

INST # 22216
RECORDING FEE 10⁰⁰
AUDITOR FEE _____
RMA FEE 7⁰⁰

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

99 JUN -2 PM 1:55

JOHN SCIORTINO
RECORDER

COMMUNITY

④ *4

Prepared by: Community Development Dept., 209 Pearl Street, Co. Bluffs, IA 51503 - Phone: 328-4630

PARCEL SPLIT

CASE # PS-99-007 RECEIPT # 16133 DATE 6/2/99
AMOUNT \$ 75.00 BY J. Warden

1. Legal description of the real estate for which the undersigned owner(s) request a parcel split.
Parcel #1 Lot 7, Lake Manawa Centre Subdivision, Pottawattamie County, Iowa

Parcel #2 _____

2. Legal description of the parcels to be created when approved by the Council Bluffs Community Development Department and this instrument is recorded with the Pottawattamie County Recorder's Office. Attach site plan or survey as required.
Parcel #1 See attached survey.

Parcel #2 _____

3. The undersigned certify that no person, firm, company, or corporation other than the following have an ownership or equitable interest in said real estate:

Name: Pat Lynn Address: 4777 Menard Drive, Eau Claire, WI 54703
Signature: [Signature] Telephone: (715) 876-2224

Name: _____ Address: _____
Signature: _____ Telephone: _____

PARCEL SPLIT APPROVAL

This parcel split complies with Chapter 14.06 "Parcel Split" of Title 14 - Subdivision Ordinance of the Municipal Code of the City of Council Bluffs, Iowa.

[Signature]
Donald D. Gross, Director
Community Development Department

5-20-99
Date

[Signature]
Notary Signature



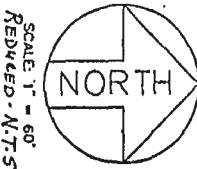
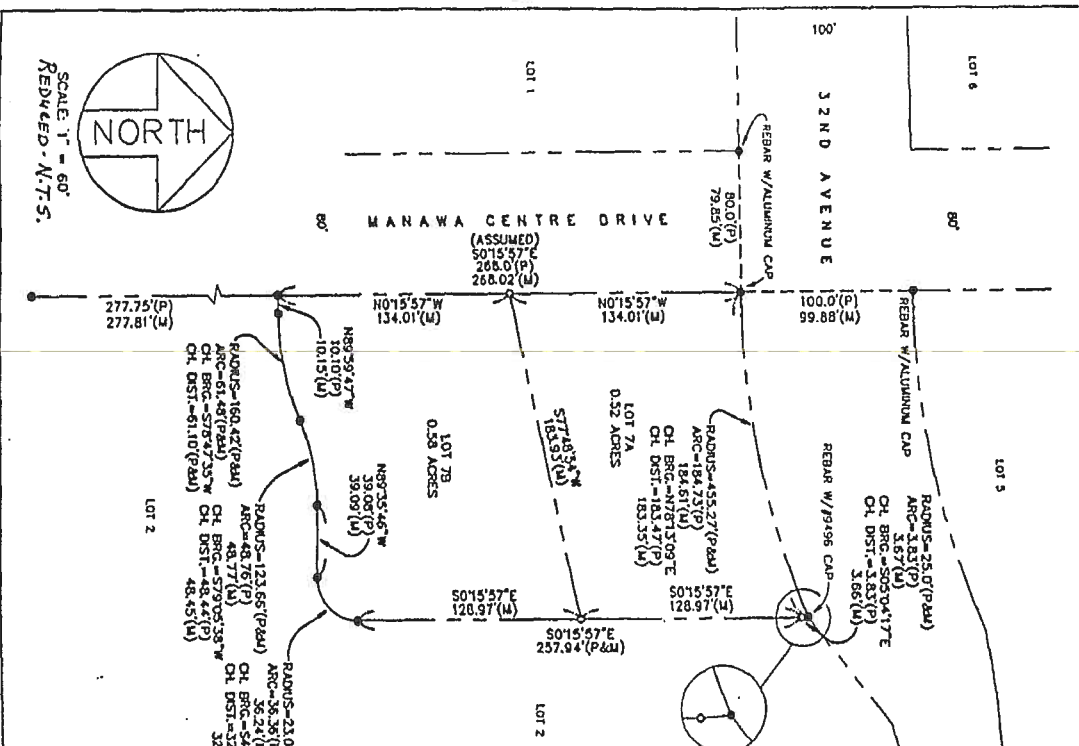
Seal

Fee # _____
Date _____
Book _____ Page _____

JUN 2 1999

99-61956

(Rev. 1-96)



SCALE 1" = 60'
REBUILT - N.T.S.

LEGAL DESCRIPTION:

LOT 7A, LAKE MANAWA CENTRE SUBDIVISION, BEING A REPLAT OF LOT 7, LAKE MANAWA CENTRE SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA, CONTAINING AN AREA OF 0.52 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

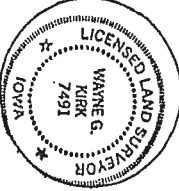
BEGINNING AT THE NORTHWEST CORNER OF LOT 7, LAKE MANAWA CENTRE SUBDIVISION AND ASSUMING THE WEST LINE OF SAID LOT 7 TO BE SOUTH 0715'57" EAST, THENCE ALONG THE NORTH LINE OF SAID LOT 7 AND THE SOUTH LINE OF MANAWA CENTRE DRIVE ON A 455.27 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 304 FEET (HAVING A CHORD BEARING OF NORTH 7813'09" EAST AND A CHORD DISTANCE OF 183.35 FEET) TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE EAST LINE OF SAID LOT 7 ON A 25.0 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 3.67 FEET (HAVING A CHORD BEARING OF SOUTH 05'04'17" EAST AND A CHORD DISTANCE OF 3.66 FEET); THENCE SOUTH 0715'57" EAST ALONG SAID EAST LINE A DISTANCE OF 128.97 FEET; THENCE SOUTH 77'48'54" WEST A DISTANCE OF 183.93 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7 AND THE EAST RIGHT-OF-WAY LINE OF MANAWA CENTRE DRIVE; THENCE NORTH 0715'57" WEST ALONG SAID WEST LINE A DISTANCE OF 134.01 FEET TO THE POINT OF BEGINNING.

LOT 7B, LAKE MANAWA CENTRE SUBDIVISION, BEING A REPLAT OF LOT 7, LAKE MANAWA CENTRE SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA, CONTAINING AN AREA OF 0.58 ACRES, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, LAKE MANAWA CENTRE SUBDIVISION AND ASSUMING THE WEST LINE OF SAID LOT 7 TO BE SOUTH 0715'57" EAST, THENCE ALONG THE WEST LINE OF SAID LOT 7 AND THE EAST RIGHT-OF-WAY LINE OF MANAWA CENTRE DRIVE A DISTANCE OF 134.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 77'48'54" EAST A DISTANCE OF 183.93 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE SOUTH 0715'57" EAST ALONG SAID EAST LINE A DISTANCE OF 128.97 FEET; THENCE ON THE EAST LINE OF SAID LOT 7 TO THE RIGHT A DISTANCE OF 3.67 FEET (HAVING A CHORD BEARING OF SOUTH 05'04'17" EAST AND A CHORD DISTANCE OF 3.66 FEET); THENCE NORTH 89'35'46" WEST ALONG SAID WEST LINE A DISTANCE OF 39.09 FEET; THENCE ON A 123.66 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.09 FEET (HAVING A CHORD BEARING OF SOUTH 79'03'38" WEST AND A CHORD DISTANCE OF 39.09 FEET) TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH 78'47'25" WEST AND A RADIUS DISTANCE OF 16.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89'35'47" WEST A DISTANCE OF 10.15 FEET TO THE WEST LINE OF SAID LOT 7 AND THE EAST RIGHT-OF-WAY LINE OF MANAWA CENTRE DRIVE; THENCE NORTH 0715'57" WEST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 134.01 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

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



WAYNE G. KIRK
 SIGNATURE: *Wayne G. Kirk*
 DATE: 2-25-99
 PAGES OF SHEETS COVERED BY THIS SEAL: 01/12
 ANY RENEWAL DATE IS: 12-31-99

LEGEND:

- CORNERS FOUND (STAR DRILL HOLE WITH CHISELED "X" IN CONCRETE, UNLESS OTHERWISE NOTED)
- CORNERS SET (5/8" REBAR WITH #7491 ALUMINUM CAP)
- P PLATTED DISTANCE
- M MEASURED DISTANCE

LOT 7A & 7B, LAKE MANAWA CENTRE SUBDIVISION, POTTAWATTAMIE COUNTY, IOWA. LOT SPLIT	 SCHEMMER Architects Engineers	PREPARED BY: <i>Wayne G. Kirk</i>	CHECKED BY:
		DRAWN BY:	ESTIMATED BY:
		DATE: 2-25-99	SCALE: 1" = 60'