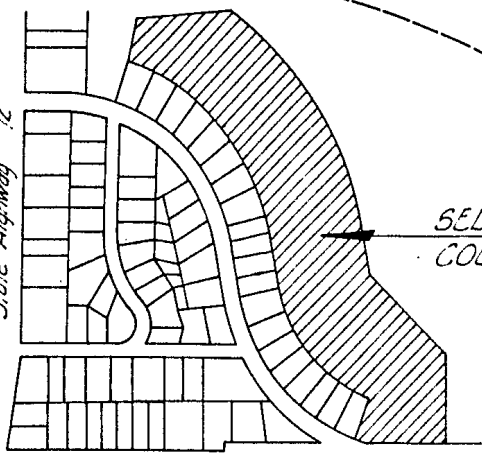


Scale: 1"=100'

SI



State Highway #92



County Road L-55

VICINITY MAP

Scale: None

CURVE		DATA			
Curve No.	Radius	Tangent	Δ	Chord	Arc
①	162.00'	116.90'	71°37'45"	189.59'	202.53'
②	231.46'	126.31'	57°14'45"	221.76'	231.25'
③	910.84'	183.62'	22°47'45"	360.00'	362.39'
④	750.00'	123.52'	18°42'15"	243.76'	244.84'

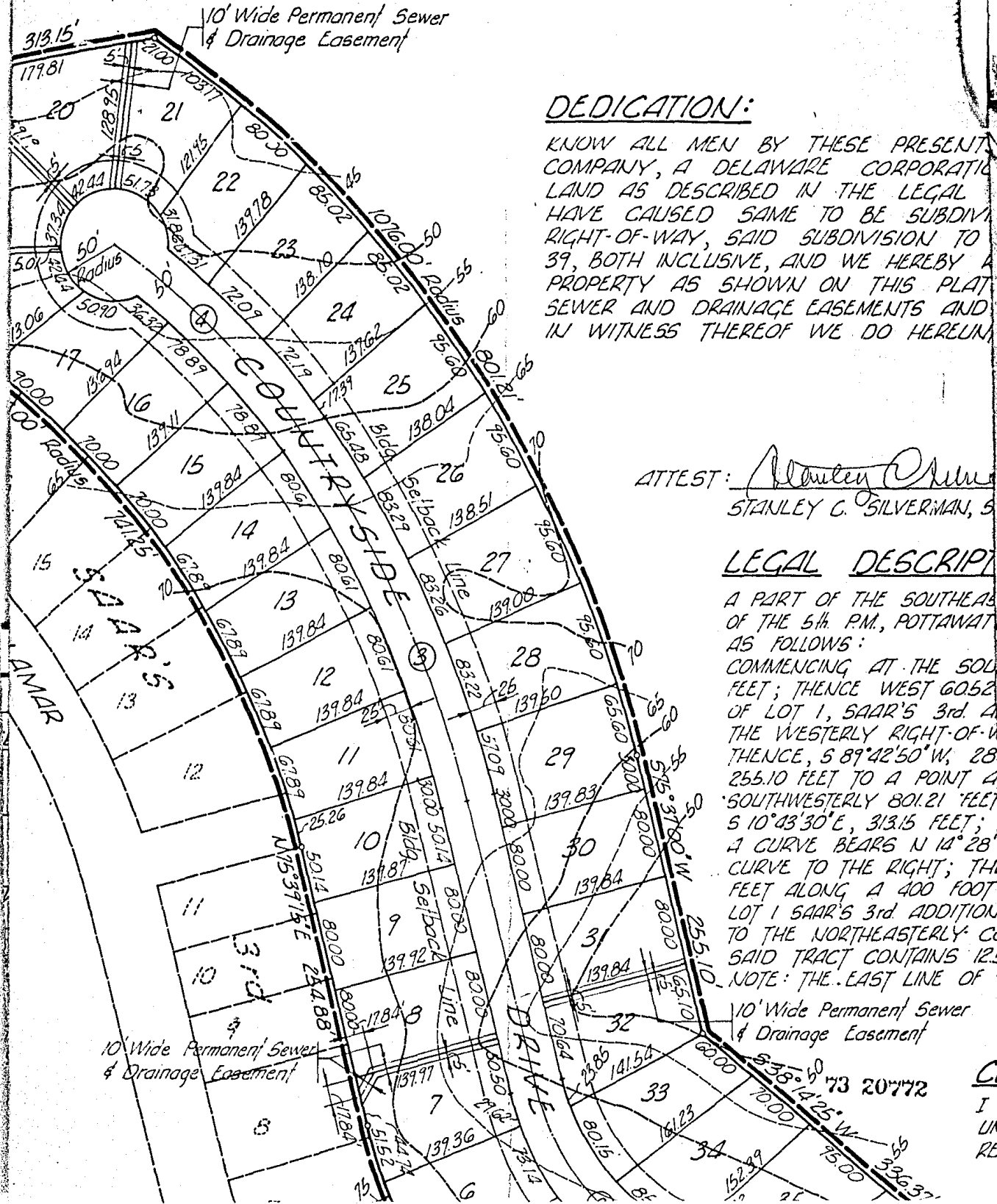
73 20771

L-55
#92
L-55

ACKNOWLEDGEMENT OF NOTARY:

SELDIN'S CO

AN ADDITION TO



DEDICATION:

KNOW ALL MEN BY THESE PRESENT COMPANY, A DELAWARE CORPORATION, LAND AS DESCRIBED IN THE LEGAL HAVE CAUSED SAME TO BE SUBDIVIDED INTO 39, BOTH INCLUSIVE, AND WE HEREBY DEDICATE THE SAME AS PROPERTY AS SHOWN ON THIS PLAT AND SEWER AND DRAINAGE EASEMENTS AND IN WITNESS THEREOF WE DO HEREBY

ATTEST: *Stanley C. Silverman*
STANLEY C. SILVERMAN, S

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST CORNER OF THE 5th P.M., POTTAWATOMIE COUNTY, MISSOURI, AS FOLLOWS:
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1, SAAR'S 3rd ADDITION TO THE WESTERLY RIGHT-OF-WAY OF SAID TRACT CONTAINS 12.5 ACRES, THENCE, S 89°42'50"W, 285.10 FEET TO A POINT A; THENCE, S 10°43'30"E, 313.15 FEET; THENCE, A CURVE BEARS N 14°28'30"E, 400 FEET TO THE RIGHT; THENCE, S 89°42'50"W, 255.10 FEET ALONG A 400 FOOT RADIUS CURVE TO THE WESTERLY CORNER OF LOT 1 SAAR'S 3rd ADDITION TO THE NORTHEASTERLY CORNER OF SAID TRACT CONTAINS 12.5 ACRES.

NOTE: THE EAST LINE OF SAID TRACT CONTAINS 12.5 ACRES.

10' Wide Permanent Sewer & Drainage Easement

CL
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UN
RE

N'S COUNTRYSIDE

ADDITION TO TREYNOR, IOWA

STATE OF IOWA, Pottawattamie County
 Filed for record the 28 day of November
 1973 at 10 o'clock A.M. and recorded
 in book 93 page 20771

13160

Jul 20 50

Dorothy Letner
 Recorder

By _____ Deputy

STATEMENT:

ALL MEN BY THESE PRESENTS THAT SELDIN DEVELOPMENT & MANAGEMENT COMPANY, A DELAWARE CORPORATION, BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PERPETUALLY DEDICATED RIGHT-OF-WAY, SAID SUBDIVISION TO BE KNOWN AS SELDIN'S COUNTRYSIDE, LOTS 1 THRU 6 INCLUSIVE, AND WE HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR COMPANY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE FOR PUBLIC USE THE EASEMENTS AND DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAY AS SHOWN HEREIN. IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS THIS 1st DAY OF November AD, 1973.

SELDIN DEVELOPMENT & MANAGEMENT COMPANY
 A DELAWARE CORPORATION



ATTEST: Stanley C. Silverman BY: Theodore M. Seldin
 STANLEY C. SILVERMAN, SECRETARY THEODORE M. SELDIN, VICE-PRESIDENT

LEGAL DESCRIPTION:

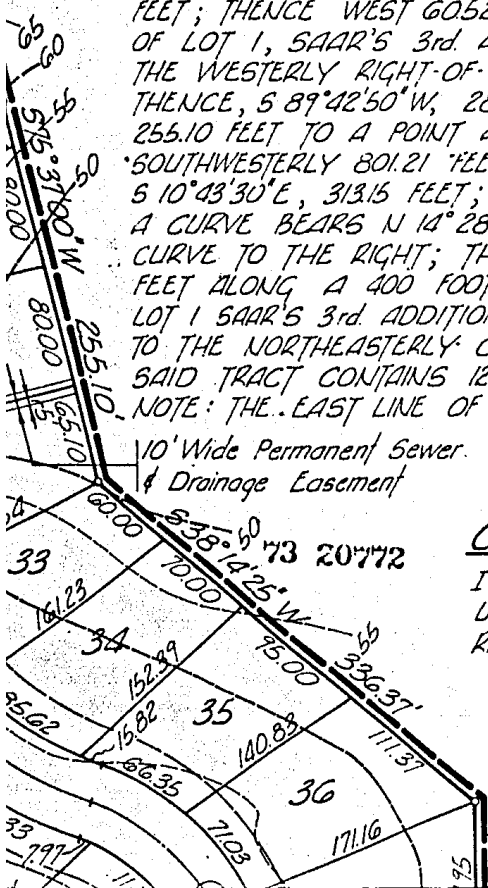
A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 74 NORTH, RANGE 42 WEST OF THE 5th P.M., POTTAWATTAMIE COUNTY, IOWA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1 THENCE NORTH, 1229.12 FEET; THENCE WEST 6052 FEET TO A POINT OF BEGINNING AT THE EASTERLY CORNER OF LOT 1, SAAR'S 3rd. ADDITION TO THE TOWN OF TREYNOR, IOWA, THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD L-55 N 00° 20' 35" W 367.85 FEET; THENCE, S 89° 42' 50" W, 284.69 FEET, THENCE S 38° 14' 25" W, 336.37 FEET; THENCE S 75° 37' 00" W, 255.10 FEET TO A POINT AT WHICH TANGENT TO A CURVE BEARS S 75° 18' 55" W; THENCE S 10° 43' 30" E, 313.15 FEET; THENCE S 75° 31' 30" E, 137.89 FEET AT WHICH POINT TANGENT TO A CURVE BEARS N 14° 28' 00" E; THENCE NORTHEASTERLY 741.25 FEET ALONG A 746 FOOT CURVE TO THE RIGHT; THENCE N 75° 39' 15" E, 254.88 FEET; THENCE NORTHEASTERLY 399.91 FEET ALONG A 400 FOOT RADIUS CURVE TO THE LEFT TO THE NORTHWESTERLY CORNER OF LOT 1 SAAR'S 3rd. ADDITION TO THE TOWN OF TREYNOR, IOWA; THENCE S 71° 31' 45" E, 140.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 12.581 ACRES AND IS SUBJECT TO EASEMENT FOR STORM SEWER.

NOTE: THE EAST LINE OF SECTION 1 IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

10' Wide Permanent Sewer & Drainage Easement



CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



F. W. Mann
 F. W. MANN, L.S.

DATE: 11/15/1973, REG. NO. 4328

73 20773

STATE HIGHWAY #92

County Road L-55

VICINITY MAP

Scale: None

CURVE		DATA			
Curve No	Radius	Tangent	Δ	Chord	Arc
①	162.00'	116.90'	71°37'45"	189.59'	202.53'
②	231.46'	126.31'	57°14'45"	221.76'	231.25'
③	910.84'	183.62'	22°27'45"	360.00'	362.39'
④	75000'	123.52'	18°42'15"	243.76'	244.81'

73 20771

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA }
COUNTY OF DOUGLAS }

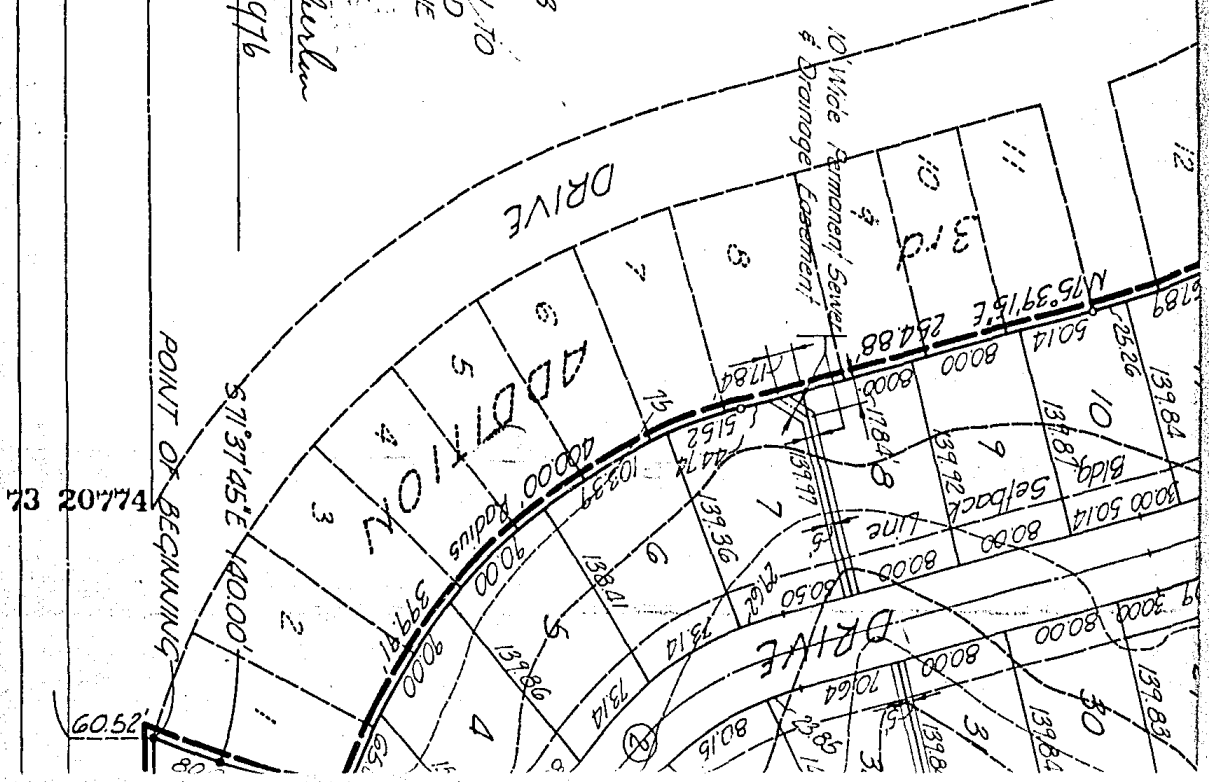
ON THIS DAY OF 1973

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED THEODORE M SELDON WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS INSTRUMENT AND HE ACKNOWLEDGED THE VALIDITY OF HIS VOLUNTARY ACT AND DEED ABOVE WRITTEN.

NOTARY PUBLIC: *Maxine Chamberlain*

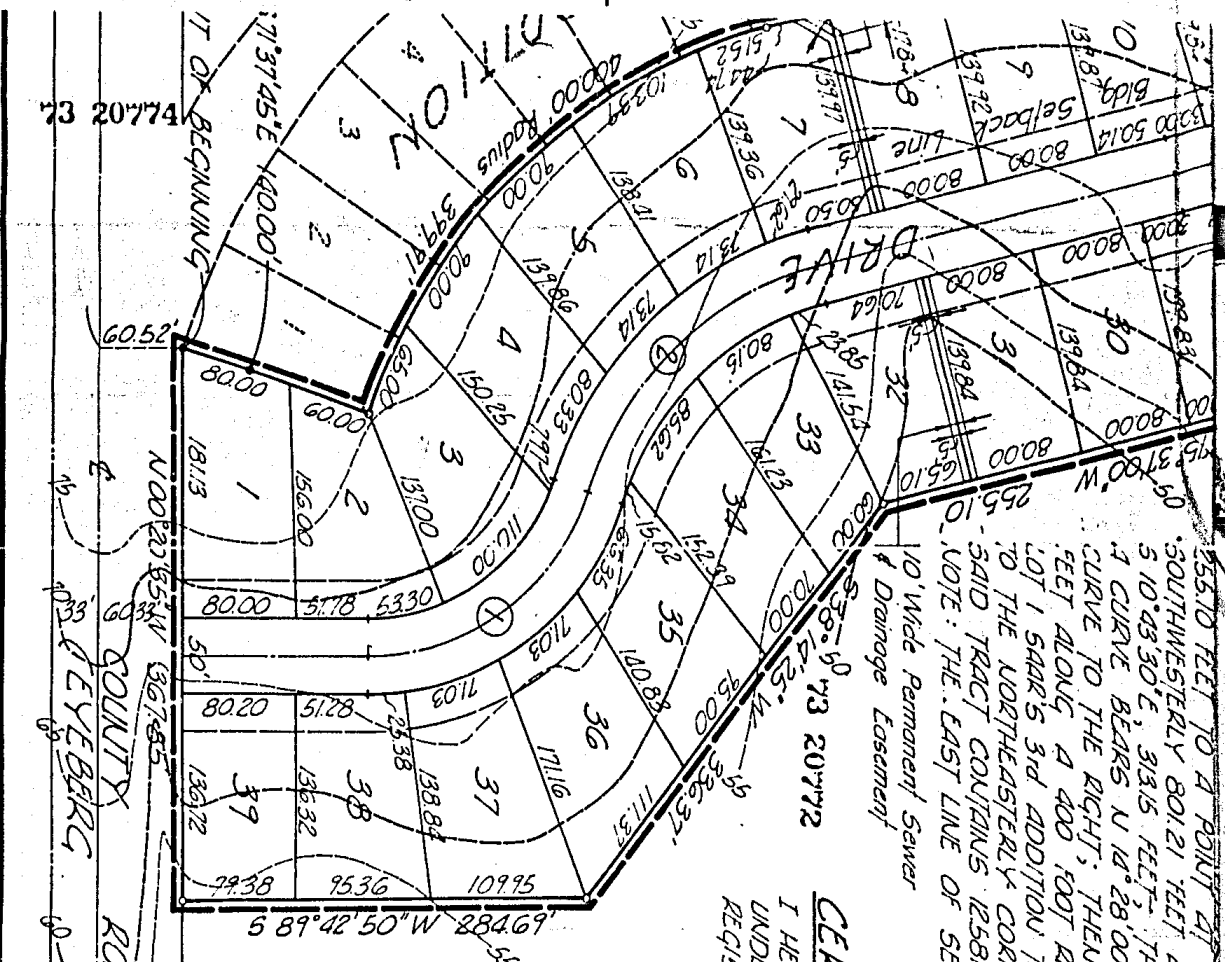
MY COMMISSION EXPIRES April 18, 1976

SOUTHEAST CORNER SECTION 1,
TOWNSHIP 74 NORTH, RANGE
42 WEST



33' 5807
33' 1229.12

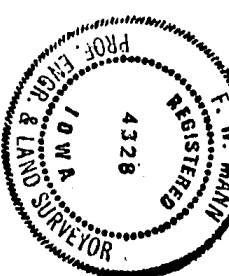
POINT OF BEGINNING
60.52
44.202 47.4



255.10 FEET TO A POINT AT WHICH TANGENT TO A CURVE BEARS S 75°18'35" W; THENCE SOUTHWESTERLY 801.21 FEET ALONG A 1076.00 FOOT RADIUS CURVE TO THE LEFT; THENCE S 10°43'30" E, 313.15 FEET; THENCE S 75°31'30" E, 137.89 FEET AT WHICH POINT TANGENT TO A CURVE BEARS N 12°28'00" E; THENCE NORTHEASTERLY 741.25 FEET ALONG A 746 FOOT CURVE TO THE RIGHT; THENCE N 75°39'15" E, 254.88 FEET; THENCE NORTHEASTERLY 379.91 FEET ALONG A 400 FOOT RADIUS CURVE TO THE LEFT TO THE NORTHEASTLY CORNER OF LOT 1 SAID'S 3rd ADDITION TO THE TOWN OF TREYDOR, IOWA; THENCE S 71°37'45" E, 140.00 FEET TO THE NORTHEASTLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.
 SAID TRACT CONTAINS 12581 ACRES AND IS SUBJECT TO EASEMENT FOR STORM SEWER.
 NOTE: THE EAST LINE OF SECTION 1 IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



I. W. Mann
 I. W. MANN, L.S.

DATE: 11/15/1923 REG. NO. 4328
 73 20773

APPROVAL OF TREYDOR TOWN COUNCIL:

THIS PLAT OF SELDIN'S COUNTRYSIDE ADDITION WAS APPROVED BY THE TREYDOR TOWN COUNCIL THIS 7 DAY OF NOV. AD, 1973.

Virgil Holst
 VIRGIL HOLST, MAYOR

Prepared in Association with:
 VEWARD, TESSIN & ASSOC., INC.
 ARCHITECTS-ENGINEERS-LAND PLANNERS
 401 SOUTH 50th STREET, SUITE 306
 OMAHA, NEBRASKA 68117

COMPARED

KENNETH SACKS
C. R. HANNAN

SACKS AND HANNAN
ATTORNEYS AT LAW
404 PARK BUILDING
COUNCIL BLUFFS, IOWA 51501

AREA CODE 712
PHONE 328-1875

November 12, 1973

No. 889

Treasurer of Pottawattamie County, Iowa
Recorder of Pottawattamie County, Iowa
Clerk of the District Court of Pottawattamie County, Iowa
Council Bluffs, Iowa 51501

Dear Sirs:

I have examined the abstract of title to the following described real estate, to-wit:

A part of the Southeast Quarter of Section 1, Township 74 North, Range 42 West of the 5th P. M., Pottawattamie County, Iowa, which is more particularly described as follows: Commencing at the Southeast corner of said Section 1, thence North, 1229.12 feet; thence West 60.52 feet to a point of beginning at the Easterly corner of Lot 1, Saar's 3rd Addition to the Town of Treynor, Iowa, thence along the Westerly right-of-way line of County Road L-55 N 00° 20' 35" W 367.85 feet; thence S 89° 42' 50" W, 284.69 feet, thence S 38° 14' 25" W, 336.37 feet; thence S 75° 37' 00" W, 255.10 feet to a point at which tangent to a curve bears S 75° 18' 55" W; thence Southwesterly 801.21 feet along a 1076.00 foot radius curve to the left; thence S 10° 43' 30" E, 313.15 feet; thence S 75° 31' 30" E, 139.89 feet at which point tangent to a curve bears N 14° 28' 00" E; thence Northeasterly 741.25 feet along a 746 foot curve to the right; thence N 75° 39' 15" E, 254.88 feet; thence Northeasterly 399.91 feet along a 400 foot radius curve to the left to the Northwesterly corner of Lot 1 Saar's 3rd Addition to the Town of Treynor, Iowa; thence S 71° 37' 45" E, 140.00 feet to the Northeasterly corner of said Lot 1 and the point of beginning. Said tract contains 12.581 acres and is subject to easement for storm sewer. Note: The East line of Section 1 is assumed to bear due North and South,

which abstract has been continued to November 9, 1973 at 8:00 o'clock A. M. .

I find good and merchantable title in SELDIN DEVELOPMENT AND MANAGEMENT COMPANY, a Delaware Corporation, subject to the following:

73 20776

COMPARED

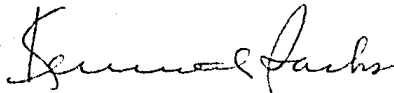
Treasurer of Pottawattamie County, Iowa
Recorder of Pottawattamie County, Iowa
Clerk of the District Court of Pottawattamie County, Iowa
Page 2-
November 12, 1973

No. 889

Right-of-Way Easements of record, Utility Easements of Record,
and Storm Sewer Easement of record, which are not encumbrances
under the provisions of Iowa Code Section 409.9.

Respectfully submitted,

SACKS AND HANNAN


KENNETH SACKS, Examiner

KS:ms

73 20777

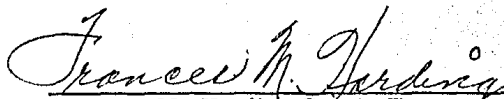
COMPARED

TREASURER'S CERTIFICATE

STATE OF IOWA)
) SS:
POTTAWATTAMIE COUNTY)

I, Frances M. Harding, Pottawattamie County Treasurer, do hereby certify that the tract of land known as Seldin's Countryside, an Addition to Treynor, Iowa, in Pottawattamie County, Iowa, as shown by the attached Plat, upon which this certified statement is endorsed, is free and clear from all unpaid taxes and tax liens.

WITNESS my hand and official signature this 28th day of November, 1973.



Frances M. Hardin, County Treasurer
November 28th, 1973.

73 20778

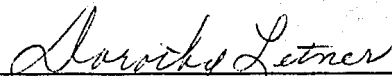
COMPARED

COUNTY RECORDER'S CERTIFICATE

STATE OF IOWA)
 SS:
POTTAWATTAMIE COUNTY)

I, Dorothy Letner, Pottawattamie County Recorder, do hereby certify that the tract of land known as Seldin's Countryside, an Addition to Treynor, Iowa, in Pottawattamie County, Iowa, as shown by the attached Plat, upon which this certified statement is endorsed, is free and clear from any and all encumbrances and that the title thereto in fee simple is in the name of Seldin Development and Management Company, a Delaware Corporation.

WITNESS my hand and official signature this 28th day of November, 1973.



Dorothy Letner, County Recorder
November 28th, 1973.

73 20780