

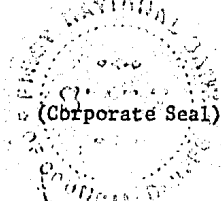
COMPART

9262
Jul 40 ⁵⁰

SUPPLEMENTAL OWNER'S CERTIFICATE

The undersigned having an interest in the ownership of the property platted as Wildwood First Subdivision solely by reason of mortgages having been made to the undersigned on various lots in said subdivision, the undersigned hereby adqt, ratify and join in the Owner's Certificate contained on the plat to which this certificate is attached.

FIRST NATIONAL BANK OF COUNCIL BLUFFS



(Corporate Seal)

BY: *[Signature]*
Vice President

ATTEST:

[Signature]
WAYNE C. CLARK, Cashier

STATE BANK & TRUST

(Corporate Seal)

BY: *[Signature]*
Charles R. Tellander
Asst. Vice President

ATTEST:

[Signature]
W. E. Sinclair, Cashier

STATE OF IOWA, Pottawattamie County
Filed for record the 24 day of October
1971 at 4 o'clock PM and recorded
in book 91 page 113963

[Signature]
Recorder

STATE OF IOWA †
 †ss.
COUNTY OF POTTAWATTAMIE†

On this 22nd day of October, 1971, before me, a notary public in and for said State, personally appeared C. E. Tyson and WAYNE C. CLARK, to me personally known, who being by me duly sworn did say that they are the Vice President and Cashier respectively of said corporation, that the seal affixed to said instrument is the seal of said national banking corporation and that said instrument was signed and sealed on behalf of the said national banking corporation by authority of its Board of Directors and the said C. E. Tyson and WAYNE C. CLARK acknowledge and state that the execution of said instrument be the voluntary act and deed of said corporation by it voluntarily executed.

[Signature]
Paula J. Mitchell
Notary Public In And For Said State.

STATE OF IOWA †
 †ss.
COUNTY OF POTTAWATTAMIE†

On this 22 day of October, 1971, before me, a notary public in and for said State, personally appeared Charles R. Tellander and W. E. Sinclair, to me personally know, who being by me duly sworn did say that they are the Vice President and Cashier respectively of said corporation, that the seal affixed to said instrument is the seal of said Iowa corporation and that said instrument was signed and sealed on behalf of the said Iowa corporation by authority of its Board of Directors and the said Charles R. Tellander and W. E. Sinclair acknowledge and state that the execution of said instrument be the voluntary act and deed of said corporation by it voluntarily executed.

[Signature]
Helen A. Campbell
Notary Public In And For Said State.

(Seal) 71-13963

COMPARED

LAW OFFICES
SMITH, PETERSON, BECKMAN, WILLSON & PETERSON
301-309 PARK BUILDING - COUNCIL BLUFFS, IOWA 51501

(712) 328-1033

RAYMOND A. SMITH
JOHN LEROY PETERSON (1895-1965)
HAROLD T. BECKMAN
PHILIP J. WILLSON
RICHARD W. PETERSON
ROBERT J. LAUBENTHAL
ASSOCIATES
FRANK W. PECHACEK, JR.
RICHARD A. HEININGER

October 22, 1971

TO WHOM IT MAY CONCERN:

Re: Wildwood First Subdivision

I have examined the accompanying abstract of title to:

A part of the $W\frac{1}{2}$ $NE\frac{1}{4}$ $SW\frac{1}{4}$, Section 33, T75N, R43W, of the 5th P.M. in Pottawattamie County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of the $NE\frac{1}{4}$, $SW\frac{1}{4}$ of Said Section 33; thence S $89^{\circ} 41' 15''$ E, 406.90 feet along the North line of the $NE\frac{1}{4}$, $SW\frac{1}{4}$ of said Section 33; thence S $89^{\circ} 18' 40''$ E, 263.50 feet to the Northeast corner of the $W\frac{1}{2}$ of the $NE\frac{1}{4}$, $SW\frac{1}{4}$ of said Section 33; thence S $00^{\circ} 32' 30''$ W, 1324.55 feet to the Southeast corner of the $W\frac{1}{2}$ of the $NE\frac{1}{4}$, $SW\frac{1}{4}$ of said Section 33; thence N $89^{\circ} 46' 00''$ W, 525.72 feet along the South line of the $NE\frac{1}{4}$, $SW\frac{1}{4}$ of said Section 33, said line also being the center-line of a County Road; thence N $0^{\circ} 05' 30''$ E, 264.20 feet; thence N $47^{\circ} 57' 30''$ W, 180.56 feet to the West line of the $NE\frac{1}{4}$, $SW\frac{1}{4}$ of said Section 33; thence N $0^{\circ} 05' 30''$ E, 942.63 feet to the point of beginning. Said parcel contains 19.255 acres more or less and is subject to a 33 foot County Road easement containing 0.398 acres more or less,

said abstract commencing with February 20, 1923, at 11:15 A.M. containing 47 entries and being last certified to October 6, 1971, at 8 o'clock A.M. by Abstract Guaranty Company, and I find good and merchantable title at said time as shown by said abstract to be in MIDLANDS CORPORATION; ROGER L. STARR and wife, VIOLA E. STARR; PHILIP L. BLACK and wife, CAROLYN M. BLACK; VIKING REALTY, INC.; DAVID J. SHUDAK and wife, RITA M. SHUDAK; and GEORGE REEVES and wife, LOIS V. REEVES; subject only to the following:

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COMPARED

To Whom It May Concern

-2-

October 22, 1971

1. Entries #29 and #30 show easements to Iowa Power & Light Company.
2. Entry #31 shows an easement to Northern Natural Gas Company.
3. Entry #33 shows a mortgage on Lot #5 to State Bank & Trust, Council Bluffs, Iowa, in the principal amount of \$28,000.00 dated August 19, 1971, filed August 20, 1971, in Book #71, Page #10654.
4. Entry #35 shows a mortgage on Lot #8 to First National Bank of Council Bluffs, Council Bluffs, Iowa, in the principal amount of \$24,000.00, dated June 8, 1971, filed June 28, 1971, in Book #71, Page #07754.
5. Entry #37 shows a mortgage on Lot #9 to First National Bank of Council Bluffs, Council Bluffs, Iowa, in the principal amount of \$29,600.00, dated June 25, 1971, filed July 8, 1971, in Book #71, Page #08512.
6. Entry #40 shows a mortgage on Lot #12 to First National Bank of Council Bluffs, Council Bluffs, Iowa, in the principal amount of \$24,750.00, dated August 18, 1971, filed August 23, 1971, in Book #71, Page #10791.
7. Entry #42 shows a mortgage on Lot #20 to First National Bank of Council Bluffs, Council Bluffs, Iowa, in the principal amount of \$24,000.00, dated June 8, 1971, filed July 7, 1971, in Book #71, Page #08437.
8. Entry #44 shows a mortgage on Lot #25 to First National Bank of Council Bluffs, Council Bluffs, Iowa, in the principal amount of \$22,800.00, dated June 18, 1971, filed July 12, 1971, in Book #71, Page #08634.
9. Entry #45 refers to the Zoning Ordinance of Pottawattamie County without indicating the zone for the property under examination.
10. Entry #47 shows that the general real estate taxes for 1970 and prior years are paid.

71-13965

COMPARED

To Whom It May Concern

-3-

October 22, 1971

Your attention is called to the fact that you should investigate certain matters not shown by the abstract, including whether there is anyone in possession having any claims against the property, whether there are any special assessments levied which have not yet been certified to the Treasurer, whether there was any recent construction or improvement within the past ninety (90) days for which Mechanic's Liens might later be filed and any rights acquired by adverse possession regarding fences, driveways, etc., which might be indicated upon inspection or survey of the premises.

Very truly yours,

Philip Willson
PHILIP WILLSON

PW/bau

71-13966

COMPARED

CERTIFICATE AND RECEIPT

STATE OF IOWA, }
Pottawattamie County, } ss.

The undersigned, Clerk of the City of Council Bluffs, Iowa, hereby certifies that:

the attached copy of portion of page 116 of the permanent 1971 Council Proceedings
showing the City Councils action in concurring with the City Planning Commission
and unanimously approving the final plat of Wildwood Subdivision, is a true and
correct copy.

as the same appears of record in this office.

Witness my hand and seal of the City of Council Bluffs, Iowa, this 22nd day of

October A. D., 1971



Elmer F. Westphal

Clerk of the City of Council Bluffs, Iowa.
ELMER F. WESTPHAL

71-13967

116 RECEIPTS
PAGE 2
COUNCIL 1971
of September 7, 1971

Petition req parking
banned on S side of
15th Ave from High to
Fairmont referd to Mgr
& Staff for rec.

Concord in PC rec to vac
15 Acre (35 to 36 St)
& E W alleys in Blks
38 & 39 Browns Sub for
Ind Found & referd to
Legal for Ord.

Apvd \$846 weed cutting
bill

Concord in PC rec apvl
of final plat of Wild-
wood Sub.

September 7, 1971

R & F mon report &
State's Audits.

...the City Planning Commission considered the request of Mr. ...
...and alleys in the Industrial Tract located north and west of the Council Bluffs Treatment Plant. Mr. ...
...presented the request of INRIP to the Commission and also a color map of the area showing the various past and
...proposed vacations and dedications. On motion by Pawloski, seconded by Tellender, the Commission unanimously
...agreed to recommend to the City Council that the request of INRIP, for the various street and alley vacations
...except that portion of 23rd Avenue lying west of the River Road to the Missouri River, be approved. Council-
...man Pogge moved, seconded by Katelman, that the necessary papers be drawn for exchange of property except for
...that portion of 23rd Avenue lying west of the River Road to the Missouri River. Carried on roll call as follows:
Ayes; 4, Frankson, Hoden, Katelman and Pogge. Nays; none.

Clerk presented a petition bearing 15 signatures as follows: We would like to have you bring before the
city council the matter of banning parking on the south side of Fifteenth Avenue, from High Street to Fairmont
Avenue. There is considerable traffic on this street, and because the street is so narrow it definitely creates
a problem with cars parked on both sides. There is also a real problem getting in and out of driveways when
cars are parked on both sides. There is already no parking in front of Pusey School, we are simply asking that
this be extended to the entire block on the south side. We would very much appreciate your consideration of
this matter. Councilman Frankson moved, seconded by Pogge, that the petition be referred to the Manager and Staff
for recommendation. Carried on roll call as follows: Ayes; 4, Frankson, Hoden, Katelman and Pogge. Nays; none.

Clerk presented the following Planning Commission recommendation: At their regular meeting of August 24,
1971, the City Planning Commission considered the request of Council Bluffs Industrial Foundation for the vacat-
ion of a portion of 15th Avenue lying between South 35th and South 36th Streets, and the east-west alleys in
blocks 36 and 39, Brown's Subdivision. Thoroughfares, Traffic and Transportation Committee submitted a report
recommending approval of the vacation since these streets and alleys would not interfere with any future traffic
patterns, and are not open to traffic. The Industrial Foundation owns all abutting property. On motion by Paw-
loski, second by Pogge, the Commission unanimously agreed to concur with the Committee recommendation and approve
the vacation. Councilman Katelman moved, seconded by Frankson, that the Council concur in the Planning Comm-
ission recommendation and refer same to the city Attorney for proper ordinance. Carried on roll call as follows:
Ayes; 4, Frankson, Hoden, Katelman and Pogge. Nays; none.

Clerk presented a weed cutting bill from Robert C. Larsen, City's Weed cutting contractor, in the amount
of \$846.00 for cutting weeds at 68 locations. A notation on the bill written by the Street Superintendent,
stated that the weeds had been cut at these 68 locations and he recommended payment of said bill. Councilman
Katelman moved, seconded by Frankson, that the bill be allowed and ordered paid. Carried on roll call as follows:
Ayes; 4, Frankson, Hoden, Katelman and Pogge. Nays; none.

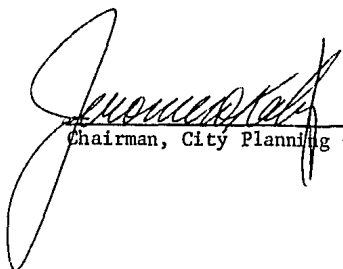
Clerk presented a Planning Commission recommendation as follows: At their regular meeting of August 24,
1971, the City Planning Commission considered the request of Midlands Corporation for approval of the final
plat of Wildwood Subdivision. Residential, Business and Industrial Development Committee Chairman Andersen read
a report from the Committee recommending approval of the plat, subject to County acceptance. Since the prelimi-
nary plans were filed in 1968, the problems of that time has been resolved, and the subdivision meets the speci-
fications of the Subdivision Ordinance. On motion by Andersen, seconded by Jensen, the Commission unanimously
agreed to concur with the Committee recommendation and approve the plat. Councilman Pogge moved, seconded by
Katelman, that the Council concur in the Planning Commission recommendation and approve the final plat of Wild-
wood Subdivision. Carried on roll call as follows: Ayes; 4, Frankson, Hoden, Katelman and Pogge. Nays; none.

Clerk presented a monthly report for the month of August, 1971, from the Office of the City Clerk, showing
receipts for the month in the amount of \$1,272.00. Clerk also presented the State Auditors report for the year
1970 for the City of Council Bluffs and the Public Library. Councilman Katelman moved, seconded by Frankson,
that these reports be received and placed on file. Carried on roll call as follows: Ayes; 4, Frankson, Hoden,
Katelman and Pogge.

COMPARED

STATE OF IOWA
: ss.
COUNTY OF POTTAWATTAMIE

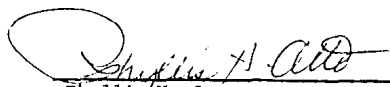
I, JEROME D. KATZ, hereby affirm that the City of Council Bluffs
Planning Commission on August 24, 1971, gave final approval to
Wildwood First Subdivision.



Chairman, City Planning Commission

STATE OF IOWA)
) :ss
COUNTY OF POTTAWATTAMIE)

On this 26th day of October, 1971, before me, a Notary Public in and
for said State, and County, personally appeared Jerome D. Katz, to me
known to be the person named in and who executed the foregoing instrument,
and acknowledged that he executed the same as his voluntary act and deed.



Phyllis H. Otto
Notary Public in and for State and County

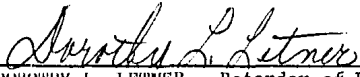
My commission expires July 4th, 1972

71-13969

COMPARSED

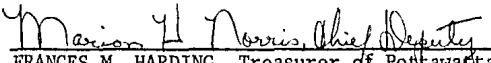
POTTAWATTAMIE COUNTY
RECORDER'S CERTIFICATE

I, DOROTHY L. LETNER, County Recorder in Pottawattamie County, Iowa, do hereby certify under §409.9, Iowa Code Annotated (1971), that the tract of land platted as Wildwood First Subdivision as shown by the plat to which this Certificate is attached, that the title in fee is in the proprietors listed in the Owner's Certificate contained on said plat and the Supplemental Owner's Certificate attached thereto, and that all persons holding any encumbrances in the property in said subdivision have joined in said Owner's Certificate, all as it appears from the records in this office.


DOROTHY L. LETNER, Recorder of Pottawattamie
County, Iowa

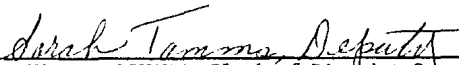
POTTAWATTAMIE COUNTY
TREASURER'S CERTIFICATE

I, FRANCES M. HARDING, Treasurer of Pottawattamie County, Iowa, do hereby certify that the tract of land platted as Wildwood First Subdivision as shown by the plat to which this Certificate is attached, is free and clear from any and all unpaid taxes and tax liens, all as shown by the records of this office.


FRANCES M. HARDING, Treasurer of Pottawattamie
County, Iowa

POTTAWATTAMIE COUNTY
DISTRICT COURT CLERK'S CERTIFICATE

I, DONALD J. DIWOKY, Clerk of the District Court of Iowa, in and for Pottawattamie County, do hereby certify that the tract of land platted as Wildwood First Subdivision as shown by the plat to which this Certificate is attached, is free and clear from all judgments, attachments, mechanic's or other liens as appears by the records in this office.


DONALD J. DIWOKY, Clerk of District Court of
Iowa, in and for Pottawattamie County

71-13970

COMPILED

WILDWOOD FIRST SUBDIVISION

PROTECTIVE COVENANTS

THIS DECLARATION, made this 27 day of September,
1971, by the undersigned, hereinafter called the Declarants,
WITNESSETH:

WHEREAS, Declarants are the owners of the real property described in Clause I of this Declaration, and are desirous of subjecting the real property described in said Clause I to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW, THEREFORE, Declarants hereby declare that the real property described in and referred to in Clause I hereof is, and shall be, held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth.

Definition of Terms

BUILDING SITE shall mean any lot, or portion thereof, or any two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a dwelling may be erected in conformance with the requirements of these Covenants.

ASSOCIATION shall refer to the Homes Association of the tract covered by these covenants or any extension thereof as herein provided, to-wit:

WILDWOOD HOMES ASSOCIATION, an Iowa
Nonprofit Corporation.

COMPARED

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CLAUSE I.

Property Subject To This Declaration

The real property which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, easements, liens and charges with respect to the various portions thereof set forth in the various clauses and subdivisions of this Declaration is located in the County of Pottawattamie, State of Iowa, and is more particularly described in the plat of Wildwood First Subdivision attached hereto and incorporated herein by reference.

No property other than that described above shall be deemed subject to this Declaration, unless and until specifically made subject thereto.

The Declarants, or any of them, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, liens and charges herein set forth by appropriate reference hereto.

CLAUSE II.

General Purposes Of Conditions

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection

COMPARED

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thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

A. All building sites in the tract shall be known and described as residential building sites.

No structures shall be erected, altered, placed or permitted to remain on any building site other than one detached single-family dwelling not to exceed two and one-half (2½) stories in height, a private garage for not more than three (3) cars, guest house, servants' quarters, and other outbuildings incidental to residential use of the premises.

B. No building shall be located on any building site less than 25 feet from the front line for all sites covered by these covenants, nor less than 15 feet from any side street line. No building shall be located less than 10 feet from any side lot line or 10 feet from any building on the same site, except a detached garage or other outbuilding located in the rear yard may be placed two (2) feet from the side line. No residence shall be so located as to reduce the rear yard of the plot on which it is located to less than 20 feet.

COMPARED

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C. No residential structure shall be erected or placed on any building site, which has an area of less than 7,500 square feet or a width of less than 75 feet at the front building setback line.

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

E. No trailer, basement, tent, shack, garage, barn, or other outbuilding other than guest houses and servants' quarters erected on a building site covered by these Covenants shall at any time be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

The keeping of a mobile home either with or without wheels, on any parcel of property covered by these Covenants is prohibited. A motor boat, house boat or other similar water borne vehicle may be maintained, stored, or kept on any parcel of property covered by these Covenants only if housed completely within a structure.

F. No main residential structure shall be permitted on any building site covered by these Covenants, the habitable floor area of which, exclusive of basements, porches, and garages is less than 1,200 square feet.

G. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

H. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line established herein.

71-13974

COMPARED

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I. Oil drilling, oil development operations, refining, mining operations of any kind, or quarrying shall not be permitted upon or in any of the building sites in the tract described herein, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any of the building sites covered by these Covenants.

J. The owner of each building site to which these Covenants apply shall hold one (1) membership in the Association and to participate in the operation of the Association in accordance with its Articles and Bylaws and shall be subject to the terms of its Articles and Bylaws including charges and assessments made in accordance therewith.

K. These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1996, at which time said Covenants shall be automatically extended for successive period of ten (10) years unless by vote of the then owners of a majority of the building sites covered by these covenants it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tract, or the Association as provided in Section J, 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.

71-13975

L. Invalidation of any one of these Covenants or any part thereof by judgments or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

EXECUTED on the above date set forth.

MIDLANDS CORPORATION

BY: James D. Richter
James D. Richter
Vice President

ATTEST:

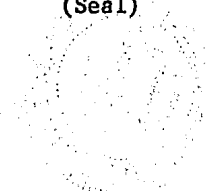
Philip Willson
Philip Willson, Secretary

STATE OF IOWA *
 *ss.
COUNTY OF POTTAWATTAMIE*

On this 27 day of September, 1971, before me, a notary public in and for said State, personally appeared JAMES D. RICHTER and PHILIP WILLSON, to me personally known, who being by me duly sworn did say that they are the Vice President and Secretary respectively of said corporation, that no seal has been procured by the said corporation and that said instrument was signed on behalf of the said corporation by authority of its Board of Directors and the said JAMES D. RICHTER and PHILIP WILLSON acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Anne M. Ogren
Anne M. Ogren
Notary Public In And For Said State.

(Seal)



COMPARED

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VIKING REALTY, INC.

BY: Duaine L. Hamling
Duaine L. Hamling, President

Roger V. Starr
ROGER V. STARR

Viola E. Starr
VIOLA E. STARR

Philip L. Black
PHILIP L. BLACK

Carolyn M. Black
CAROLYN M. BLACK

David J. Shudak
DAVID J. SHUDAK

Rita M. Shudak
RITA M. SHUDAK

George Reeves
GEORGE REEVES

Lois V. Reeves
LOIS V. REEVES

STATE OF IOWA †
†ss.
COUNTY OF POTTAWATTAMIE †

On this 20th day of October, 1971, before me, a notary public in and for said State, personally appeared DUAINE L. HAMLING, to me personally known, who being by me duly sworn did say that he is the President of said corporation, that no seal has been procured by the said corporation and that said instrument was signed on behalf of the said corporation by authority of its Board of Directors and the said DUAINE L. HAMLING acknowledged the execution of said instrument to be the voluntary act and deed of said corporation and by it voluntarily executed.

Phyllis H. Otto
Phyllis H. Otto
Notary Public In And For Said State.

(Seal)

STATE OF IOWA †
†ss.
COUNTY OF POTTAWATTAMIE †

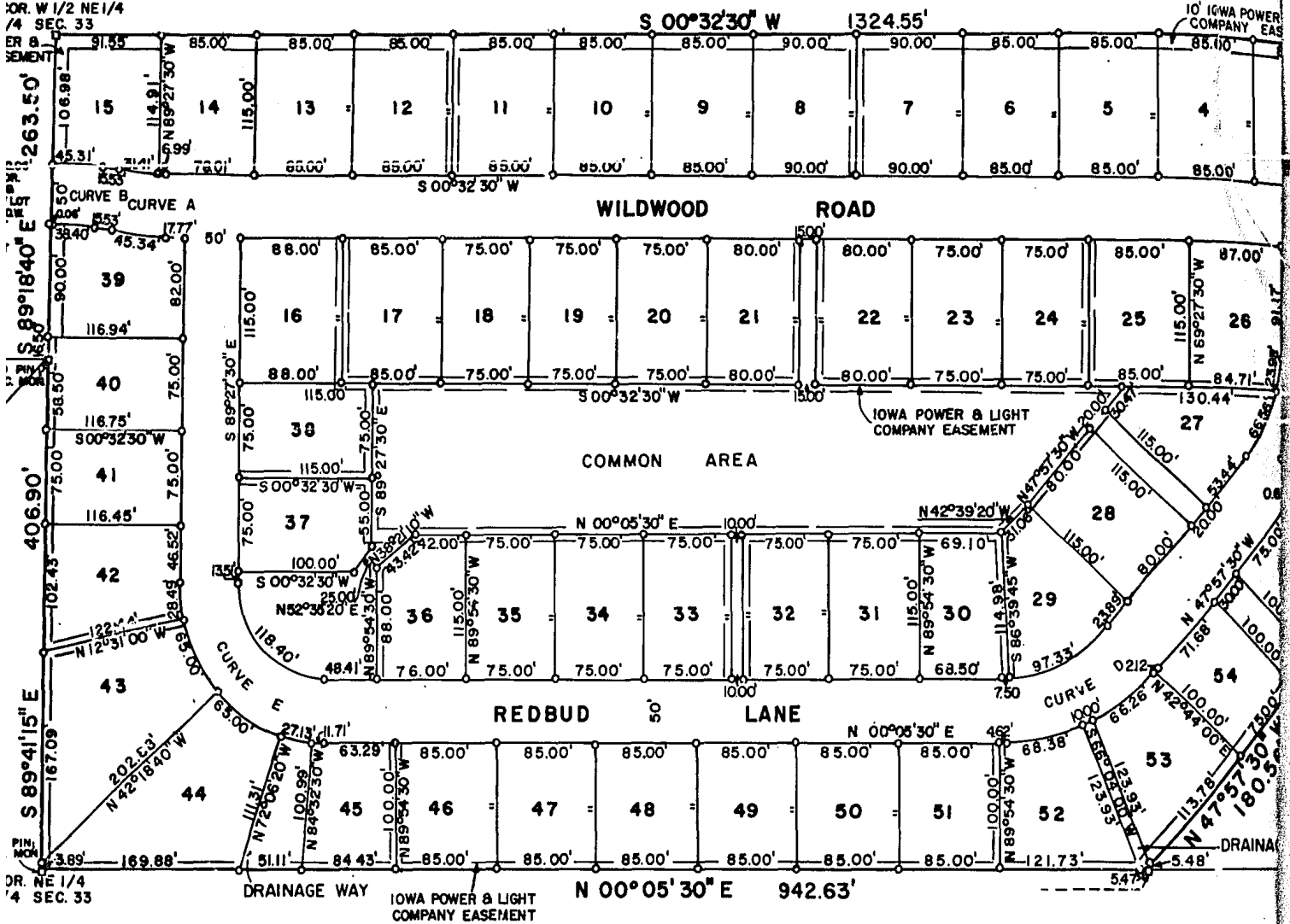
On this 26th day of October, 1971, before me, a notary public in and for said State, personally appeared ROGER L. STARR, VIOLA E. STARR, PHILIP L. BLACK, CAROLYN M. BLACK, DAVID J. SHUDAK, RITA M. SHUDAK, GEORGE REEVES, and LOIS V. REEVES, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Phyllis H. Otto
Phyllis H. Otto
Notary Public In And For Said State.

(Seal)

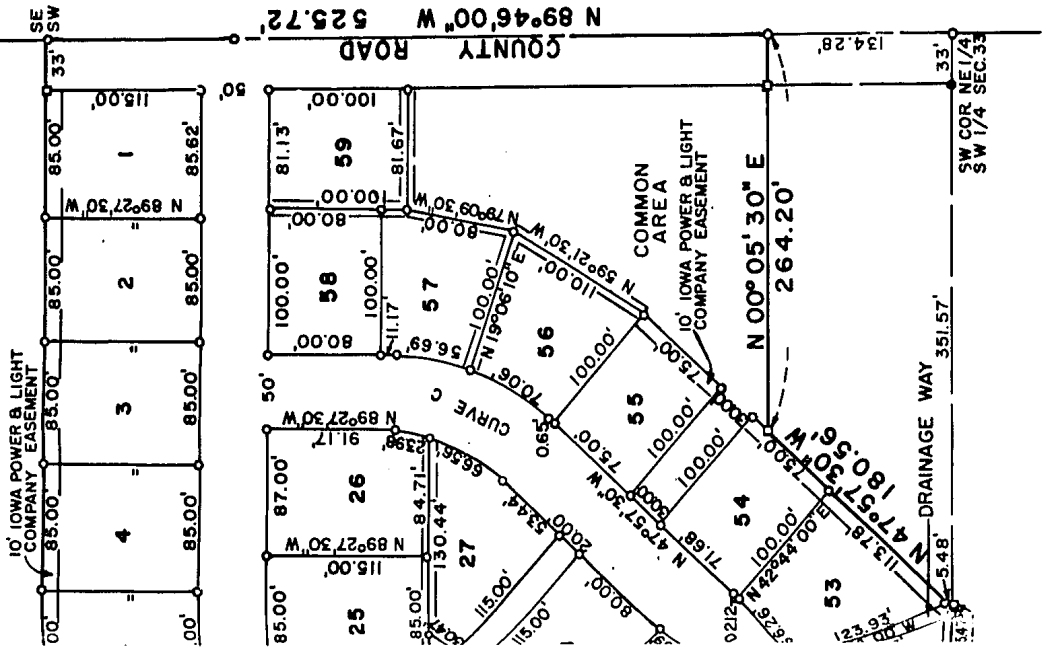
CURVE B (EAST R.O.W DATA)

Δ = 7°59'18"
 R = 325.00'
 L = 45.31'



OWNER'S CERTIFICATE

We, Midlands Corporation, Viking Realty, Inc., and C. B. Property Sales, Inc., all corporations; and Philip L. Blac and wife; Robert E. Goldapp and Ramona M. Goldapp, husband and wife; Roger L. Starr and Viola E. Starr, husband and wife; Medley, husband and wife; George Reeves and Lois V. Reeves, husband and wife; Donald C. Talbott and Beverley J. Talbott; Shudak and Rita M. Shudak, husband and wife; being first duly sworn on oath, depose and state that we are the sole owners of the real estate described in the surveyor's certificate attached hereto, and acknowledge that the described real estate has been subdivided into said lots as shown on this plat for use in providing ingress and egress to all of the lots shown in said real estate or roadways shall constitute a right appurtenant to all lots in said subdivision, said streets to be known as Redbud Lane, all as done by the Auditor of Pottawattamie County, State of Iowa.



SE COR. W 1/2 NE 1/4
SW 1/4 SEC. 33

CURVE	Δ	R	L
A	8°00'	300.00'	41.89'
C	41°20'	150.00'	108.65'
D	48°03'	150.00'	125.80'
E	90°27'	100.00'	157.87'

LEGEND
 □ CONCRETE MONUMENT SET
 ○ PIN SET

NOTE: 5' IOWA POWER & LIGHT COMPANY
 EASEMENT ALONG LOT LINES AS
 SHOWN EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE

STATE OF IOWA) SS
 POTTAWATTAMIE COUNTY)

I, Kenneth Lee Dukes, Registered Land Surveyor, do hereby certify that I have surveyed the property described below, all in Pottawattamie County, Iowa: A part of the W½ NE¼ SW¼, Section 33, T75N, R43W, of the 5th PM in Pottawattamie County, Iowa more particularly described as follows:

Beginning at the Northwest corner of the NE¼, SW¼ of said Section 33; thence S 89°41'15" E, 406.90 feet along the North line of the NE¼, SW¼ of said Section 33; thence S 89°18'40" E, 263.50 feet to the Northeast corner of the W½ of the NE¼, SW¼ of said Section 33; thence S 00°32'30" W, 1324.55 feet to the Southeast corner of the W½ of the NE¼, SW¼ of said Section 33; thence N 89°46'00" W, 525.72 feet along the South line of the NE¼, SW¼ of said Section 33, said line also being the centerline of a County Road; thence N 00°05'30" E, 264.20 feet; thence N 47°05'30" W, 180.56 feet to the West line of the NE¼, SW¼ of said Section 33; thence N 00°05'30" E, 942.63 feet to the point of beginning. Said parcel contains 19.255 acres more or less and is subject to a 33 foot County Road easement containing 0.398 acres more or less.

I further certify that the plat of said property was made under my personal supervision on behalf of Midlands Corporation, Viking Realty, Inc., C. B. Property Sales, Inc., Philip L. Black, Carolyn M. Black, Robert E. Goldapp, Ramona M. Goldapp, Roger L. Starr, Viola E. Starr, J. E. Medley, Colleen M. Medley, George Reeves, Lois V. Reeves, Donald C. Talbott, Beverley J. Talbott, David J. Shudak and Rita M. Shudak, the proprietors, with reference to known monuments, and that the plat accurately describes all dimensions of the subdivision of wildwood First Subdivision by length and breadth, and the breadth and course of all boundaries certified herein. Dated this 9th day of August, 1971.

Kenneth Lee Dukes
 Kenneth Lee Dukes
 Registered Land Surveyor
 Iowa Reg. No. 5414



71-13979

AUDITOR'S CERTIFICATE

I, Edward C. Becker, the duly qualified Auditor of

Philip L. Black and Carolyn M. Black, husband and wife; J. E. Medley and Colleen M. Medley, husband and wife; and David J. Talbott, husband and wife; and the real estate owners and proprietors of the real estate has been subdivided and a plat caused to be shown into suburban lots. That public for street purposes platted roadway is shown in said subdivision and the use of said lots to be known as Wildwood Road and Redbut

R. W 1/2 NE 1/4
4 SEC. 33

CURVE	Δ	R	L
A	8°00'	300.00'	41.89'
C	41°30'	150.00'	108.65'
D	48°03'	150.00'	125.80'
E	90°27'	100.00'	157.87'

LEGEND

- CONCRETE MONUMENT SET
- PIN SET

71-13980

NOTE: 5' IOWA POWER & LIGHT COMPANY
EASEMENT ALONG LOT LINES AS
SHOWN EXCEPT AS NOTED.

SURVEYOR'S CERTIFICATE

STATE OF IOWA) SS
POTTAWATTAMIE COUNTY)

I, Kenneth Lee Dukes, Registered Land Surveyor, do hereby certify that I have surveyed the property described below, all in Pottawattamie County, Iowa:

A part of the W 1/2 NE 1/4 SW 1/4, Section 33, T75N, R43W, of the 5th PM in Pottawattamie County, Iowa more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4, SW 1/4 of said Section 33; thence S 89°41'15" E, 406.90 feet along the North line of the NE 1/4, SW 1/4 of said Section 33; thence S 89°18'40" E, 263.50 feet to the Northeast corner of the W 1/2 of the NE 1/4, SW 1/4 of said Section 33; thence S 00°32'30" W, 1324.55 feet to the Southeast corner of the W 1/2 of the NE 1/4, SW 1/4 of said Section 33; thence N 89°46'00" W, 525.72 feet along the South line of the NE 1/4, SW 1/4 of said Section 33, said line also being the centerline of a County Road; thence N 00°05'30" E, 264.20 feet; thence N 47°05'30" W, 180.56 feet to the West line of the NE 1/4, SW 1/4 of said Section 33; thence N 00°05'30" E, 942.63 feet to the point of beginning. Said parcel contains 19.255 acres more or less and is subject to a 33 foot County Road easement containing 0.398 acres more or less.

I further certify that the plat of said property was made under my personal supervision on behalf of Midlands Corporation, Viking Realty, Inc., C. B. Property Sales, Inc., Philip L. Black, Carolyn M. Black, Robert E. Goldapp, Ramona M. Goldapp, Roger L. Starr, Viola E. Starr, J. E. Medley, Colleen M. Medley, George Reeves, Lois V. Reeves, Donald C. Talbott, Beverley J. Talbott, David J. Shudak and Rita M. Shudak, the proprietors, with reference to known monuments, and that the plat accurately describes all dimensions of the subdivision of Wildwood First Subdivision by length and breadth, and the breadth and course of all boundaries certified herein.

Dated this 9th day of August, 1971.

Kenneth Lee Dukes
Kenneth Lee Dukes
Registered Land Surveyor
Iowa Reg. No. 5414



Midlands Corporation,

James D. Richter
James D. Richter, Vice-President

Stanley E. Duyesen
Stanley E. Duyesen, Vice-President

George Reeves
George Reeves

Lois V. Reeves
Lois V. Reeves

Roger L. Starr
Roger L. Starr

Viola E. Starr
Viola E. Starr

Viking Realty, Inc.

Duane L. Hamling
Duane L. Hamling, President

Philip L. Black
Philip L. Black

Carolyn M. Black
Carolyn M. Black

J. E. Medley
J. E. Medley

Colleen M. Medley
Colleen M. Medley

David J. Shudak
David J. Shudak

C. B. Property Sales, Inc.

Richard D. Herzberg
Richard D. Herzberg, President

Robert E. Goldapp
Robert E. Goldapp

Ramona M. Goldapp
Ramona M. Goldapp

Donald C. Talbott
Donald C. Talbott

Beverley J. Talbott
Beverley J. Talbott

Rita M. Shudak
Rita M. Shudak

On this 21st day of September, 1971, before me, Notary Public in and for Pottawattamie County, State of Iowa, appeared James D. Richter, Stanley E. Duyesen, Duane L. Hamling, Richard D. Herzberg, Philip L. Black, Carolyn M. Black, Robert E. Goldapp, Ramona M. Goldapp, Roger L. Starr, Viola E. Starr, J. E. Medley, Colleen M. Medley, George Reeves, Lois V. Reeves, Donald C. Talbott, Beverley J. Talbot, David J. Shudak, Rita M. Shudak to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they have executed the same as their voluntary act and deed.

Alice Hawks
Notary Public Alice Hawks



71-13981

AUDITOR'S CERTIFICATE

I, Edward C. Bracker, 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 Wildwood First Subdivision, and consisting of Lots 1 to 59, inclusive, and as shown by the plat to which this certificate attached and made a part thereof.

Edward C. Bracker
 Edward C. Bracker
 Pottawattamie County Auditor

Now on this 27 day of September, 1971, before me, a Notary Public in and for Pottawattamie County, State of Iowa, appeared Edward C. Bracker, to me known to be the duly elected and qualified Auditor of Pottawattamie County, Iowa, who acknowledged that he executed the above and foregoing certificate as his voluntary act and deed in his official capacity as Auditor of Pottawattamie County, State of Iowa.



Barbara Scherck
 Notary Public

WILDWOOD FIRST SUBDIVISION PART OF NE 1/4 SW 1/4, SEC. 33, T 75N, R 43W, 5TH PM., POTTAWATTAMIE COUNTY, IOWA.		
SCALE 1" = 100'		DRAWN BY JPH
DATE 8-9-71		REVISED
F. W. MANN & ASSOCIATES		CONSULTING ENGINEER
1016 MILITARY AVENUE		COUNCIL BLUFFS, IOWA
		DRAWING NO.
		BOOK NO.

71-13982