

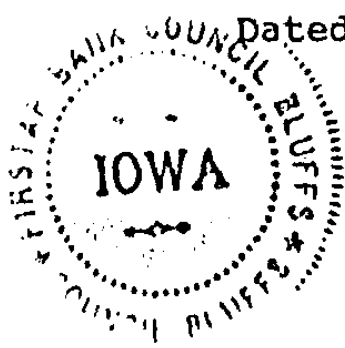
CONFIDENTIAL

File 75th
4593

CONSENT TO PLATTING
OF
FOREST GLEN SUBDIVISION, PHASE II

The undersigned, the present owner of the mortgage hereinafter described, does hereby freely consent to the preparation of the plat and the platting of Forest Glen Subdivision, Phase II. The undersigned does hereby release any areas conveyed to the City of Council Bluffs or dedicated to the public from a certain mortgage dated December 13, 1991, made and executed by Tweedt Engineering & Construction, Inc., to Firststar Bank Council Bluffs and recorded in the records of the office of the Recorder of Pottawattamie County, Iowa in Book 92 at Page 13594 on December 13, 1991.

Entered for Taxation OCT 12 1992
William J. Drake
COUNTY AUDITOR



Dated this 12th day of October, 1992.

STATE OF IOWA, Pottawattamie County
Filed for record this 12 day of Oct
1992 at 1:15 o'clock P.M. and recorded
in book 93 page 10385

Firststar Bank Council Bluffs

By John Scortino

James L. Beneke, V.P.

FOR THE LEGAL EFFECT OF THE USE
OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, Pottawattamie COUNTY, ss:

On this 12th day of October, A.D. 1992, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared James L. Beneke

to me personally known, who, being by me duly sworn, did say that they are the Vice President

respectively, of said corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) corporation; that said instrument was signed (and sealed) on behalf of (the seal affixed thereto is the seal of said)

said corporation by authority of its Board of Directors; and that the said James L. Beneke

as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



YVONNE HERRINGTON
MY COMMISSION EXPIRES
1-10-93

Yvonne Herrington
Notary Public in and for said County and State.

IOWA STATE BAR ASSOCIATION
Official Form No. 12 (Trade-Mark Registered, State of Iowa, 1987)
Current January, 1981

(Sections 628.28 and 628.29, Code of Iowa)

93 10385

**ATTORNEY'S OPINION REGARDING
FOREST GLEN SUBDIVISION, PHASE II**

The undersigned, Dean L. Whitford, an attorney at law who has examined the abstract of title for the land being platted as Forest Glen Subdivision, Phase II (that land being described on the attachment to this opinion), having examined the abstract of title covering that real estate compiled by Abstract Guaranty Company of Council Bluffs, Iowa, prepared under the provisions of the Forty Year Marketable Title Act and certified from November 12, 1940, at 4:10 p.m. to October 1, 1992, at 8:00 a.m. and having received the benefit of the search of the records by Abstract Guaranty Company subsequent to the last certification date at the time of the filing of the plat of Forest Glen Subdivision, Phase II, reports the following information as required by Section 409A.11 of the Code of Iowa:

1. Marketable title to that real estate is owned by Tweedt Engineering & Construction, Inc., under the provisions of the Warranty Deed dated November 13, 1991, and recorded the same day in Book 92 at Page 11962 of the records in the office of the Recorder of Pottawattamie County.
2. The property under examination is subject to a real estate mortgage from Tweedt Engineering & Construction, Inc., to Firststar Bank Council Bluffs dated December 13, 1991, and recorded the same day in Book 92 at Page 13594 of the records in the office of the Recorder of Pottawattamie County. There are no other holders of mortgages, liens or other encumbrances on the land being platted. As provided by law, utility easements are not to be construed as encumbrances. (There do exist utility easements recorded in Book 1065 at Page 37, Book 1465 at Page 491, and Book 92 at Page 17567.)
3. The property under examination is subject to the provisions of the Council Bluffs Zoning Ordinances and other ordinances of the City of Council Bluffs of general application to land within the jurisdiction of the City.

CONFIDENTIAL

4. General real estate taxes for 1991 and prior years are shown paid.

Dated this 12th day of October, 1992, at 1:15 p.m.



Dean L. Whitford
STUART, TINLEY, PETERS, THORN,
FRENCH & HUGHES
P. O. Box 398
Council Bluffs, Iowa 51502

93 10397

COMPANED

A parcel of land located in part of the SE 1/4 SW 1/4 and in part of the SW 1/4 SE 1/4 in Section 33, Township 75 North, Range 43 West of the 5th P.M. and also located in part of the NE 1/4 NW 1/4 and in part of the NW 1/4 NE 1/4 in Section 4, Township 74 North, Range 43 West of the 5th P.M., all in the City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the SW 1/4 SE 1/4 of said Section 33; thence North 89° 27' 52" West along the North line of the SW 1/4 SE 1/4 of said Section 33 a distance of 1162.06 feet; thence South 0° 34' 47" West a distance of 33.00 feet to the Southeast Corner of Steven Road Right of Way and Point of Beginning; thence South 89° 27' 52" East a distance of 121.01 feet; thence South 12° 43' 52" East a distance of 303.05 feet; thence South 6° 48' 23" East a distance of 335.11 feet; thence South 30° 38' 04" East a distance of 162.11 feet; thence South 3° 09' 01" West a distance of 413.48 feet; thence South 44° 30' 38" East a distance of 206.09 feet; thence South 45° 29' 22" West a distance of 615.15 feet; thence North 89° 33' 00" West a distance of 262.77 feet to the Southeast Corner of Lot 20, Forest Glen Subdivision, Phase I, Council Bluffs, Iowa; thence North 0° 29' 22" East along the East line of said Forest Glen Subdivision, Phase I, a distance of 359.85 feet to the Northeast Corner of Lot 17 of said Forest Glen Subdivision, Phase I; thence North 89° 30' 38" West along the North line of said Forest Glen Subdivision, Phase I, a distance of 425.19 feet to the Northwest Corner of Lot 16 of said Forest Glen Subdivision, Phase I, said corner being on the East line of Woodhill Second Addition, Council Bluffs, Iowa; thence North 0° 25' 29" East along the East line of said Woodhill Second Addition a distance of 132.71 feet to the Northeast Corner of Lot 55 of said Woodhill Second Addition, said corner also, being the Southeast Corner of Lot 1, Woodhill First Addition, Council Bluffs, Iowa; thence North 4° 11' 05" East along the East line of said Woodhill First Addition a distance of 191.03 feet; thence North 4° 31' 50" East along the East line of said Woodhill First Addition a distance of 453.05 feet to the Northeast Corner of Lot 5 of said Woodhill First Addition; thence North 20° 49' 36" West along the East line of said Woodhill First Addition a distance of 94.09 feet; thence North 71° 05' 37" East a distance of 192.42 feet; thence North 0° 04' 43" West a distance of 260.00 feet to the Southeast Corner of Lot 16 of said Woodhill First Addition; thence North 0° 04' 43" West along the East line of said Woodhill First Addition a distance of 210.23 feet to the Northeast Corner of Lot 17 of said Woodhill First Addition, said corner being on the South Right of Way line of said Steven Road; thence North 89° 55' 53" East along the South Right of Way line of said Steven Road a distance of 344.26 feet to a point on the East line of the SE 1/4 SW 1/4 of said Section 33; thence South 89° 30' 00" East along the South Right of Way line of said Steven Road a distance of 148.76 feet to the Point of Beginning. Said parcel contains 31.315 acres, more or less.

NOTE: The North line of the SW 1/4 SE 1/4 of said Section 33 is assumed to bear North 89° 27' 52" West for this description.

93 10388

COMPARED

CERTIFICATE AND RECEIPT

STATE OF IOWA, }
Pottawattamie County, } ss.

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

the copy of resolution no. 92-220 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 24 day of

September A. D., 19 92

Deputy Abraham Tabor
Clerk of the City of Council Bluffs, Iowa.



93 10389

CONFIDENTIAL

RESOLUTION NO. 92-270

A RESOLUTION granting final plat approval of Phase II of Forest Glen Subdivision.

WHEREAS, the city council granted preliminary plan approval of Phase II of Forest Glen Subdivision by Resolution No. 87-234 on June 8, 1987; and

WHEREAS, action granting final plat approval for Phase I was taken on April 25, 1988, by Resolution No. 88-191; and

WHEREAS, the final plat has been reviewed by the Community Development Department and has been found to be generally in conformance with Municipal Code Chapter 14.13; and

WHEREAS, the Community Development Department recommends approval of the final plat for Phase II of Forest Glen Subdivision, subject to the following conditions:

1. Application is made to rezone the rest of the proposed subdivision to R-1/Single-Family Residential, with the exception of the lot along Franklin Avenue reserved for C-2/Neighborhood Commercial, and leaving Lot #114 as R-3/Multi-Family Residential to accommodate the condominium development;
2. The Public Works Department shall be provided with a complete set of as-built drawings for all construction, prior to the city's acceptance of the public improvements; and
3. Adequate letter of credit to assure timely construction of sidewalks.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That final plat approval of Phase II of Forest Glen Subdivision is granted subject to the above conditions; and

BE IT FURTHER RESOLVED

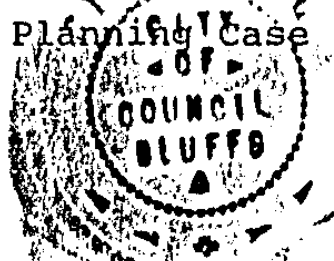
That the Mayor and City Clerk are authorized and directed to endorse the final plat.

ADOPTED AND APPROVED September 14, 1992

[Signature]
JACK E. RUESCH Mayor Pro-tem

Attest: [Signature]
OLGA ARELLANO-ANDERSON City Clerk

Planning Case #SUB-92-011



Clotilde copy
Deborah Talbot
Deputy City Clerk

6-6

RESTRICTIVE COVENANTS

The undersigned, Tweedt Engineering & Construction, Inc., an Iowa Corporation owner of Forest Glen Subdivision, Phase 2, a subdivision within the City of Council Bluffs, Pottawattamie County, Iowa, as shown by the attached plat thereof, hereby declare that all lots in such subdivision shall be restricted to residential purposes except as noted in paragraph 1, within the zoning classification set forth in our accompanying Proprietors Statement and shall be subject to all of the restrictions hereinafter set out.

In order to provide for the proper development of Forest Glen Subdivision, Phase 2, and of each and every lot therein, to protect the owners of such lots, and to insure the future value, beauty and use of Forest Glen Subdivision, Phase 2, as a restricted residential area, the undersigned hereby subject Forest Glen Subdivision, Phase 2, and each lot therein to the following conditions, restrictions, limitations and reservations, each of which is for the benefit of such subdivision and each lot therein and for the owners of each lot, which conditions, restrictions, limitations and reservations shall insure to the benefit of and pass with the title to each lot and bind the successors in title as the owners of such lots. Each condition, restriction, limitation and reservation shall be a covenant running with the land as to each lot. Each lot shall be held, transferred, sold and conveyed subject to such conditions, restrictions, limitations and reservations, which shall be considered a part of the language of each instrument conveying, transferring of, passing any interest in or to any lot whether specifically incorporated therein or not.

1. All lots, except as noted below, shall be known, described and used solely as R-1 Single Family Residential Lots and no structure shall be erected on any such lot other than one detached single family dwelling not to exceed two stories in height and a four car garage.

Lot 114, which is the same as lot 259, on the approved preliminary plan, shall be known, described and used solely as R-3 Multifamily Residential Lots and structures erected on any of such lots shall comply with the Zoning Ordinance of the City of Council Bluffs with respect to such classification.

Lot 260 as indicated on the approved preliminary plan, shall be known, described and used solely as Neighborhood Commercial and structures erected on any of such lots shall comply with the Zoning Ordinance of the City of Council Bluffs with respect to such classification.

2. No trailer, basement, tent, shack, garage, barn or other out building erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
3. No building shall be erected on any lot classified as R-1 Single Family Residential unless the design and location is in harmony with existing structures and location in the tract and does not violate any Protective Covenants. In any case no dwellings having a ground floor square foot area of less than 1200 square feet in the case of a one story structure, nor less than 750 square feet in the case of a one and one-half or two story structure, shall be permitted on any lot described herein. In the event any lot classified as R-3 Multi family Residential is used for the erection of a single family residence, the same restrictions shall apply.
4. The title holder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris.
5. No billboards, satellite dishes or any other unsightly objects will be erected, placed or maintained on any lot. No advertising signs will be allowed on any lot; provided, however, one "For Rent" or one "For Sale" sign of not more than 5 square feet may be placed or maintained on a lot. No business activities shall be conducted on any lot if the conduct of said business activity will result in an unreasonable increase in the traffic flow within the Addition, or an unreasonable increase in the number of vehicles parked on the streets within the Addition, or the presence of unsightly commercial vehicles within the Addition. Notwithstanding the foregoing provisions, this paragraph shall not restrict the business activities, advertising, signs and bill boards, or the construction and maintenance of structures by the Developer, its agents and assigns, during the construction and sale period of this Addition.
6. A perpetual easement is reserved for utility installation, maintenance and drainage over the rear ten feet and side five feet of each lot, or as specified on the final plat.
7. No animal of any kind other than family pets shall be kept on any part of a lot.
8. No building, fence, wall or other structure shall be erected or altered until the design, location, first floor elevation and lot grading plan have been approved in writing by the undersigned or their successors in title or by a committee appointed by them; provided, that in the event such plans are neither approved nor disapproved within 30 days after submission, such approval shall not be required so long as such design and location are harmonious with existing structures and do not violate any restrictive

covenants. No residence shall be occupied until completed in accordance with the plans and specifications. All buildings shall comply with the provisions of the Zoning and Building Ordinance of the City of Council Bluffs.

- 9. The construction and landscaping of each Residence shall be completed within one year from the date the construction of the Residence is commenced. Excess dirt resulting from the excavation done on any Lot shall be hauled from the Lot or used in landscaping the Lot within the construction time period. All excavation or alteration of the existing topography and native growth will be done in a manner such that the natural drainage is not altered to such an extent that unreasonable or undesirable drainage or erosion results.
- 10. Material and equipment used during the construction and landscaping process will be stored and maintained on the Lot in an orderly manner.
- 11. No camper, mobile home, recreational vehicle or boat shall be maintained, stored or kept on any lot unless it is screened from view. Unused vehicles shall be removed from the premises and no Lot shall be used for the purpose of selling, leasing, showing or repairing vehicles for commercial purposes.
- 12. No external television or radio antennae will be allowed. However, radio transmitting antennae will be allowed if installed so that they cannot be viewed from any adjoining street.
- 13. No Lot owner shall use, suffer or permit any person or persons in any manner whatsoever, to use his Lot for any purpose which will constitute an unreasonable and improper invasion upon the quiet use and enjoyment of any other lot owner's property. Each lot owner shall maintain his Lot in a clean and wholesome condition and all health and police regulations shall in all respects and at all times be fully complied with by the lot owner so as to prevent noxious and offensive activities or conditions which could constitute a public or private nuisance
- 14. The title holder of each lot, vacant or improved, shall become a member of the Forest Glen Homeowners Association and shall be obligated to pay his or her share of the obligations of that Association as provided in its by-laws or otherwise.
- 15. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1st, 2015, it shall be lawful for any other person or persons owning any other lot in such subdivision to proceed at law or in equity against the person or persons violating or attempting to violate such covenant or restriction and either to enjoin him or them from so doing and to recover damages for such violation.
- 16. Invalidiation of any one of these covenants by judgement of court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands this 31st day of August, 1992.

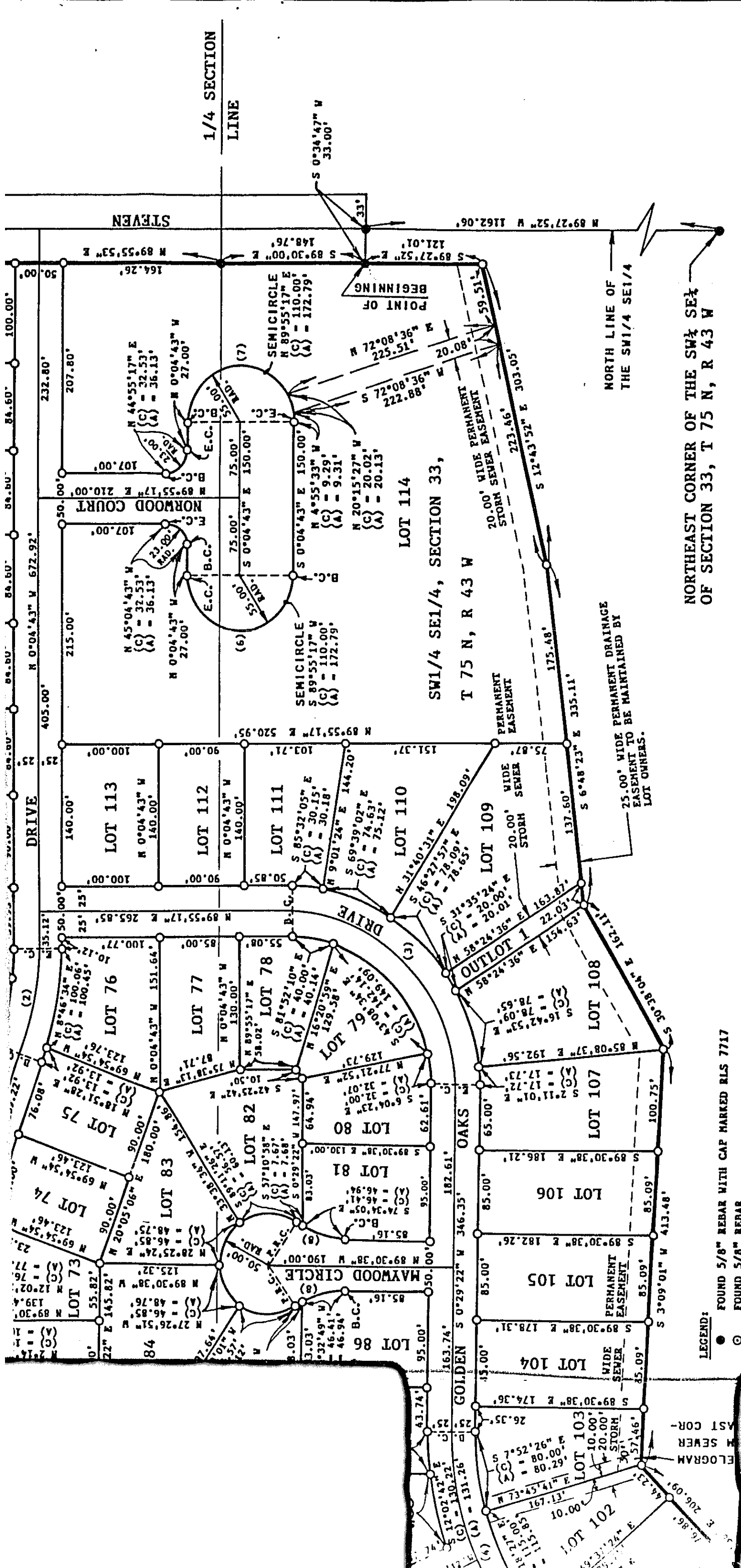
by M. L. Tweedt
M. L. Tweedt, President
Tweedt Engineering & Constr. Inc.

STATE OF IOWA)
) ss.
POTTAWATTAMIE COUNTY)

COMPARED

On this 31st day of August, A.D. 1992 before me, a Notary Public in and for said County, personally appeared M. L. Tweedt, to me personally known, who being by me duly (sworn or affirmed) did say that that person is President of of said Tweedt Engineering & Construction, Inc. and that (the seal affixed to said instrument is the seal of said or no seal has been procured by the said) Tweed Engineering & Construction, Inc. and that said instrument was signed and sealed on behalf of the said Tweedt Engineering and Construction, Inc. by authority of its board of (directors or trustees) and the said Notary Public acknowledged the execution of said instrument to be the voluntary act and deed of said Tweedt Engineering and Construction, Inc. by it voluntarily executed.

Jose R. Pralautman
Notary Public 4-24-95



ROGERS SURVEYING
25 ROLLING HILLS COUNCIL BLUFFS, IOWA

SCALE: 1" = 100' APPROVED BY: _____ DRAWN BY: C.R.
 DATE: 8-10-92 REVISED _____

CLIENT: TWEED ENGINEERING & CONSTRUCTION, INC. 93 10395
 212 CLOVERDALE DRIVE
 COUNCIL BLUFFS, IOWA 51503

TITLE: FINAL PLAT OF FOREST GLEN SUBDIVISION, PHASE II DRAWING NUMBER 100092

NORTHEAST CORNER OF THE SW 1/4 SE 1/4
 OF SECTION 33, T 75 N, R 43 W

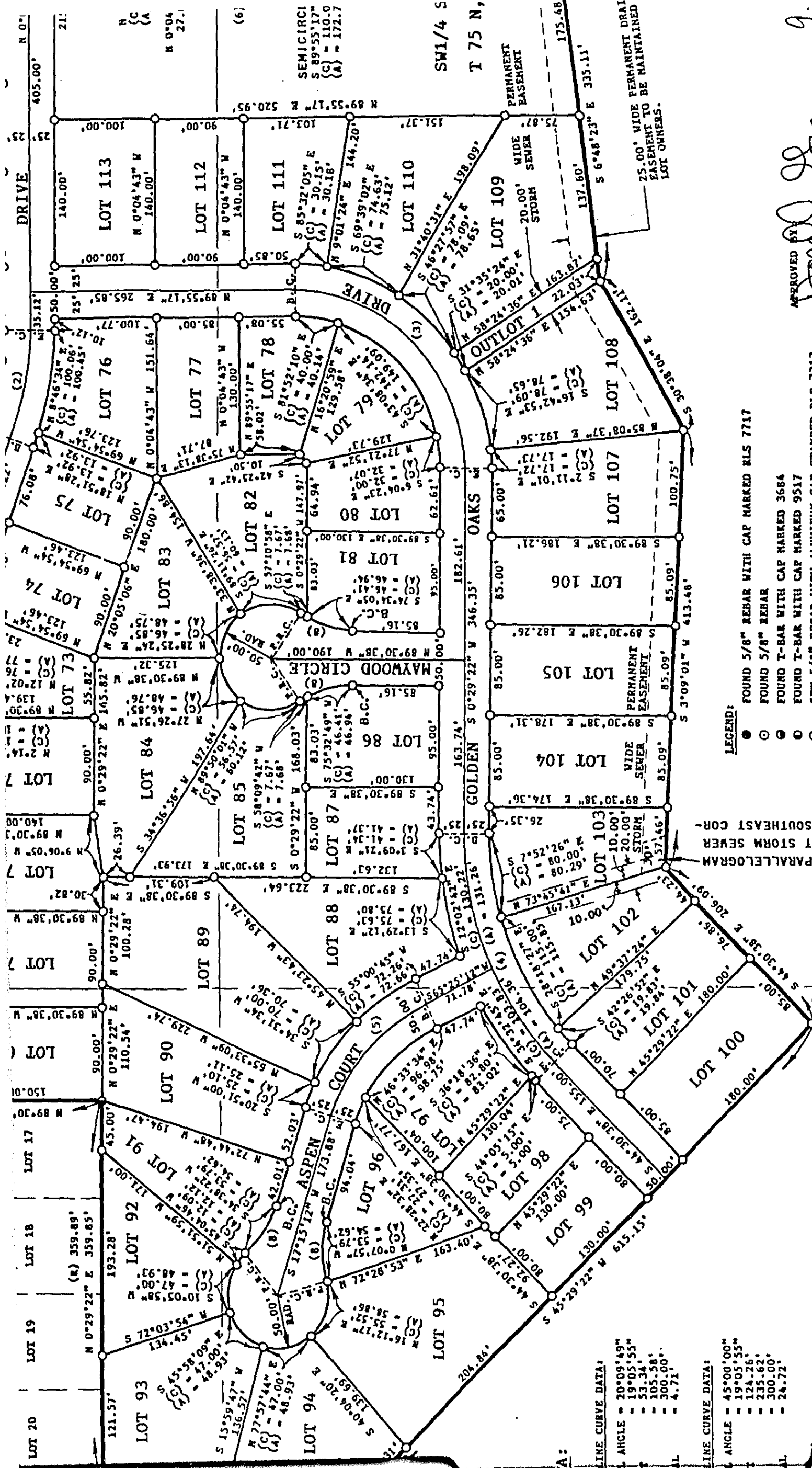
APPROVED BY: *[Signature]* 9.15.92 DATE
 DIRECTOR, COMMUNITY DEVELOPMENT DEPT.

CITY COUNCIL: _____ DATE
 APPROVED BY THE MAYOR: *[Signature]* 9/21/92 DATE

ATTESTED TO BY: *[Signature]* 9/21/92 DATE
 CITY CLERK

- LEGEND:**
- FOUND 5/8" REBAR WITH CAP MARKED RLS 7717
 - FOUND 5/8" REBAR
 - FOUND T-BAR WITH CAP MARKED 3684
 - FOUND T-BAR WITH CAP MARKED 9517
 - SET 5/8" REBAR WITH ALUMINUM CAP STAMPED RLS 7717
 - (C) CHORD DISTANCE
 - (A) ARC LENGTH
 - B. C. BEGIN CURVE
 - E. C. END CURVE
 - P.R.C. POINT OF REVERSE CURVE
 - (R) RECORDED AS

93 10396



APPROVED BY: *[Signature]*
 DIRECTOR, COMMUNITY DEVELOPMENT DEPT.

CITY COUNCIL:
[Signature]
 APPROVED BY THE MAYOR

ATTESTED TO BY:
[Signature]
 CITY CLERK

- LEGEND:**
- FOUND 5/8" REBAR WITH CAP MARKED RLS 7717
 - FOUND 5/8" REBAR
 - ⊙ FOUND T-BAR WITH CAP MARKED 3684
 - ⊙ FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED RLS 7717
 - (C) CHORD DISTANCE
 - (A) ARC LENGTH
 - B. C. BEGIN CURVE
 - E. C. END CURVE
 - P.R.C. POINT OF REVERSE CURVE
 - (R) RECORDED AS

25.00' X 30.00' PARALLELOGRAM BEING A PERMANENT STORM SEWER EASEMENT IN THE SOUTHEAST CORNER OF LOT 103

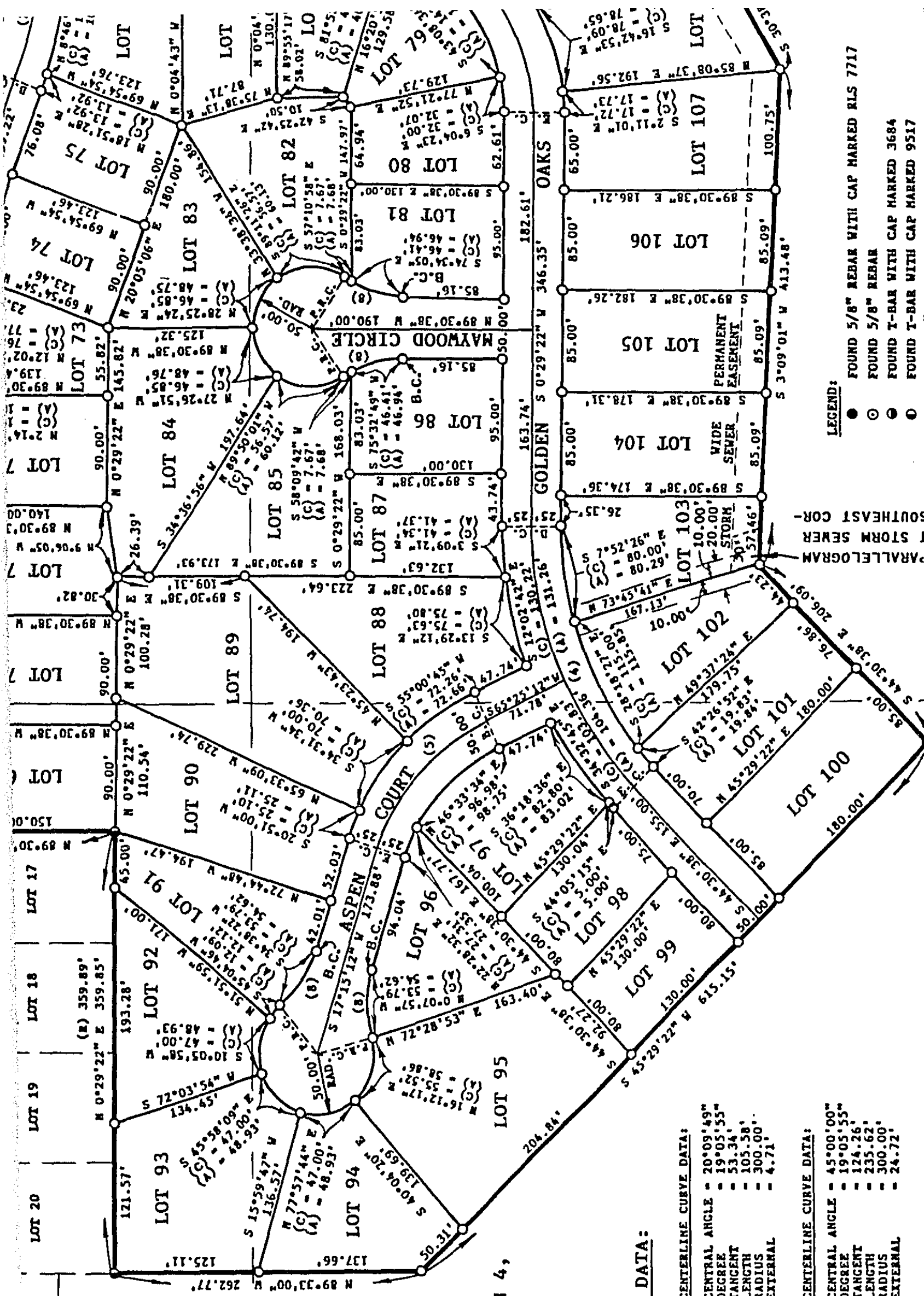
TOWNSHIP LINE

25.00 FOOT MINIMUM BUILDING SETBACK IS REQUIRED FOR LOTS 99 INCLUSIVE AND FOR LOTS 110 THRU 113 INCLUSIVE, AND A 20.00 FOOT MINIMUM BUILDING SETBACK IS REQUIRED FOR LOTS 100 THRU 114, AND A 20.00 FOOT MINIMUM BUILDING SETBACK IS REQUIRED FOR LOT 114.

CIRCULAR CURVE DATA:

LINE CURVE DATA:	(2) CENTERLINE CURVE DATA:	(4) CENTERLINE CURVE DATA:
ANGLE = 19°35'44"	CENTRAL ANGLE = 20°09'49"	CENTRAL ANGLE = 45°00'00"
ANGLE = 19°05'55"	DEGREE = 19°05'55"	DEGREE = 19°05'55"
ANGLE = 51°81'	TANGENT LENGTH = 53.34'	TANGENT LENGTH = 124.26'
ANGLE = 102°61'	LENGTH = 105.58'	LENGTH = 235.62'
ANGLE = 300.00'	RADIUS = 300.00'	RADIUS = 300.00'
ANGLE = 4.44'	EXTERNAL = 4.71'	EXTERNAL = 24.72'
ANGLE = 90°34'05"	ANGLE = 45°00'00"	ANGLE = 180°00'00"
ANGLE = 34°43'29"	ANGLE = 19°05'55"	ANGLE = 172.79'
ANGLE = 166.64'	ANGLE = 124.26'	ANGLE = 55.00'
ANGLE = 280.82'	ANGLE = 235.62'	
ANGLE = 165.00'	ANGLE = 300.00'	
ANGLE = 69.51'	ANGLE = 24.72'	

93 10396



1/4 SECTION
LINE

NW1/4 NE1/4, SECTION 4,
T 74 N, R 43 W

RECORDED

CIRCULAR CURVE DATA:

- (1) CENTERLINE CURVE DATA:
CENTRAL ANGLE = 19°35'44"
DEGREE = 19°05'55"
TANGENT = 53.34'
LENGTH = 102.61'
RADIUS = 300.00'
EXTERNAL = 4.44'
- (2) CENTERLINE CURVE DATA:
CENTRAL ANGLE = 20°09'49"
DEGREE = 19°05'55"
TANGENT = 53.34'
LENGTH = 102.61'
RADIUS = 300.00'
EXTERNAL = 4.71'
- (3) CENTERLINE CURVE DATA:
CENTRAL ANGLE = 90°34'05"
DEGREE = 34°43'29"
TANGENT = 166.64'
LENGTH = 260.82'
RADIUS = 165.00'
EXTERNAL = 69.51'
- (4) CENTERLINE CURVE DATA:
CENTRAL ANGLE = 45°00'00"
DEGREE = 19°05'55"
TANGENT = 124.26'
LENGTH = 235.62'
RADIUS = 300.00'
EXTERNAL = 24.72'
- (5) CENTERLINE CURVE DATA:
CENTRAL ANGLE = 48°10'00"
DEGREE = 32°44'25"
TANGENT = 78.22'
LENGTH = 147.12'
RADIUS = 175.00'
EXTERNAL = 16.69'
- (6)&(7) CURVE DATA:
CENTRAL ANGLE = 180°00'00"
LENGTH = 172.79'
RADIUS = 55.00'
- (8) CURVE DATA:
CENTRAL ANGLE = 34°46'19"
LENGTH = 54.62'
RADIUS = 90.00'

NOTE: A 25.00 FOOT MINIMUM BUILDING SETBACK IS REQUIRED FOR LOTS 53 THRU 99 INCLUSIVE AND FOR LOTS 110 THRU 113 INCLUSIVE, AND A 15.00 FOOT MINIMUM BUILDING SETBACK IS REQUIRED FOR LOTS 100 THRU 109 INCLUSIVE, AND A 20.00 FOOT MINIMUM BUILDING SETBACK IS REQUIRED FOR LOT 114.

25.00' X 30.00' PARALLELOGRAM BEING A PERMANENT STORM SEWER EASEMENT IN THE SOUTHWEST CORNER OF LOT 103

- LEGEND:**
- FOUND 5/8" REBAR WITH CAP MARKED RLS 7717
 - FOUND 5/8" REBAR
 - FOUND T-BAR WITH CAP MARKED 3684
 - FOUND T-BAR WITH CAP MARKED 9517
 - (C) SET 5/8" REBAR WITH ALUMINUM CAP STAMPED RLS 7
 - (C) CHORD DISTANCE
 - (A) ARC LENGTH
 - B. C. BEGIN CURVE
 - E. C. END CURVE
 - P.R.C. POINT OF REVERSE CURVE
 - (R) RECORDED AS

RECORDED

LEGAL DESCRIPTION:

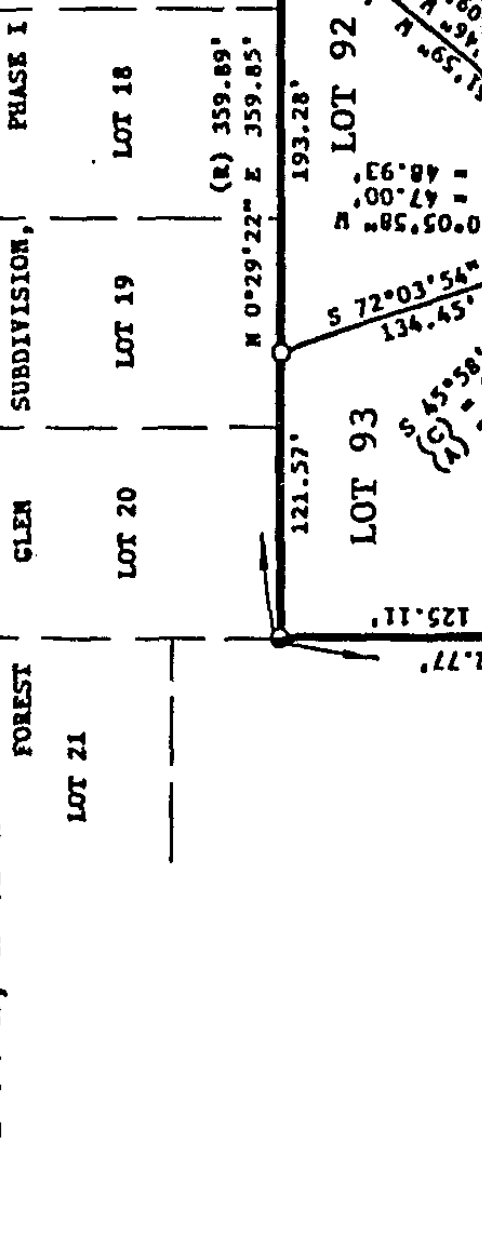
A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND ALSO, LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89°27'52" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 1162.06 FEET; THENCE SOUTH 0°34'47" WEST A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF STEVEN ROAD RIGHT OF WAY AND POINT OF BEGINNING; THENCE SOUTH 89°27'52" EAST A DISTANCE OF 121.01 FEET; THENCE SOUTH 12°43'52" EAST A DISTANCE OF 303.05 FEET; THENCE SOUTH 6°48'23" EAST A DISTANCE OF 335.11 FEET; THENCE SOUTH 30°38'04" EAST A DISTANCE OF 162.11 FEET; THENCE SOUTH 3°09'01" WEST A DISTANCE OF 413.48 FEET; THENCE SOUTH 44°30'38" EAST A DISTANCE OF 206.09 FEET; THENCE SOUTH 45°29'22" WEST A DISTANCE OF 615.15 FEET; THENCE NORTH 89°33'00" WEST A DISTANCE OF 262.77 FEET TO THE SOUTHWEST CORNER OF LOT 20, FOREST GLEN SUBDIVISION, PHASE I, COUNCIL BLUFFS, IOWA; THENCE NORTH 0°29'22" EAST ALONG THE EAST LINE OF SAID FOREST GLEN SUBDIVISION, PHASE I A DISTANCE OF 359.85 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID FOREST GLEN SUBDIVISION, PHASE I; THENCE NORTH 89°30'38" WEST ALONG THE NORTH LINE OF SAID FOREST GLEN SUBDIVISION, PHASE I A DISTANCE OF 425.19 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID FOREST GLEN SUBDIVISION, PHASE I, SAID CORNER BEING ON THE EAST LINE OF WOODHILL 2ND ADDITION, COUNCIL BLUFFS, IOWA; THENCE NORTH 0°25'29" EAST ALONG THE EAST LINE OF SAID WOODHILL 2ND ADDITION A DISTANCE OF 132.71 FEET TO THE NORTHEAST CORNER OF LOT 55 OF SAID WOODHILL 2ND ADDITION, SAID CORNER ALSO, BEING THE SOUTHWEST CORNER OF LOT 1, WOODHILL 1ST ADDITION, COUNCIL BLUFFS, IOWA; THENCE NORTH 4°11'05" EAST ALONG THE EAST LINE OF SAID WOODHILL 1ST ADDITION A DISTANCE OF 191.03 FEET; THENCE NORTH 4°31'50" EAST ALONG THE EAST LINE OF SAID WOODHILL 1ST ADDITION A DISTANCE OF 453.05 FEET TO THE NORTHEAST CORNER OF LOT 5 OF SAID WOODHILL 1ST ADDITION; THENCE NORTH 20°49'36" WEST ALONG THE EAST LINE OF SAID WOODHILL 1ST ADDITION A DISTANCE OF 94.09 FEET; THENCE NORTH 71°05'37" EAST A DISTANCE OF 192.42 FEET; THENCE NORTH 0°04'43" WEST A DISTANCE OF 260.00 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID WOODHILL 1ST ADDITION; THENCE NORTH 0°04'43" WEST ALONG THE EAST LINE OF SAID WOODHILL 1ST ADDITION A DISTANCE OF 210.23 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID WOODHILL 1ST ADDITION, SAID CORNER BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID STEVEN ROAD A DISTANCE OF 344.26 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 89°30'00" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STEVEN ROAD A DISTANCE OF 148.76 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 31.315 ACRES, MORE OR LESS.

NOTE: THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 IS ASSUMED TO BEAR NORTH 89°27'52" WEST FOR THIS DESCRIPTION.

NE1/4 NW1/4, SECTION 4,

T 74 N, R 43 W

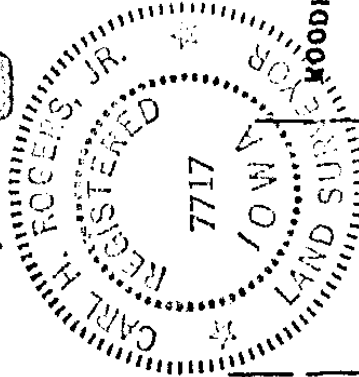


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Carl H. Rogers, Jr.*
CARL H. ROGERS, JR.

DATE: SEPTEMBER 11, 1992 REG. NO. 7717

MY REGISTRATION EXPIRES DECEMBER 31, 1992.

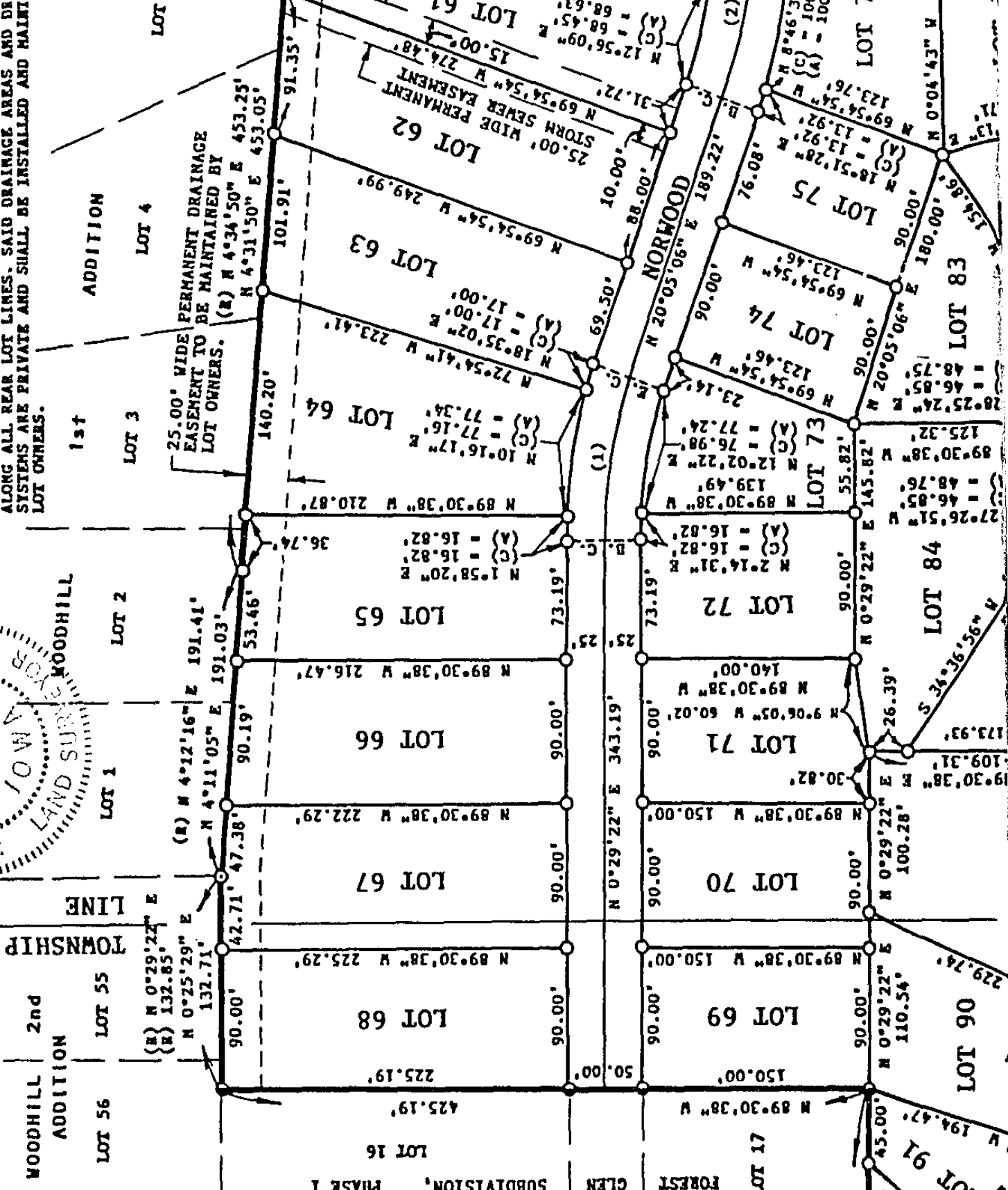


FINAL PLAT OF
FOREST GLEN SUBDIVISION
PHASE II

OWNER AND DEVELOPER

TWEEDT ENGINEERING & CONSTRUCTION, INC.
M. L. TWEEDT, PRESIDENT
212 CLOVERDALE DRIVE
COUNCIL BLUFFS, IOWA 51503

NOTE: A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES IN WIDTH ALONG ALL SIDE LOT LINES AND TEN FEET ALONG ALL REAR LOT LINES. SAID DRAINAGE AREAS AND DR SYSTEMS ARE PRIVATE AND SHALL BE INSTALLED AND MAINTAINED BY LOT OWNERS.



FINAL PLAT OF FOREST GLEN SUBDIVISION PHASE II

OWNER AND DEVELOPER
TWEEDT ENGINEERING & CONSTRUCTION, INC.
M. L. TWEEDT, PRESIDENT
212 CLOVERDALE DRIVE
COUNCIL BLUFFS, IOWA 51503

NOTE: A PERPETUAL EASEMENT IS RESERVED FOR DRAINAGE PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, FIVE FEET IN WIDTH ALONG ALL SIDE LOT LINES AND TEN FEET IN WIDTH ALONG ALL REAR LOT LINES. SAID DRAINAGE AREAS AND DRAINAGE SYSTEMS ARE PRIVATE AND SHALL BE INSTALLED AND MAINTAINED BY LOT OWNERS.

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

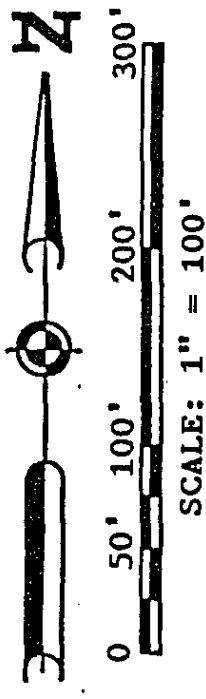
I, JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE LAND INCLUDED IN FOREST GLEN SUBDIVISION, PHASE II IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS 11th DAY OF September, 1992.

Judy Ann Miller
JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA
I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FILING OF THE FINAL PLAT:

- ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBDIVISION.
- I HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

M. L. Tweedt 9-11-92
M. L. TWEEDT, PRESIDENT,
TWEEDT ENGINEERING & CONSTRUCTION, INC. DATE



DEDICATION:

KNOW ALL PEOPLE OF THESE PRESENTS: THAT TWEEDT ENGINEERING & CONSTRUCTION, INC., PRESIDENT; M. L. TWEEDT, BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND TO BE KNOWN AS FOREST GLEN SUBDIVISION, PHASE II, LOTS 53 THRU 114 INCLUSIVE, AND ALSO, IN-ENTIRETY AS SHOWN ON THIS PLAT AND NORWOOD DRIVE, NORWOOD COURT, GOLDEN OAKS DRIVE, MAYWOOD CIRCLE AND ASPEN COURT RIGHTS OF WAY ARE DEDICATED TO THE CITY OF COUNCIL BLUFFS, IOWA. THE FIVE PERMANENT STORM SEWER EASEMENTS ARE DEDICATED TO THE CITY OF COUNCIL BLUFFS, IOWA FOR INGRESS AND EGRESS TO INSTALL AND MAINTAIN STORM SEWERS AND APPURTENANCES.

IN WITNESS WHEREOF I DO HEREBY SET MY HAND THIS 11th DAY OF SEPT, 1992.

M. L. Tweedt
M. L. TWEEDT, PRESIDENT, TWEEDT ENGINEERING & CONSTRUCTION, INC.

STATE OF IOWA }
COUNTY OF POTTAWATTAMIE } SS

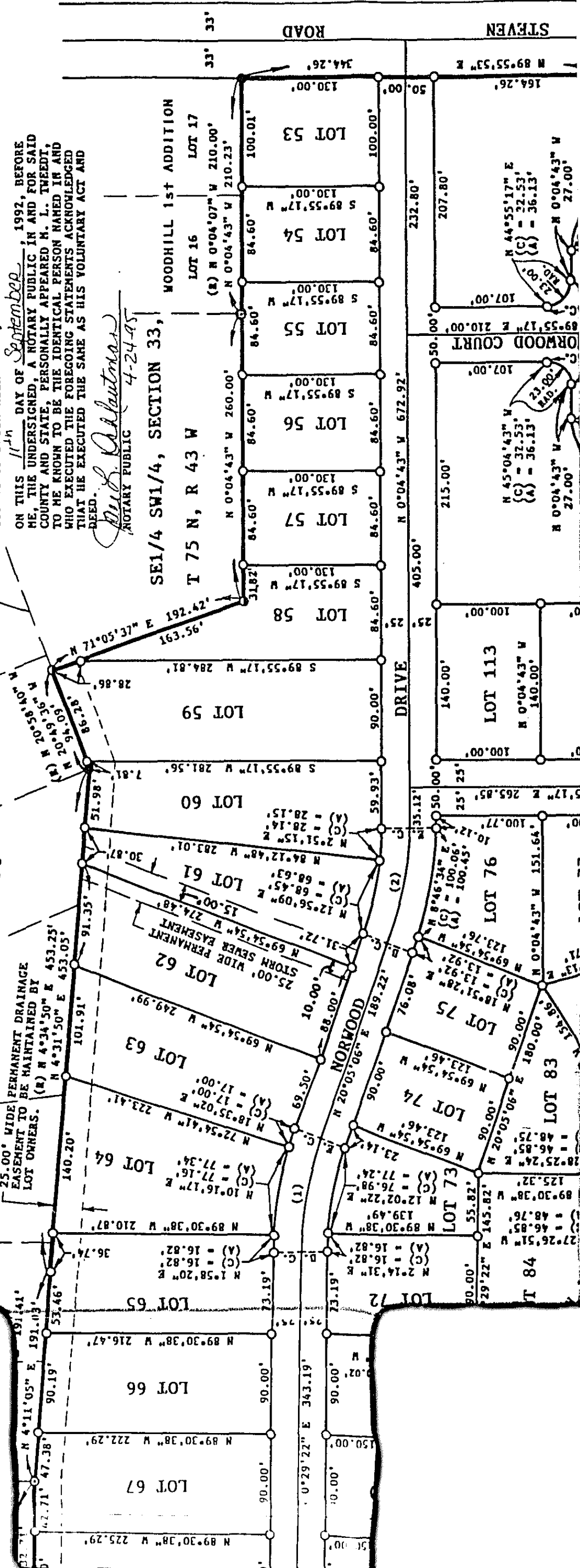
ON THIS 11th DAY OF September, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED M. L. TWEEDT, WHO IS KNOWN TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING STATEMENTS ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS VOLUNTARY ACT AND DEED.

Paul D. Johnston
NOTARY PUBLIC 4-24-95

SE 1/4 SW 1/4, SECTION 33,

T 75 N, R 43 W

WOODHILL 1st ADDITION



14-12
*75.000
1 0
1+75.00

633 10329