

Fee 120⁰⁰

5030

THE LAW OFFICE
OF

MICHAEL J. WINTER

COMPARED

222 SOUTH 6TH STREET

712/322-2002

COUNCIL BLUFFS, IOWA 51501

October 20, 1986

STATE OF IOWA, Pottawattamie County
Filed for record the 20 day of Oct
1986 at 3:45 o'clock P. and recorded
in book 87 page 10100

Re: Timbercrest Fifth Addition

John Spirtano
Recorder

TO WHOM IT MAY CONCERN:

On October 20, 1986 I examined the abstract to the property legally described as follows: A tract of land located in the South One-Half of the Southwest One-Quarter of Section 31, Township 75 North, Range 43 West of the 5th P.M., Pottawattamie County, Iowa, described as follows: Commencing at the South One-Quarter corner of said Section 31, thence WEST (assumed bearing) 446.00 feet along the South line of said Southwest one-quarter to the point of beginning, thence WEST 1280.06 feet along the South line of said Southwest One-Quarter, thence North 00°22'16" West 544.18 feet, thence North 58°12'31" East 306.12 feet, thence North 16°11'17" East 428.04 feet, thence North 08°16'03" West 193.30 feet, thence North 89°57'04" East 78.13 feet, thence South 89°58'38" East 279.66 feet along the North line of the Southeast One-Quarter of the Southwest One-Quarter of said Section 31, thence South 03°23'46" East 210.36 feet, thence North 75°30'58" East 15.00 feet, thence Easterly along a 87.96 foot radius curve to the right for an arc distance of 85.32 feet to a point of reverse curvature, thence Southeasterly along a 170.25 foot radius curve to the left for an arc distance of 83.68 feet to a point of reverse curvature, thence Southeasterly along a 120.00 foot radius curve to the right for an arc distance of 100.11 feet, thence South 29°16'09" East 71.24 feet, thence South 00°19'36" East 61.99 feet, thence South 20°15'00" West 127.36 feet, thence South 58°47'47" East 26.05 feet, thence South 09°36'53" West 10.99 feet, thence South 04°33'03" East 91.20 feet, thence South 76°24'44" East 133.92 feet, thence Southwesterly along a 110.00 foot radius curve to the right for an arc distance of 87.92 feet (chord bearing south 34°07'24" West for 85.60 feet), thence South 23°53'18" East 50.64 feet, thence South 32°58'43" East 120.00 feet, thence South 73°33'53" East 45.15 feet, thence South 42°15'41" East 127.23 feet, thence SOUTH 271.65 feet to the point of beginning. Described tract contains 26.04 acres, more or less.

I find that the abstract commences with the United State Government and that the abstract was prepared pursuant to Sections 614.29 through 614.38 of the Code of Iowa, Chapter 11, of the Iowa Land Title Examination Standards and the abstract standards of the Iowa Land Title Association and the abstract is continued to 3:45 o'clock a.m. on the 20 day of October, 1986 as certified by the Title Guaranty Company of Council Bluffs, Iowa and contains entries 1 through 51.

Entered for Taxation

OCT 20 1986

Marilyn Jo Drake

COUNTY AUDITOR

87 10106

COMPARED

Timbercrest Fifth Addition
Page 2

I find good and merchantable title to be vested in Mapleleaf Landco, Inc., an Iowa corporation.

I find that the general taxes for the year 1984 and prior years are paid. All previous taxes, including personal taxes applicable to said real estate, have been paid and there are no special assessments against said property. 1985 general taxes first half have been paid.

I find a first mortgage lien in favor of First Bank, National Association against the above-described real estate at entry 48 of the abstract in the face amount of \$153,000.00 dated September 30, 1986 and filed October 6, 1986 at Book 87, Page 8741 of the Pottawattamie County Recorder's Office.

I find there is an easement to the City of Council Bluffs, Iowa for the use and benefit of the Council Bluffs City Waterworks to construct, inspect, maintain, repair, replace and operate underground pipelines and/or mains for the purpose of conveying water.

I find that there is an easement to Iowa Power and Light Company to lay, maintain, operated, repaair and remove underground conduit, wires and other necessary equipment incident.

I find no other liens, judgments or other encumbrances against said real estate.

Sincerely yours,



MICHAEL J. WINTER
Attorney at Law

MJW/jms

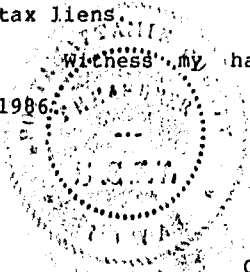
COMPARED

TREASURER'S CERTIFICATION

STATE OF IOWA, COUNTY OF POTTAWATTAMIE SS:

I, Judy Ann Miller, being first duly sworn on oath, depose and state that I am the treasurer of Pottawattamie County, Iowa and do hereby certify that the tract of land described in the foregoing owner's certification, said tract of land being laid in town lots by the attached plat, is free and clear of any and all unpaid taxes and tax liens.

Witness my hand and official seal this 20th day of October, 1986.



Judy Ann Miller
JUDY ANN MILLER, TREASURER
POTTAWATTAMIE COUNTY, IOWA

COUNTY RECORDER'S CERTIFICATION

STATE OF IOWA, COUNTY OF POTTAWATTAMIE SS:

I, John F. Sciortino, being first duly sworn on oath, depose and state that I am the recorder of Pottawattamie County, Iowa and I do hereby certify that the tract of land described in the foregoing owner's certification, said tract of land being laid in town lots by the attached plat, is free and clear of any and all encumbrances except a mortgage in favor of First Bank, National Association in the face amount of \$153,000 recorded at Book 87, Page 8741 and that title of said tract and land is in Mapleleaf Landco, Inc., an Iowa corporation.

Witness my hand and official seal this 20th day of October, 1986.

John F. Sciortino
JOHN F. SCIORTINO, RECORDER
POTTAWATTAMIE COUNTY, IOWA

87 10108

COMPARED

CLERK OF DISTRICT COURT'S CERTIFICATION

STATE OF IOWA, COUNTY OF POTTAWATTAMIE SS:

I, Sarah Tamms, being duly sworn on oath, depose and state that I am Clerk of the District Court of Pottawattamie County, Iowa, and I 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, is free and clear of 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 in this office.

Witness my hand and official seal this 20th day of October, 1986.



Sarah Tamms, Clerk

SARAH TAMMS

COMPARED

CONSENT TO PLATTING AND RELEASE OF MORTGAGE FOR ALL STREETS, EASEMENTS AND OTHER AREAS DEDICATED TO THE PUBLIC

By this document, First Bank National Association acknowledges that it has a first lien mortgage dated September 30, 1986 and filed October 6, 1986 at Book 87, Page 8741 of the Pottawattamie County Recorder's Office in the face amount of \$153,000 against Timbercrest Fifth Addition. Pursuant to the provisions of 409.9 of the Iowa Code, First Bank National Association understands that the plat cannot be recorded without our consent and without a release of our mortgage of all streets, easements and other areas to be conveyed or dedicated to the City of Council Bluffs, Iowa. By this document, First Bank National Association hereby consents to the platting of Timbercrest Fifth Addition which is the area legally described in our mortgage and First Bank National Association further releases its mortgage referred to above and releases any encumbrance that it might cause against any streets, easements or other areas that are to be conveyed to the City of Council Bluffs, Iowa pursuant to the plat for Timbercrest Fifth Addition.

DATED ~~on this~~, 16th day of October, 1986.

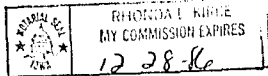


Robert L. Kirchner

ROBERT L. KIRCHNER, Executive Vice
President, First Bank National
Association

STATE OF IOWA, COUNTY OF POTTAWATTAMIE SS:

On this 16th day of October, 1986, before me, the undersigned, a notary public in and for the state of Iowa, personally appeared Robert L. Kirchner, to me personally known who being by me duly sworn did say that he is the executive vice president of First Bank National Association executing the within and foregoing instrument to which this acknowledgment is attached and that the seal affixed thereto is the seal of the corporation; that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Robert L. Kirchner as officer acknowledges the executive of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Rhonda L. Kuke
NOTARY PUBLIC in and
for said state

87 10110

COMPARED

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR TIMBERCREST FIFTH ADDITION
TO THE CITY OF COUNCIL BLUFFS, IOWA

THIS DECLARATION, made on the date hereinafter set forth by MAPLELEAF LANDCO, INC., an Iowa Corporation, hereinafter referred to as "Declarant";

WITNESS:

WHEREAS, Declarant is the owner of certain real property, which is more particularly described as:

Lots 1 through 25 and Outlot 1, inclusive, in Timbercrest Fifth Addition, in Council Bluffs, as surveyed, platted and recorded in Pottawattamie County, Iowa.

and,

WHEREAS, Declarant will convey the said lots, subject to certain protective covenants, and restrictions, as hereinafter set forth:

NOW, THEREFORE, Declarant hereby declares that all of the lots described above shall be held, sold, and conveyed subject to the following restrictions, and covenants, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the real property. These covenants, and restrictions shall run with the real property and shall be binding upon all parties having or acquiring any right, title or interest in the described lots or any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I

USE RESTRICTIONS

A. The subject property is hereby restricted to residential dwellings for residential use and structures and uses related to the convenience and enjoyment of such residential use.

B. No animals, livestock, fowl or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets maintained within the dwelling may be kept, provided they are not kept, bred or maintained for any commercial purpose. It is intended specifically to prohibit horses, ponies, or other animals sheltered outside the main dwelling.

COMPARED

C. No advertising signs (except either a "For Rent" or "For Sale" sign per lot), billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on the premises, nor shall the premises be used in any way for any purpose which may endanger the health or unreasonably disturb the Owner of any lot or any resident thereof. Further, no business activities of any kind whatever shall be conducted in any building, or on any portion of the subject property. Provided, further, however, the foregoing covenants shall not apply to the business activities, signs and billboards, or the construction and maintenance of buildings, if any, of the Declarant, its agents and assigns during the construction and sale period.

D. No exterior television or radio antennae of any sort shall be placed, allowed or maintained upon any portion of the improvements to be located upon the premises, nor upon any structure situated upon said real property, unless approved in writing by the hereinafter mentioned architectural committee.

E. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

F. No repair of automobiles will be permitted outside of garages on any lot at any time; nor will any vehicle offensive to the neighborhood be visibly stored, parked or abandoned in the neighborhood.

G. No boat, camping trailer, snowmobile, auto-drawn trailer of any kind, mobile home, trucks of more than one ton capacity, motorcycle, grading or excavating equipment, or other heavy machinery or equipment, vehicle undergoing repair, or aircraft shall be stored outside the garage or in any manner left exposed on any lot at any time. Recreational vehicles may be kept on the premises provided they are fully screened from view from fronting street.

H. No field crops shall be grown upon any lot at any time.

I. Vegetable gardens are prohibited on any yards adjoining streets.

COMPARED

J. No incenerator or trash burner shall be permitted on any lot. No fuel tank shall be permitted to remain outside of any dwelling. Except on garbage pick-up days, no garbage or trash can shall be permitted outside of any dwelling unless fully screened from view (not visible from street or neighboring lots). No garden lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling except when in actual use. No garage door shall be permitted to remain open except when entry to and exit from the garage are required. Any exterior air conditioning condenser unit shall be placed in the rear or side yard.

K. Dwellings shall not be moved from outside of TIMBERCREST FIFTH ADDITION to any lot within this subdivision.

L. Exposed portions of the foundation of each dwelling are to be covered with either siding or brick unless approved in writing by the hereinafter described architectural committee.

M. A dwelling on which construction has begun must be completed within one (1) year from the date the foundation was dug for said dwelling.

N. The roof of each dwelling shall be constructed of wood shingles unless substituted roofing material is approved in writing by the hereinafter described architectural committee.

O. No structure of a temporary character, trailer, basement, tent, shack, or other outbuilding shall be erected upon, or used, on any lot at any time as a residence, either temporarily or permanently.

P. No unused building material, junk, or rubbish shall be left exposed on any lot at any time.

Q. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain on any lot except that a dog house shall be permitted provided the construction plans and specifications and the location of the proposed structure have been first approved in writing by the hereinafter described architectural committee.

R. Only wood fencing or other type of fencing approved by the

COMPARED

hereinafter described architectural committee shall be allowed.

S. No trees with trunks over three inches in diameter shall be moved, removed, damaged or destroyed without prior written approval of the hereinafter described architectural committee.

T. All telephone and electric power service lines shall be underground.

ARTICLE II

ARCHITECTURAL CONTROL

A. The Architectural Committee shall originally consist of five persons appointed by Declarant. Said original members need not be residents of Timbercrest Fifth Addition. Upon the resignation, for any reason, of one of the committee members, the remaining members shall promptly appoint a replacement. Until such appointment has been made, the remaining members shall exercise the committee's authority. All future members, other than the original five members appointed by Declarant, must be property owners in the Timbercrest Fifth Addition.

B. The approval or disapproval of the Architectural Committee as required in these covenants shall be in writing. Written approval or disapproval must be signed by a majority of the Committee members and mailed or delivered to the applicant's last known address. In case of disapproval, the Committee shall include a statement of the reasons for disapproval and shall indicate in a general way, the kind of plans and specifications which the Committee will approve for the subject property. Failure of the Committee to give either written approval or written disapproval of a submitted plan within thirty (30) days after submission of said plan, by mailing such written approval or disapproval to the last known address of the applicant for approval as shown on the submitted plan, shall operate to release such building plot from the Architectural Committee control provisions of these restrictions in regard to said submitted plan.

C. Unless approved in writing by the Architectural Committee, no building shall be created, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to

COMPARED

exceed two stories in height, nor containing finished living areas, exclusive of porches, breezeways, carports, and garages of less than: 1,200 square feet on the ground floor for a one-story house, unless it has a basement garage, in which case 1,300 square feet shall be required on the ground floor; 1,200 square feet on the ground floor for a one and one-half story house; 1,800 square feet above basement level with 1,000 square feet on the main floor for a two-story house; 1,550 square feet of living area above ground for a bi-level, tri-level, or a split-level house; and 1,300 square feet of main floor living area for a split-entry house; nor having a garage for less than two automobiles. The Architectural Committee shall have the right to define the terms one-story house; one and one-half story house; two story house; bi-level, tri-level, or split-level house; and split-entry house. Houses of unusual design and not included in the categories herein listed will be considered on an individual basis. Square foot areas are to be computed to the outside surface of enclosing walls.

D. No building, fence, landscaping or other structure or improvement, including but not limited to playground equipment, storage sheds, antennae, rock gardens, fountains, statues, trees and shrubs, shall be commenced, erected or maintained upon the premises, nor shall any exterior painting, resurfacing, addition to or change or alteration therein, be made until plans and specifications showing the nature, kind and shape, heights, materials, color of paint, and location of the same shall have been submitted to and approved in writing as to harmony of external design, color, and location in relation to surrounding structures and topography by the Architectural Committee.

E. The Architectural Committee shall have the right to disapprove any such plans or specifications or grading or landscaping plans which are not suitable or desirable in the Committee's opinion for aesthetic or other reasons, and in passing upon such plans, specifications, grading or landscaping plans, the Committee shall have the right to take into consideration the suitability of the

COMPARED

proposed building or other structure and of the materials of which it is to be built, the color scheme, the site upon which it is proposed to erect the same, the harmony thereof with the surroundings, the topography of the land and the effect of the building or other structure of landscaping as planned on the outlook from the adjacent or neighboring property, and if it is in accordance with all of the provisions of this declaration.

F. The Committee may disapprove if the plans and specifications submitted are incomplete, or in the event the Committee deems the plans, specifications, details or any part thereof, to be contrary to the spirit or interest of these conditions and restrictions. The decisions of the Committee shall be final.

G. Neither the undersigned nor any architect or agent of the undersigned nor any member of the Committee by virtue of his membership thereon, or discharge of his duties required thereby, shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such plans or specifications. No building or improvements of any kind constructed or placed upon any of said lots thereafter shall be moved without the prior written approval of the Committee.

ARTICLE III

GENERAL PROVISIONS

A. Enforcement The Declarant or any Owner, shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, and reservations, now or hereinafter imposed by the provisions of this Declaration, either to prevent or restrain any violation of same, or to recover damages or other dues for such violation along with reasonable attorney fees and court costs incurred by the party seeking to enforce these covenants. Failure by the Declarant or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

COMPARED

B. Amendment The Covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by Declarant or its successors as it sees fit for a period of five (5) years from the date hereof. This Declaration may be amended by an instrument signed by the owners of not less than seventy-five percent (75%) of the lots. Any amendment must be recorded.

EXECUTED this 18 day of August, 1986.

MAPLELEAF LANDCO, INC.
an Iowa Corporation

BY: Kevin C. Knudson
Kevin C. Knudson, President

BY: Peter L. Hildabrand
Peter L. Hildabrand, Secretary

STATE OF IOWA)
) SS.
COUNTY OF POTTAWATTAMIE)

On this 18 day of August, 1986, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared Kevin C. Knudson and Peter L. Hildabrand, to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively, of the corporation executing the within and foregoing instrument to which this is attached, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Kevin C. Knudson and Peter L. Hildabrand as officers acknowledged the executive of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Patricia L. M. Hildabrand
NOTARY PUBLIC IN AND FOR SAID STATE

My commission expires: 1-3-89

COMPARED

*Return to City Clerk
209 Pearl*

RESOLUTION NO. 86-443

A RESOLUTION GRANTING FINAL PLAT APPROVAL FOR TIMBERCREST 5TH ADDITION, LOCATED SOUTHWEST OF EXISTING TIMBERCREST 1ST AND 2ND ADDITIONS ON SKYLINE DRIVE, AND NORTH OF MEADOW ACRES 5TH AND 8TH ADDITIONS LOCATED ON ROYAL ROAD AND LORI LANE.

WHEREAS, the preliminary plan (Resolution No. 86-251) has been amended in the final plat to accommodate setbacks and utility easements; and

WHEREAS, the proposed final plat of Timbercrest 5th Addition is in substantial compliance with the Subdivision Ordinance of Council Bluffs, Iowa; and

WHEREAS, the property comprising Timbercrest 5th Addition is legally described as:

A tract of land located in the South 1/2 of the SW 1/4 of Section 31, Township 75 North, Range 43 West of the 5th P.M., Council Bluffs, Pottawattamie County, Iowa, described as follows:
Commencing at the S 1/4 corner of said Section 31, thence W (assumed bearing) 1280.06 feet along the S line of said SW 1/4, thence N 00°22'16" W 544.18 feet, thence N 58°12'31" E 306.12 feet, thence N 16°11'17" E 428.04 feet, thence N 08°16'03" W 193.30 feet, thence N 89°57'04" E 78.13 feet, thence S 89°58'38" E 279.66 feet along the N line of the SE 1/4 of the SW 1/4 of said Section 31, thence S 03°23'46" E 210.36 feet, thence N 75°30'58" E 15.00 feet, thence E along a 87.96 foot radius curve to the right for an arc distance of 85.32 feet to a point of reverse curvature, thence southeasterly along a 170.25 foot radius curve to the left for an arc distance of 83.68 feet to a point of reverse curvature, thence southeasterly along a 120.00 foot radius curve to the right for an arc distance of 100.11 feet, thence S 29°16'09" E 7.124 feet, thence S 00°19'36" E 61.99 feet, thence S 20°15'00" W 127.36 feet, thence S 58°47'47" E 26.05 feet, thence S 09°36'53" W 10.99 feet, thence S 04°33'03" E 91.20 feet, thence S 76°24'44" E 133.92 feet, thence southwesterly along a 110.00 foot radius curve to the right for an arc distance of 87.92 feet (chord bearing S 34°07'24" W for 85.60 feet), thence S 23°53'18" E 50.64 feet, thence S 32°58'43" E 120.00 feet, thence S 73°33'53" E 45.15 feet, thence S 42°15'41" E 127.23 feet, thence S 271.65 feet to the point of beginning. Described tract contains 26.04 acres, more or less; and

WHEREAS, the applicant has agreed to complete all construction improvements within the proposed final plat area, or post a performance bond prior to execution of the final plat for filing purposes; and

WHEREAS, the proposed final plat is consistent with the Comprehensive Land Use Plan previously adopted by the City Council of the City of Council Bluffs, Iowa.

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

That the final plat approval of Timbercrest 5th Addition be and the same is hereby granted.

ADOPTED
AND October 13, 1986
APPROVED

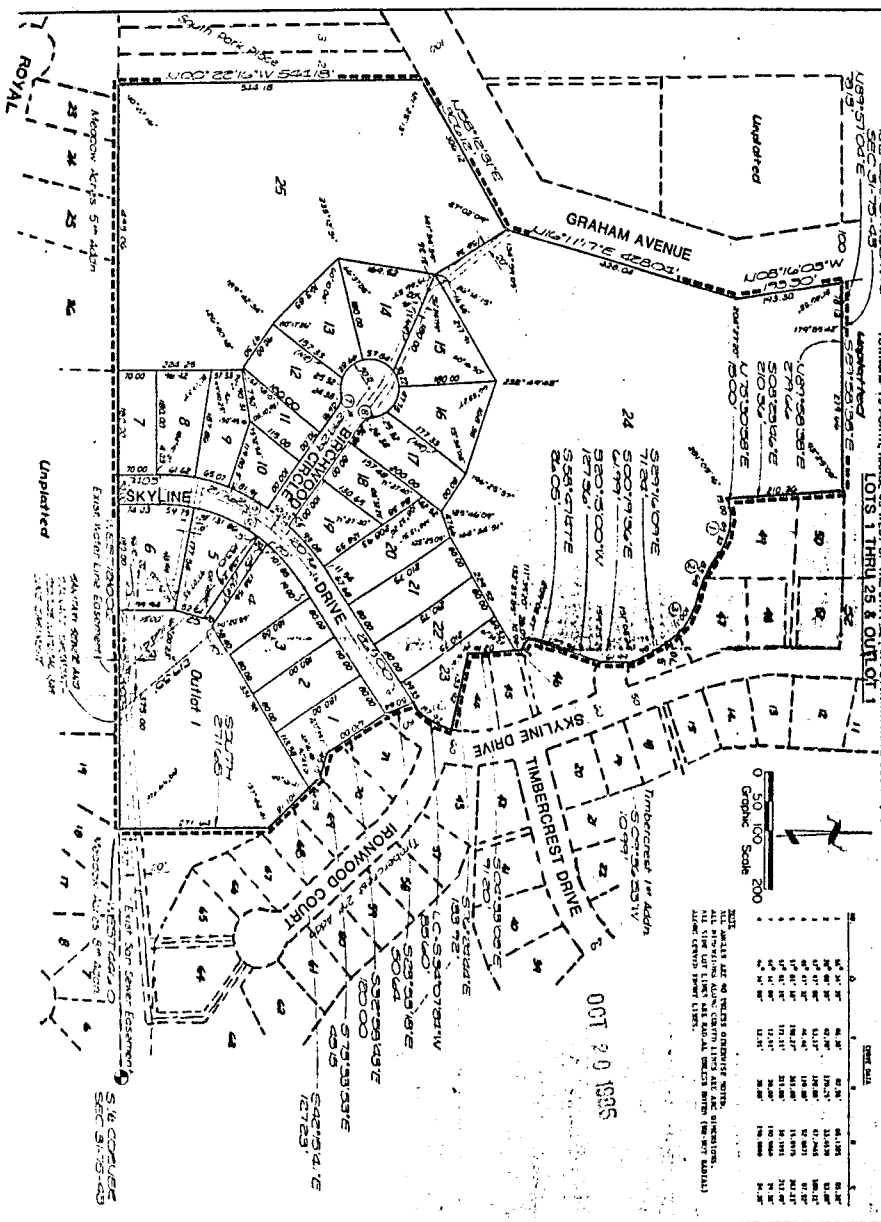
William E. Venard
WILLIAM E. VENARD MAYOR

Attest: Nadine C. Lyon
NADINE LYON DEPUTY CITY CLERK

10-F

COMPARED

TIMBERCREST 5TH ADDITION



<p>TIMBERCREST 5TH ADDITION FINAL PLAT</p>	<p>THE SCHEMME ASSOCIATES INC. PLANNERS ARCHITECTS ENGINEERS</p>	<p>DATE: 12/1/63</p>	<p>SCALE: AS SHOWN</p>
--	--	----------------------	------------------------

10-F

87 10119

3.92'

C. S34°07'21"W

35.60'

S23°53'18"E

50.64

S32°58'43"E

120.00

S73°33'53"E

45.15

S42°15'41"E

127.23'

Addr.

PT

62

63

64

5

Exist. San. Sewer Easement

EST 446.0

Res. 8th Addn.

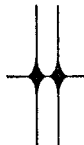
7

6

8

3/4 CORNER
SEC. 31-75-43

SEE SHEET 2 OF 2
FOR ADDITIONAL INFORMATION



THE SCHEMMER ASSO
ARCHITECTS · ENGINEERS · P
CHICAGO · CLAYTON

TIMBERCREST
5TH. ADDITION
FINAL PLAT

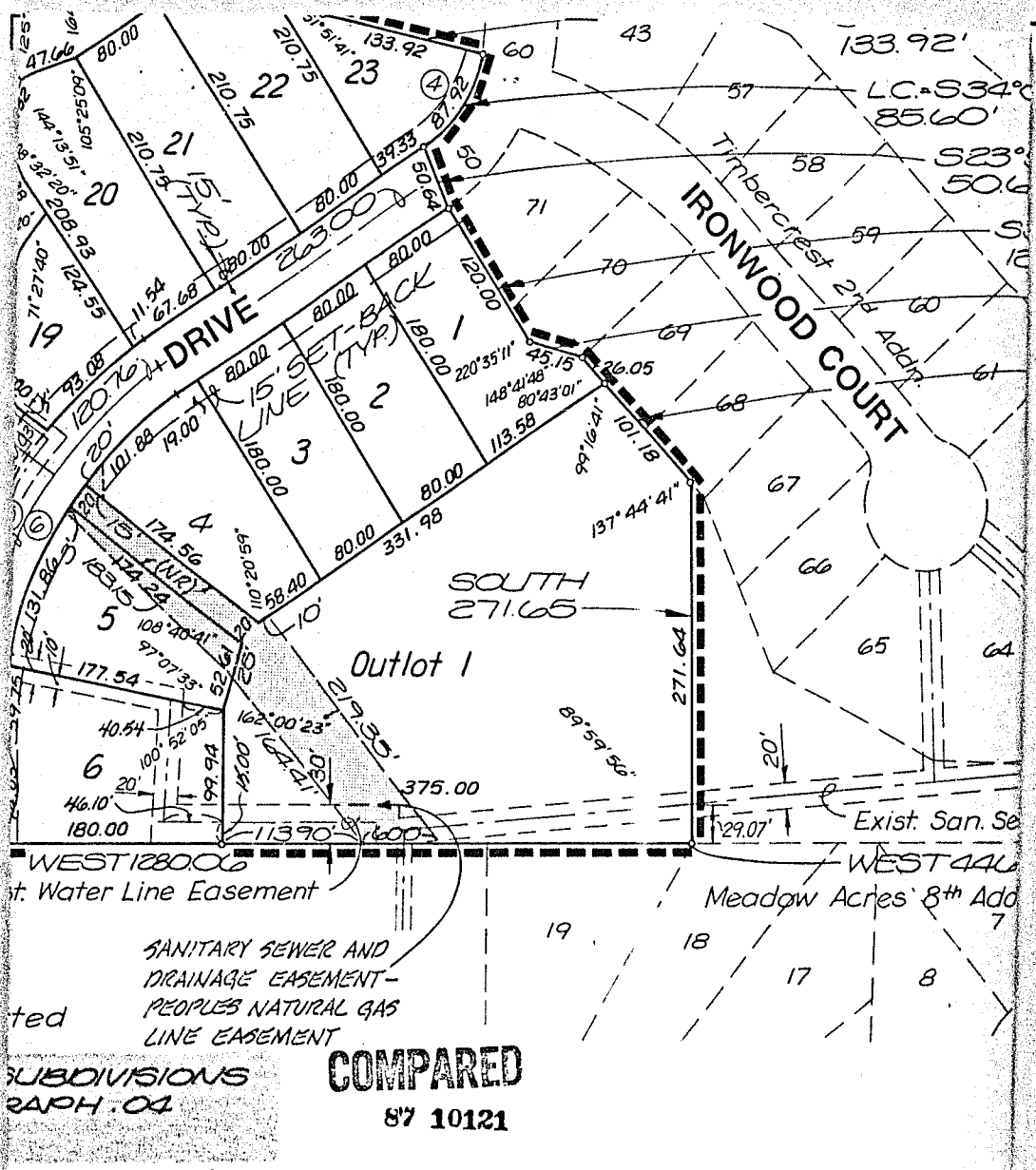
COMPARED

JOB NO. 268201

SHEET

1 OF 2

87 10120



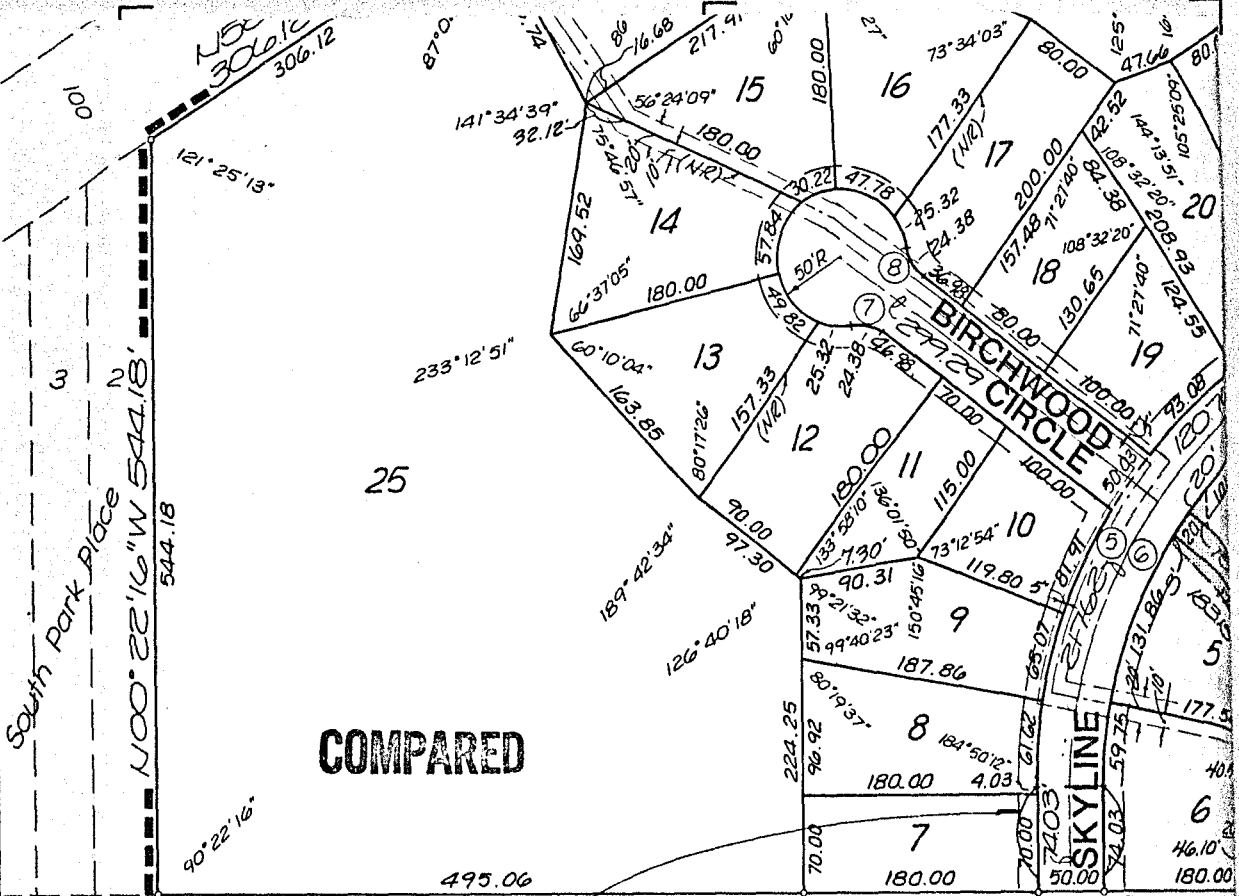
Water Line Easement

SANITARY SEWER AND
DRAINAGE EASEMENT -
PEOPLES NATURAL GAS
LINE EASEMENT

SUBDIVISIONS
GRAPH 01

COMPARED

87 10121



COMPARED

Meadow Acres 5th Addn.

WEST
Exist. Water

ROYAL ROAD

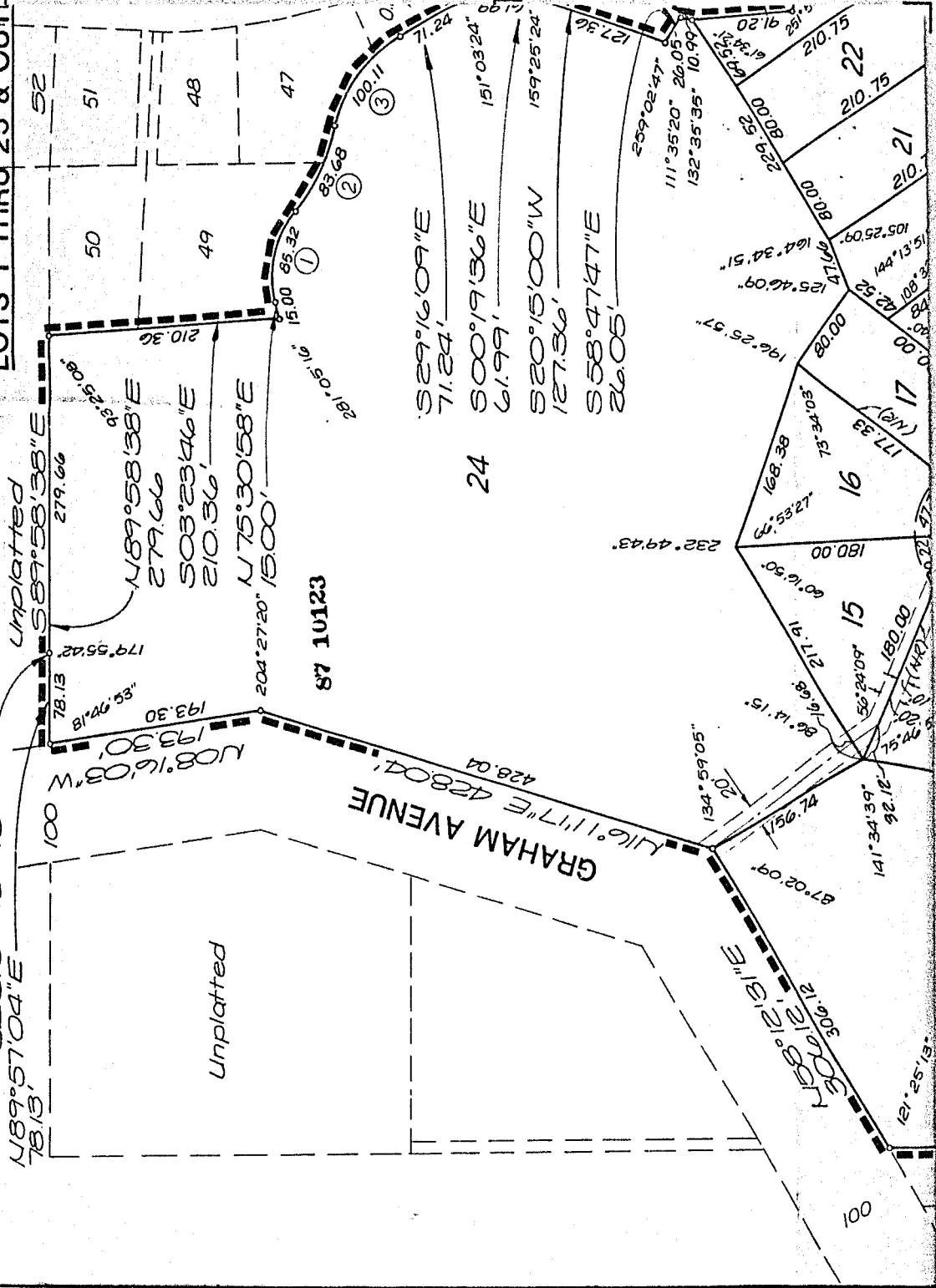
TEMPORARY TURN-AROUND EASEMENT Unplatted
AS DEFINED IN
"MUNICIPAL CODE, TITLE 14, SUBDIVISION
SECTION 14.10.060, PARAGRAPH
SEE DETAIL "A"

87 10122

COMPARED TIMBERCREST ST

AN ADDITION IN A PART OF THE SOUTH ONE-HALF
TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., IN
LOTS 1 THRU 25 & OUT

N.E. COR. SW 1/4 SW 1/4
SEC. 31-75-43



87 10123

Unplatted

Unplatted

GRAHAM AVENUE

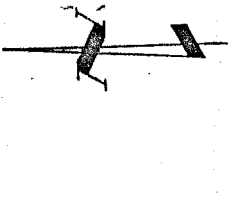
TH ADDITION

COMPARED

ONE-HALF OF SECTION 31,
T.M., IN POTTAWATTAMIE COUNTY, IOWA.

OUTLOT 1

OCT 20 1986

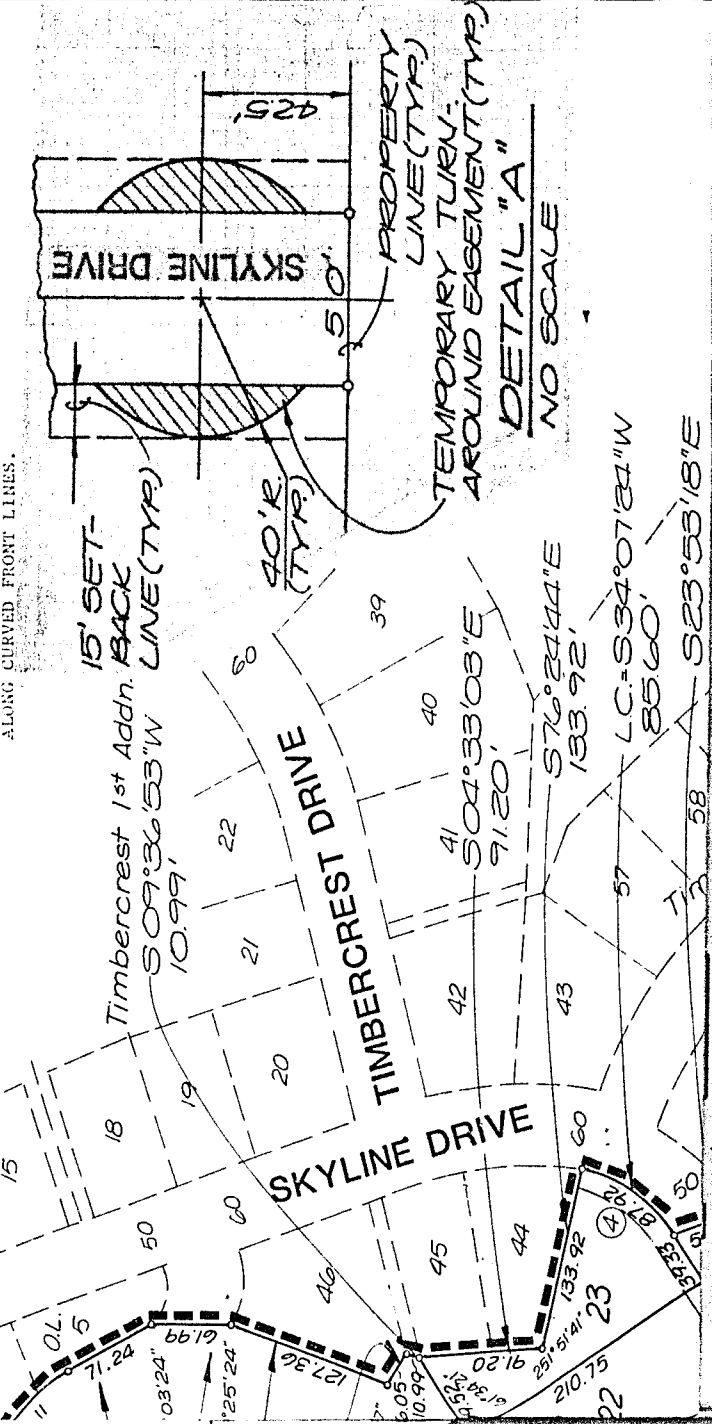


CURVE DATA

NO.	Δ	T	R	D	L
1	55° 34' 39"	46.36'	87.96'	65.1385	85.32'
2	28° 09' 39"	42.70'	170.25'	33.6539	83.68'
3	47° 47' 50"	53.17'	120.00'	47.7465	100.11'
4	45° 47' 32"	46.46'	110.00'	52.0871	87.92'
5	57° 01' 18"	198.27'	365.00'	15.6975	363.25'
6	57° 01' 18"	171.11'	315.00'	18.1891	313.49'
7	46° 34' 00"	12.91'	30.00'	190.9860	24.38'
8	46° 34' 00"	12.91'	30.00'	190.9860	24.38'

87 10124

NOTE
ALL ANGLES ARE 90 UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ALONG CURVED LINES ARE ARC DIMENSIONS.
ALL SIDE LOT LINES ARE RADIAL UNLESS NOTED (NR-NOT RADIAL)
ALONG CURVED FRONT LINES.



DATE	8-12-86
DESIGNED	
DRAWN	
CHECKED	
BY	
DATE	9/26/86
BY	64
REVISIONS	ADDED TURN EASE & 16 SET BACK LINE

MER ASSOCIATES INC.
ENGINEERS - PLANNERS
DAVENPORT ORLANDO

8-18-86

DATE 8-15-86

SEE SHEET 1 OF 2
FOR ADDITIONAL INFORMATION

COMPARED

87 10125

TIMBERCREST
5TH ADDITION
FINAL PLAT

JOB NO. 268201

SHEET

2 OF 2



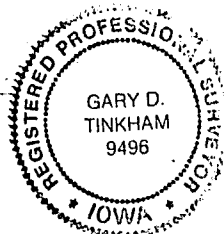
THE SCHEMMER ASSOCIA
ARCHITECTS · ENGINEERS · PLANNERS
OMAHA DAVENPORT

Gary D. Tinkham

GARY D. TINKHAM

REGISTERED LAND SURVEYOR #9496

8-14-86
DATE



DATE 8-18-86

EQUAL OPPORTUNITY AND FAIR MARKETING STATEMENT

"I (WE) HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES."

MAPLELEAF LANDCO INC.

Kevin C. Knudson

KEVIN C. KNUDSON

PRESIDENT

Peter L. Hildebrand

PETER L. HILDEBRAND

SECRETARY - TREASURER

DATE 8-18-86

DATE 8-18-86

STATE OF *Iowa*
COUNTY OF *Polk* ISS.

ON THIS 18 DAY OF August, 1986, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME KEVIN C. KNUDSON, PRESIDENT, AND PETER L. HILDEBRAND, SECRETARY - TREASURER OF MAPLELEAF LANDCO INC., AN IOWA CORPORATION, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHO EXECUTED THE AFORESAID INSTRUMENT, TO ME PERSONALLY KNOWN TO BE THE OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AS INDIVIDUALS AND OFFICERS OF SAID CORPORATION.

Patricia L. M. Gray

NOTARY PUBLIC

87 10126



Renneth J. Wilford
CITY ENGINEER FOR CITY

AUDITOR'S CERTIFICATE

I, MARILYN JO DRAKE, THE DULY ELECTED AND QUALIFIED AUDITOR OF POTTAWATTAMIE COUNTY, STATE OF IOWA, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE ATTACHED HERETO, BE AND IT IS HEREBY SUBDIVIDED AS AUTHORIZED BY CHAPTER 409, CODE OF IOWA, AS AMENDED, TO BE KNOWN AS TIMBERCREST 5TH ADDITION, AND AS SHOWN BY THE FLAT TO WHICH THIS CERTIFICATE ATTACHED AND MADE A PART THEREOF.

Marilyn Jo Drake
MARILYN JO DRAKE
POTTAWATTAMIE COUNTY AUDITOR

COMPARED

ACKNOWLEDGEMENT OF NOTARY

NOW ON THIS 20 DAY OF October, 1986, BEFORE ME, A NOTARY PUBLIC IN AND FOR POTTAWATTAMIE COUNTY, STATE OF IOWA, APPEARED MARILYN JO DRAKE, TO BE KNOWN TO BE THE DULY ELECTED AND QUALIFIED AUDITOR OF POTTAWATTAMIE COUNTY, IOWA, WHO ACKNOWLEDGED THAT SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE AS HER VOLUNTARY ACT AND DEED IN HER OFFICIAL CAPACITY AS AUDITOR OF POTTAWATTAMIE COUNTY, STATE OF IOWA.



Gary Herman
NOTARY PUBLIC

87 10127

COMPARED

APPROVAL OF COUNCIL BLUFFS CITY PLANNING COMMISSION

THIS PLAT OF TIMBERCREST 5TH ADDITION WAS APPROVED BY THE COUNCIL BLUFFS CITY PLANNING COMMISSION ON THIS 1 DAY OF Sept, 1986 A.D.

CHAIRMAN Robert J. Olson
COUNCIL BLUFFS CITY PLANNING COMMISSION

APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

THIS PLAT OF TIMBERCREST 5TH ADDITION WAS APPROVED BY THE COUNCIL BLUFFS CITY COUNCIL ON THIS 13 DAY OF October, 1986 A.D.

87 10128

Michael D. Dand

MAYOR

Madine C. Lyon

CITY CLERK

ATTEST:

Stacy

SURVEYOR'S CERTIFICATE

I, GARY D. TIMMAM, HEREBY CERTIFY THAT THE PROPE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT MON OF ALL LOTS, BEND POINTS AND ENDS OF ALL CURVES THRU 25 INCLUSIVE AND OUT LOT 1 AS INBRACED HERE-- A TRACT OF LAND LOCATED IN THE SOUTH ONE-HALF SECTION 31, TOWNSHIP 75 NORTH, RANGE 43 WEST OF IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SECTION 31, THENCE WEST (ASSUMED BEARING) 446.00 SOUTHWEST ONE-QUARTER TO THE POINT OF BEGINNING, SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, THENCE THENCE NORTH 58°12'31" EAST 306.12 FEET, THENCE THENCE NORTH 08°16'03" WEST 193.30 FEET, THENCE THENCE SOUTH 89°58'38" EAST 279.66 FEET ALONG ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF 03°23'46" EAST 210.36 FEET, THENCE NORTH 75°30'58 ALONG A 87.96 FOOT RADIUS CURVE TO THE RIGHT FOR POINT OF REVERSE CURVATURE, THENCE SOUTHEASTERLY TO THE LEFT FOR AN ARCH DISTANCE OF 83.68 FEET] THENCE SOUTHEASTERLY ALONG A 120.00 FOOT RADII DISTANCE OF 100.11 FEET, THENCE SOUTH 29°16'0 00°19'36" EAST 61.99 FEET, THENCE SOUTH 20°15'0 58°47'47" EAST 26.05 FEET, THENCE SOUTH 09°36'4 04°33'03" EAST 91.20 FEET, THENCE SOUTH 76° SOUTHWESTERLY ALONG A 110.00 FOOT RADIUS CURVE T 87.92 FEET (CHORD BEARING SOUTH 34°07'24" WES 23°53'18" EAST 50.64 FEET, THENCE SOUTH 32°58'4 73°33'53" EAST 45.15 FEET, THENCE SOUTH 42°15'14 271.65 FEET TO THE POINT OF BEGINNING. DESCRIBE

OR LESS.

APPROVAL OF COUNCIL BLUFFS CITY ENGINEER
THIS PLAT OF TIMBERCREST 5TH ADDITION WAS APPROVED BY THE COUNCIL BLUFFS CITY ENGINEER ON THIS 15 DAY OF Oct, 1986 A.D.
James H. W. W. W. W.
CITY ENGINEER FOR CITY

Gary D. Timmam
GARY D. TIMMAM

COMPARED

OWNER'S CERTIFICATE

THE PROPERTY DESCRIBED HEREIN WAS SURVEYED SO THAT MONUMENTS HAVE BEEN PLACED AT CORNERS. CURVES IN TIMBERCREST 5TH ADDITION, LOTS 1 ACED HERE-ON AND BEING DESCRIBED AS FOLLOWS:

ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF WEST OF THE 5TH P.M., POTTMATWAMIE COUNTY, NG AT THE SOUTH ONE-QUARTER CORNER OF SAID G) 446.00 FEET ALONG THE SOUTH LINE OF SAID EG INNING, THENCE WEST 1280.06 FEET ALONG THE R, THENCE NORTH 00°22'16" WEST 544.18 FEET, T, THENCE NORTH 16°11'17" EAST 428.04 FEET, IT, THENCE NORTH 89°57'04" EAST 78.13 FEET, ET ALONG THE NORTH LINE OF THE SOUTHEAST ARTER OF SAID SECTION 31, THENCE SOUTH H 75°30'58" EAST 15.00 FEET, THENCE EASTERLY RIGHT FOR AN ARC DISTANCE OF 85.32 FEET TO A REASTERLY ALONG A 170.25 FOOT RADIUS CURVE 3.68 FEET TO A POINT OF REVERSE CURVATURE, 300 T RADIUS CURVE TO THE RIGHT FOR AN ARC I 29°16'09" EAST 71.24 FEET, THENCE SOUTH H 20°15'00" WEST 127.36 FEET, THENCE SOUTH H 09°36'53" WEST 10.99 FEET, THENCE SOUTH :00TH 76°24'44" EAST 133.92 FEET, THENCE S CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1724" WEST FOR 85.60 FEET), THENCE SOUTH H 32°58'43" EAST 120.00 FEET, THENCE SOUTH H 42°15'41" EAST 127.23 FEET, THENCE SOUTH DESCRIBED TRACT CONTAINS 26.04 ACRES, MORE

87 10129

OWNER'S CERTIFICATE

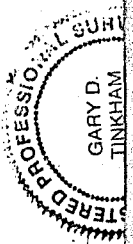
KEVIN C. KNUDSON, PRESIDENT AND PETER L. HILDEBRAND, SECRETARY - TREASURER OF MAPLELEAF LANDCO INC., AN IOWA CORPORATION, HEREBY CERTIFY THAT SAID CORPORATION, BEING THE SOLE OWNER AND PROPRIETOR OF THE REAL ESTATE DESCRIBED IN THE SURVEYORS CERTIFICATE ATTACHED HERE TO, HAVE CAUSED SAID REAL ESTATE TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN HERE-ON AND THAT SAID SUBDIVISION IS TO BE KNOWN AS TIMBERCREST 5TH ADDITION, AND THAT SAID SUBDIVISION WAS CREATED WITH SAID CORPORATIONS FULL KNOWLEDGE AND CONSENT. MAPLELEAF LANDCO INC. HEREBY DEDICATES SKYLINE DRIVE AND BIRCHWOOD CIRCLE, AS SHOWN HEREON, TO THE PUBLIC AS PUBLIC ROADWAYS AND DEDICATES EASEMENTS SHOWN HERE ON TO THE CITY OF COUNCIL BLUFFS TO PROVIDE NECESSARY SERVICES TO SAID SUBDIVISION AND FURTHERMORE WE GRANT TO THE CITY OF COUNCIL BLUFFS THE RIGHT TO RELEASE SURFACE DRAINAGE FROM THAT PORTION OF BIRCHWOOD COURT ADJOINING LOTS 12 THRU 17 INCLUSIVE, ONTO SAID LOTS 12 THRU 17 INCLUSIVE AND REQUIRE THE OWNERS OF SAID LOTS 12 THRU 17 INCLUSIVE AND THEIR ASSIGNS TO ACCEPT SAID SURFACE DRAINAGE AND TO RELEASE SAID DRAINAGE IN A DEFUSED AND NON-EROSIVE MANNER AND FURTHERMORE, THE OWNERS OF SAID LOTS 12 THRU 17 AND THEIR ASSIGNS HOLD THE CITY OF COUNCIL BLUFFS FOREVER HARMLESS FOR ANY AND ALL DAMAGES WHICH THEY MAY INCUR AS A RESULT OF SAID SURFACE DRAINAGE. WE FURTHER GRANT EASEMENTS TO AGENCIES LICENSED WITH THE CITY OF COUNCIL BLUFFS TO PROVIDE ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION SERVICE, OVER AN ACROSS A 5.0 FOOT STRIP OF GROUND ADJOINING ALL FRONT AND SIDE LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF NECESSARY EQUIPMENT TO PROVIDE SAID SERVICES TO THE LOTS DEFINED HEREIN.

MAPLELEAF LANDCO INC.

Peter L. Hildebrand
PETER L. HILDEBRAND
SECRETARY - TREASURER

Kevin C. Knudson
KEVIN C. KNUDSON
PRESIDENT

DATE 8-18-86 DATE 8-15-86



DATE 8-14-86

DESIGNED										
DRAWN										
CHECKED										
DATE	8-18-86									
BY										
App	9/18/86									
REVISIONS	REVISED OWNER'S CERTIFICATE									

P ASSOCIATES INC.
ENGINEERS - PLANNERS
ORLANDO
VENPORT