

PLAT 85-1155

7-16-84

JUL 16 1984

OV

Fee 65⁰⁰

545

STATE OF IOWA, Pottawattamie County
Filed for record this 10th day of July
1984 at 9:00 o'clock A.M. and recorded
in book 85 page 1155

John J. Cortino
Recorder

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision monuments have been placed at all angle points on the boundary of the plat to be known as OWEN PARKWAY (Lots 1 thru 12, inclusive) being a platting Lot 25 in the Southwest 1/4 of the Southwest 1/4 of Section 21 and part the Northwest 1/4 of the Northwest 1/4 of Section 28, all in Township 7N of the 5th P.M., Pottawattamie County, Iowa, lying Northwesterly of Abbott Drive, particularly described as follows: Beginning at a point 23.00 feet South of the Northwest corner and on the West line of the Southwest 1/4 of the Southwest 1/4 of Section 28; thence N 89°54'06" E (the West line of said Southwest 1/4, Southwest 1/4 of Section 28) 0019'22" W for 1310.05 feet along the South right-of-way line of the Iowa Great Western Railroad to the Westerly right-of-way line of Abbott Drive; thence S 37°19'03.00 feet along said Westerly right-of-way line; thence along a curve with a radius of 2764.79 feet and a long chord bearing S 39°34'35" W for 240.79 feet distance of 240.79 feet along said Westerly right-of-way line to the West corner of the Northwest 1/4 of said Section 28; thence N 0019'22" W to the Northwest corner of said Section 28; thence continuing N 0019'22" W to the Point of Beginning. Contains 25.83 acres.

8-26-84
Date

Gerald B. Rager, Jr.
GERALD B. RAGER, JR.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That we, OWEN INDUSTRIES, INC., a Nebraska corporation, with Edward F. Owen, President; being the sole owner of the land described within this Certificate and embraced within this plat, have caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be known as OWEN PARKWAY, and we do hereby ratify and approve of the disposition of said land on this plat; and we do hereby dedicate to the public, for public use, the sewer and utility easements as shown on this plat. We do further grant to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to the Peoples Natural Gas Company

85 1155

Plot 85-1155
7-16-84

OWEN PARKWAY

LOTS 1 THRU 12, INCLUSIVE, BEING A PLATTING OF
PART OF AUDITOR'S LOT 25 IN THE SW 1/4 OF
THE SW 1/4 OF SECTION 21 AND PART OF
AUDITOR'S LOT 3 IN THE NW 1/4 OF THE
NW 1/4 OF SECTION 28, ALL IN T 75N, R 44W
OF THE 5th P.M., POTTAWATTAMIE COUNTY, IA.

vision herein and that
of the plat; said subdivision
plattling of part of Auditors
and part of Auditors Lot 3 in
T 75 North, Range 44 West
of Abbott Drive, more
feet South of the Northwest
1/4 of said Section 21;
West 1/4 assumed to bear N
of the Illinois Central
ce S 37°04'11" W for
a curve to the right (having
for 240.71 feet) for an arc
the West line of the
0°19'22" W for 405.65 feet
0°19'22" W for 1296.07 feet

B. Paer
SER, JR., LS#5491

a Nebraska Corporation,
defined within the Surveyor's
to be subdivided into lots
to be hereafter known as
portion of our property as shown
use, the streets and grant
or grant a perpetual easement
to the telephone Company and to the

85 1156

APPROVAL OF

This plat of OWEN PARKWAY was approved by
Lake this 16 day of April, 1984.

APPROVAL OF

This plat of OWEN PARKWAY was approved and
this 16 day of April, 1984

Mayor

COUNTY TREASURER

THIS IS TO CERTIFY that I find no regular
property described in the Surveyor's Certif
records of this office, this 16th day of

Y

COMPARED

CERTIFICATES AND APPROVALS

APPROVAL OF CITY PLANNING COMMISSION

Approved by the City Planning Commission of the City of Carter Lake, 1984.

Chairman, City Planning Commission

APPROVAL OF CARTER LAKE CITY COUNCIL

Approved and accepted by the City Council of Carter Lake on _____, 19____.

City Clerk

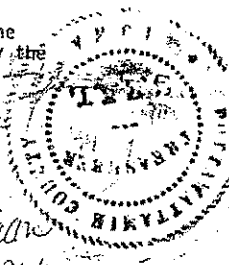
COUNTY TREASURER'S CERTIFICATE

Regular or special taxes due or delinquent against the owner's Certificate and embraced in this plat, as shown by the _____ day of _____, 19____.

Judy Ann Miller
Pottawattamie County Treasurer

85 1157

Hinda R. Hatigan
1st Deputy



Ynearson & Associates, Inc.
engineers surveyors planners

1 road omaha, nebraska 68114 408-387-3008
1 street grand island, nebraska 68801 508-888-4077

CARTER LAKE, IOWA

OWEN PARKWAY, CARTER
323 W. KENNEDY STREET
3230 WEST DODGE ROAD
ARCHITECTS
LAMP, LYNNER

designer _____
drafterman JUD
revisions _____

job number 830048-04
date 4-20-84

sheet 1 of 2

Handwritten:
Hilda R. Higgins
157 Delaney

INDEX OF SHEETS

1. Certificates and Approvals
2. Final Plat

COMPARED

85 1158

OWEN PARKWAY, and we do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public, for public use, the streets and grant sewer and utility easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and to the Northwestern Bell Telephone Company and to the Peoples Natural Gas Company

their successors and assigns, to install, operate, maintain, repair and renew wires, facilities; and to extend therein wires or cables, to install, operate, maintain, repair and renew electric current for light, heat, and power for the transmission of signals and sounds of all kinds, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; and eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the said easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

OWEN INDUSTRIES, INC.

BY: Edward F. Owen, President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 5 day of February, 1984, before me, a Notary Public, duly commissioned and qualified in and for said county, personally came the above named EDWARD F. OWEN, President of OWEN INDUSTRIES, INC., a Nebraska corporation, said Edward F. Owen is personally known to me to be the identical person whose name is affixed to the above instrument as President of said corporation and he acknowledges the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

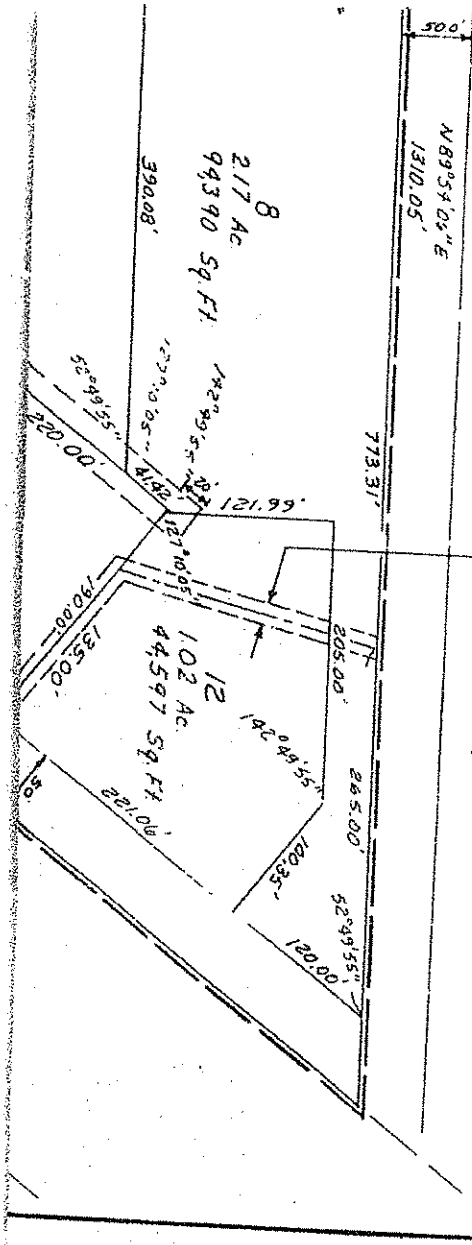
Witness my hand and official seal the last date aforesaid.

85 1159

NOTARY PUBLIC

My commission expires on the 15th day of January, 1985.

COMPARED



15' Permanent Sewer and Utility Easement

COMPARED

85 1160



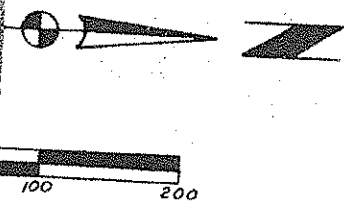
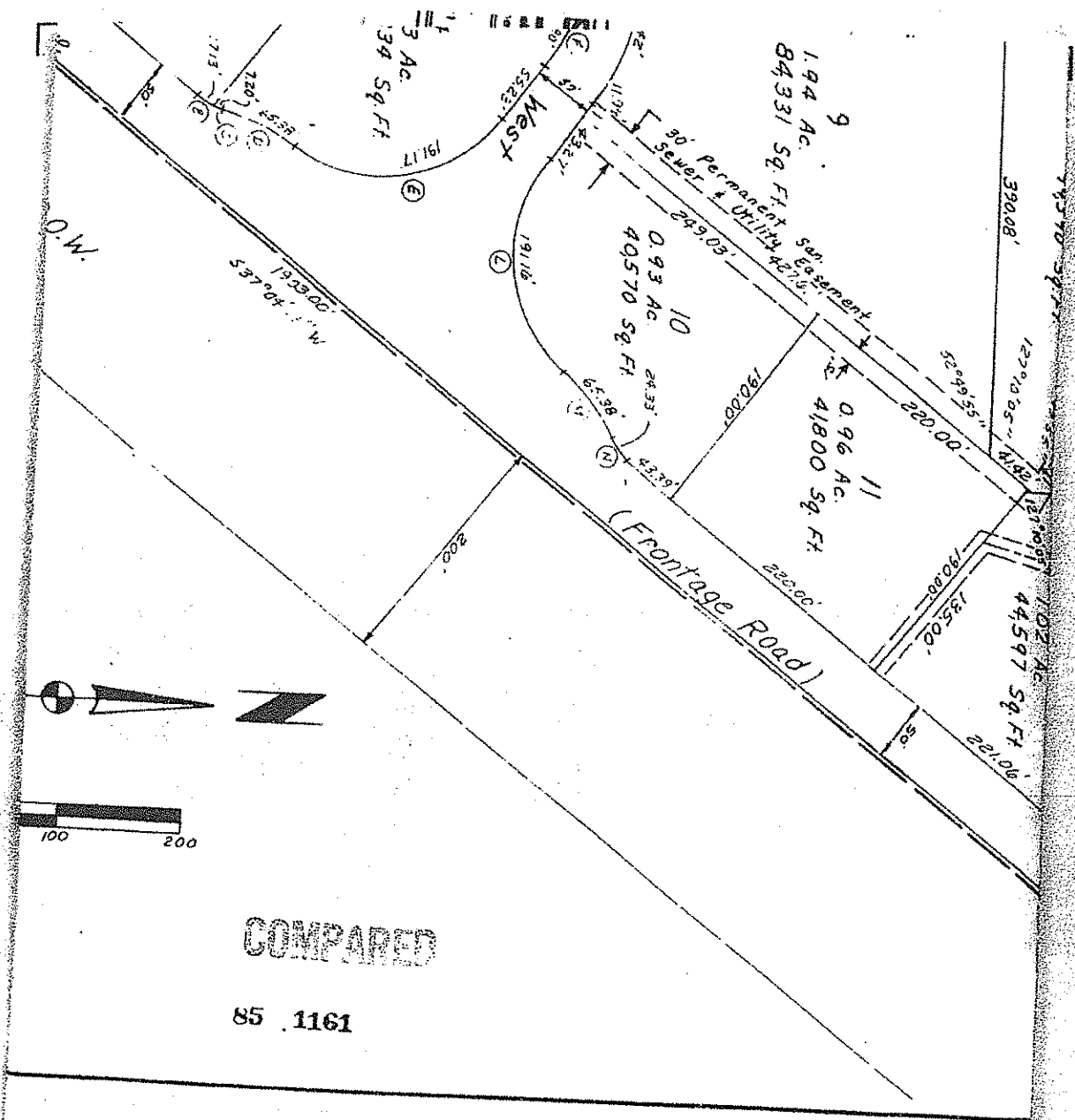
3220 west dodge road omaha, ne 68108
323 w. koenig street grand island, ne 63401

OWEN PARKWAY, CARTER LAKE

designer	
draftsman	JJD
revisions	

job number 830048-04
date 4-20-84

sheet 2 of 2



COMPARED

85 .1161

ive
Abbott Drive R.O.W.
Unplatted



LOT LINE CURVE DATA

CURVE	DELTA	R	T	L
A	53°49'32"	120.00	60.92	112.74
B	16°18'40"	60.19	8.63	17.13
C	6°51'18"	60.19	3.61	7.20
D	19°24'33"	193.00	33.01	65.38
E	46°11'32"	127.00	118.94	191.17
F	17°28'27"	160.00	24.59	48.84
G	17°33'39"	160.00	27.58	54.62
H	36°20'10"	120.00	39.38	76.10
I	36°20'10"	120.00	39.38	76.10
J	1°27'01"	210.00	2.66	5.32
K	35°35'05"	210.00	67.39	130.42
L	8°14'36"	127.00	118.94	191.16
M	19°24'33"	193.00	33.01	65.38
N	23°09'57"	60.18	12.34	24.33

NOTES:

1. ALL DISTANCES SHOWN ON CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

85 1162

COMPLETED

OWEN PA

WILLIAMS BROTHERS
PIPELINE CO.

NW Cor. Sec. 28,
T75N, R44W

100°19'22"W
405.85'
405.65'

5647.3'
227.65'

5
4.05 Ac.
176,435 Sq. Ft.

3
1.26 Ac.
54,987 Sq. Ft.

2
1.48 Ac.
64,429 Sq. Ft.

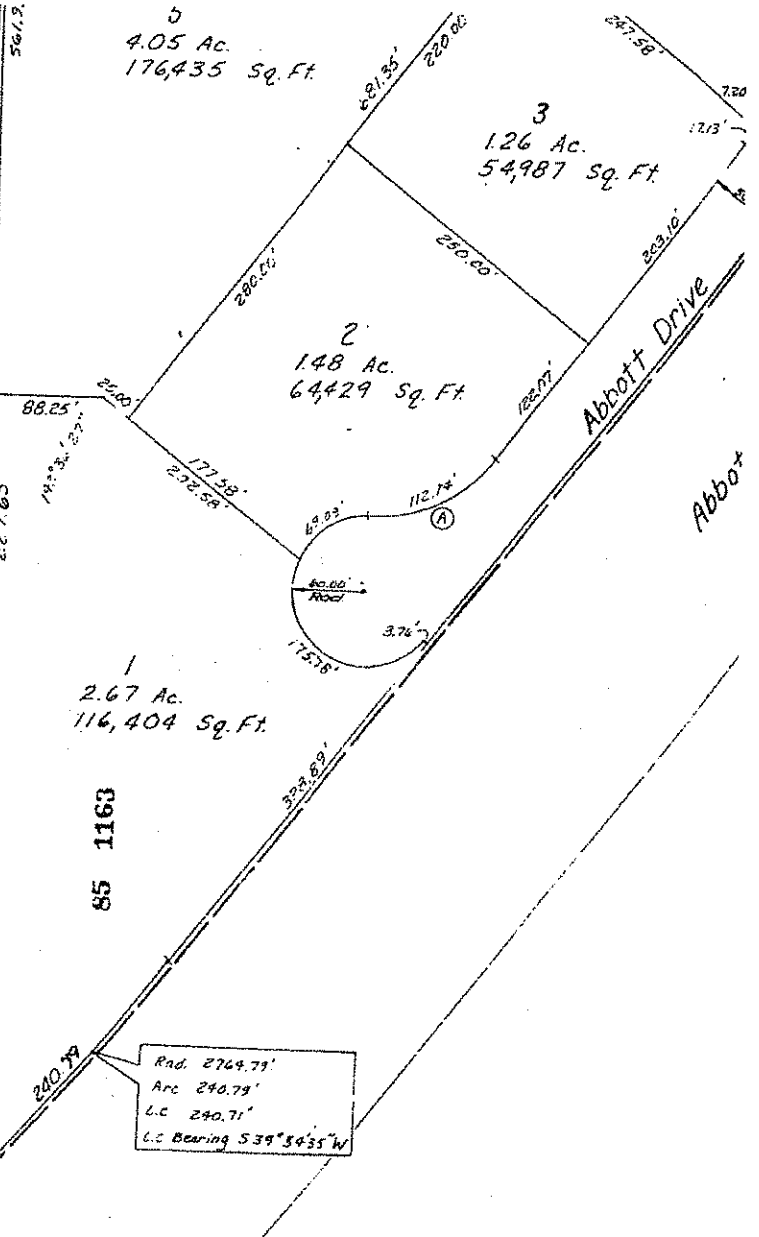
1
2.67 Ac.
116,404 Sq. Ft.

85 1163

Rad. 2749.71'
Arc 240.79'
L.C. 240.71'
L.C. Bearing S39°54'35"W

Abbott Drive

Abbott



PARKWAY

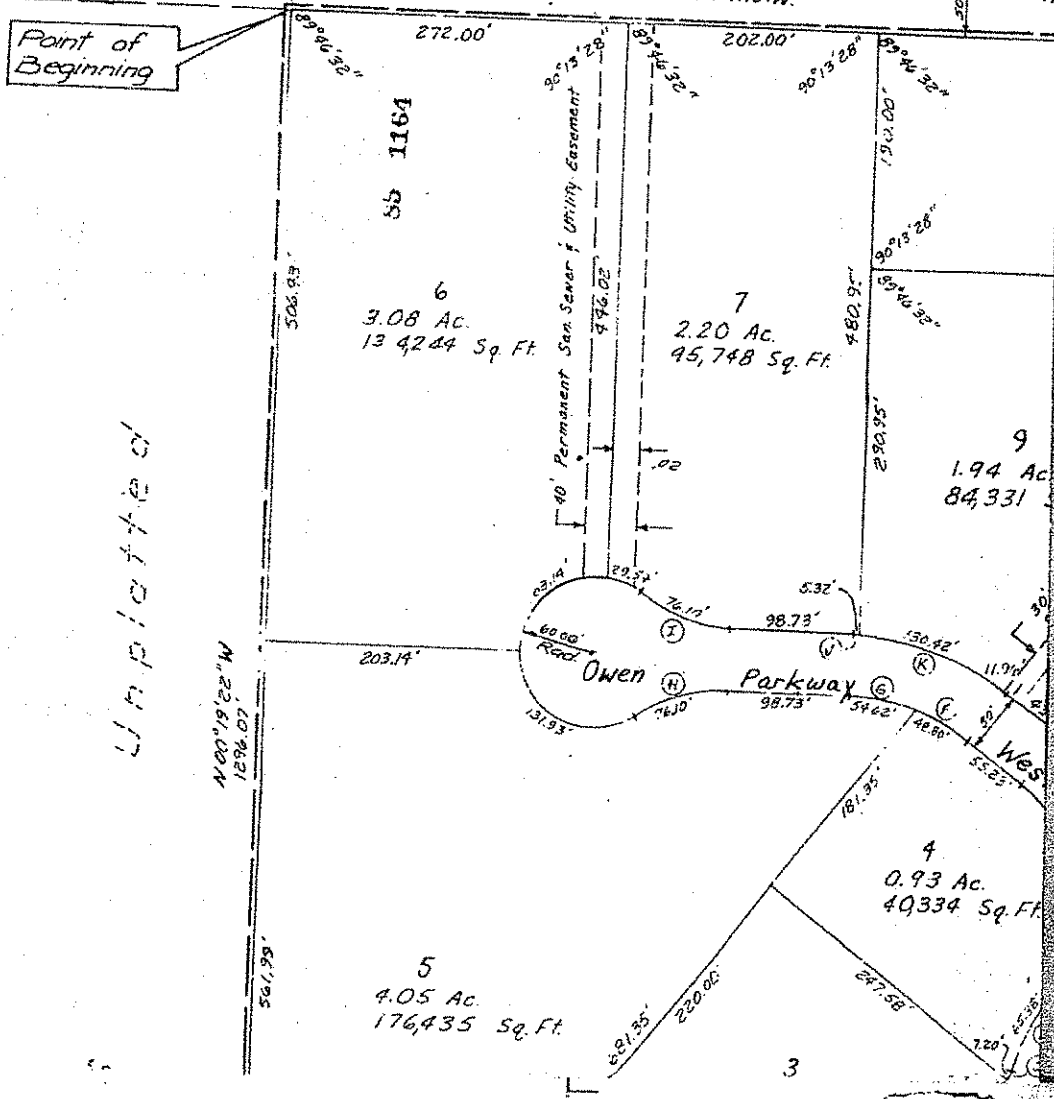
COMPARED

Point of Beginning

NW Cor. SW 1/4 of SW 1/4
Sec. 21, T75N, R44W

Illinois Central R.R. R.O.W.

Unplatted



FINAL PLAT

R LAKE, IOWA

PEARSON & ASSOCIATES, INC.
SURVEYORS
Omaha, Nebraska 68114
402-387-3008
308-388-4077

LAW OFFICES
SWARR, MAY, SMITH & ANDERSEN
3836 HARNET STREET OMAHA, NEBRASKA 68131

(402) 341-5421

COMPLETED

July 16, 1984

DAVID W. SWARR 1887-1878
ALBERT C. MAY 1888-1902
EDSON SMITH
ROBERT K. ANDERSEN
THOMAS S. STELBAKER
ROBERT J. BECKER
GEORGE C. ROZMARIN
DONALD J. BURESH
JAMES T. GLEASON
THOMAS C. LAURITSEN
SAM W. BROWER
JEAN A. HANON-PETTIS
MARGARET L. SCHNEIDER

County Recorder
Pottawattamie County, Iowa
Pottawattamie County Courthouse
Council Bluffs, IA 51501

Dear Sir:

We have examined and file herewith abstract of title to the following described real estate situated in Pottawattamie County, Iowa:

A part of Auditor's Lot 25 in the SW 1/4 of the SW 1/4 of Section 21, and part of Auditor's Lot 3 in the NW 1/4 of the NW 1/4 of Section 28, all in Township 75, Range 44, lying Northwesterly of Abbott Drive, more particularly described as follows: Beginning at a point 23.00 feet South of the Northwest corner and on the West line of the SW 1/4 of the SW 1/4 of said Section 21; thence N 89° 54' 06" E (the West line of said SW 1/4, SW 1/4 assumed to bear N 0° 19' 22" W) 1310.05 feet along the south right-of-way line of the Illinois Central Railroad to the Westerly right-of-way line of Abbott Drive; thence S 37° 04' 11" W for 1903.00 feet along said Westerly right-of-way line; thence along a curve to the right (having a radius of 2764.79 feet and a long chord bearing S 39° 34' 35" W for 240.71 feet) for an arc distance of 240.79 feet along said Westerly right-of-way line to the West line of NW 1/4 of the NW 1/4 of said Section 28; thence N 0° 19' 22" W for 405.65 feet to the Northwest corner of said Section 28; thence continuing N 0° 19' 22" W for 1296.07 feet to the Point of Beginning.

The abstract consists of 58 entries and was last certified on July 16, 1984 at 9 o'clock p.m. by Abstract Guaranty Company, Council Bluffs, Iowa. Our opinion is rendered pursuant to section 409.9 of the Code of Iowa in connection with the filing of a plat of the subject property to be known as "Owen Parkway."

SS 1165

County Recorder
Pottawattamie County, Iowa
July 16, 1984
Page 2

COM. 1A2

From our examination we find marketable record title in fee simple to the above-described property to be in Owen Industries, Inc. free from all liens and encumbrances except an easement in favor of Great Lakes Pipeline Co. dated August 14, 1931, recorded September 16, 1931 in Book 780 at Page 140 and shown at entry 13 of the abstract. The easement was subsequently assigned to National Coop Refinery Association by instrument dated May 19, 1948, recorded May 26, 1948 and recorded in Book 986 at Page 302. This easement covers the southerly portion of Lot 1 as shown in the plat of "Owen Parkway." The easement does not affect any dedicated street as shown in the plat.

Very truly yours,


Donald J. Buresh

DJB/gc

85 1166

COMPARED

CERTIFICATE
CLERK OF THE DISTRICT COURT

This is to certify that the property described in the Surveyor's Certificate is free from all judgments, attachments, mechanics or other liens as shown by the records of this office.

Dated this 16th day of July, 1984.



Donald J. Dworky
Clerk of the District Court
Pottawattamie County

CERTIFICATE
COUNTY RECORDER'S OFFICE

This is to certify that the fee title to the property described in the Surveyor's Certificate is in Owen Industries, Inc. and is free from encumbrances as shown by the records of this office.

Dated this 16 day of July, 1984.

John F. Scostino
County Recorder
Pottawattamie County