

**COMPARED**

FILED FOR RECORD  
POTTAWATTAMIE CO., IA

INST # 007954  
RECORDING FEE 25.00  
AUDITOR FEE \_\_\_\_\_  
RMA FEE 1.00 ECOM 1.00

2006 NOV -9 AM 9:13

JOHN SCIORTINO  
RECORDER

**BILL OF SALE**

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

✓ Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006  
Douglas P. Drummey, General Manager. Reviewed and approved by legal counsel for the Board of Water Works Trustees of the City of Council Bluffs, Iowa.

**Taxpayer Information:** (Name and complete address)

Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006  
Douglas P. Drummey, General Manager.

**Return Document To:** (Name and complete address)

⊕ Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006  
Douglas P. Drummey, General Manager.

**Grantors:**

Council Bluffs Real Estate, L.L.C.

**Grantees:**

City of Council Bluffs, Iowa, for the use and benefit of The Board of Water Works Trustees of the City of Council Bluffs, Iowa

**Legal Description:** See next page.

**Document or instrument number of previously recorded documents if applicable:**

**COMPARED**

**BILL OF SALE**

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, Council Bluffs Real Estate, L.L.C., an Iowa limited liability company (the "Seller"), does hereby sell, assign, transfer and set over unto the City of Council Bluffs, Iowa, for the use and benefit of The Board of Water Works Trustees of the City of Council Bluffs, Iowa (the "Buyer"), the following described personal property, to-wit:

all water lines and appurtenances thereto lying either within a certain easement granted to the Buyer by the Seller, which easement is over, across and through the real estate situated in Pottawattamie County, Iowa, as described in the plat attached hereto as Exhibit 1 or the public rights-of-way identified in said plat

which personal property is currently in the possession of Seller.

The above named Buyer does hereby assent to becoming the owner of the above described property.

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

[signature page follows]

Signed the month, day and year appearing opposite the signature block.

Dated: Dec 2, 05

Council Bluffs Real Estate, L.L.C.

By: Glen Tiessen

Glen Tiessen, Member

1730 Madison Avenue  
Council Bluffs, Iowa, 5503  
(712) 328-5008

STATE OF IOWA )  
 ) ss  
COUNTY OF POTTAWATTAMIE )

This instrument was acknowledged before me on the 2 day of December, 2005, by Glen Tiessen as a member of Council Bluffs Real Estate, L.L.C., an Iowa limited liability company.

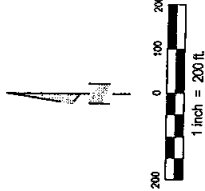
Peggy L Simpson  
Notary Public in and for said State

(SEAL)

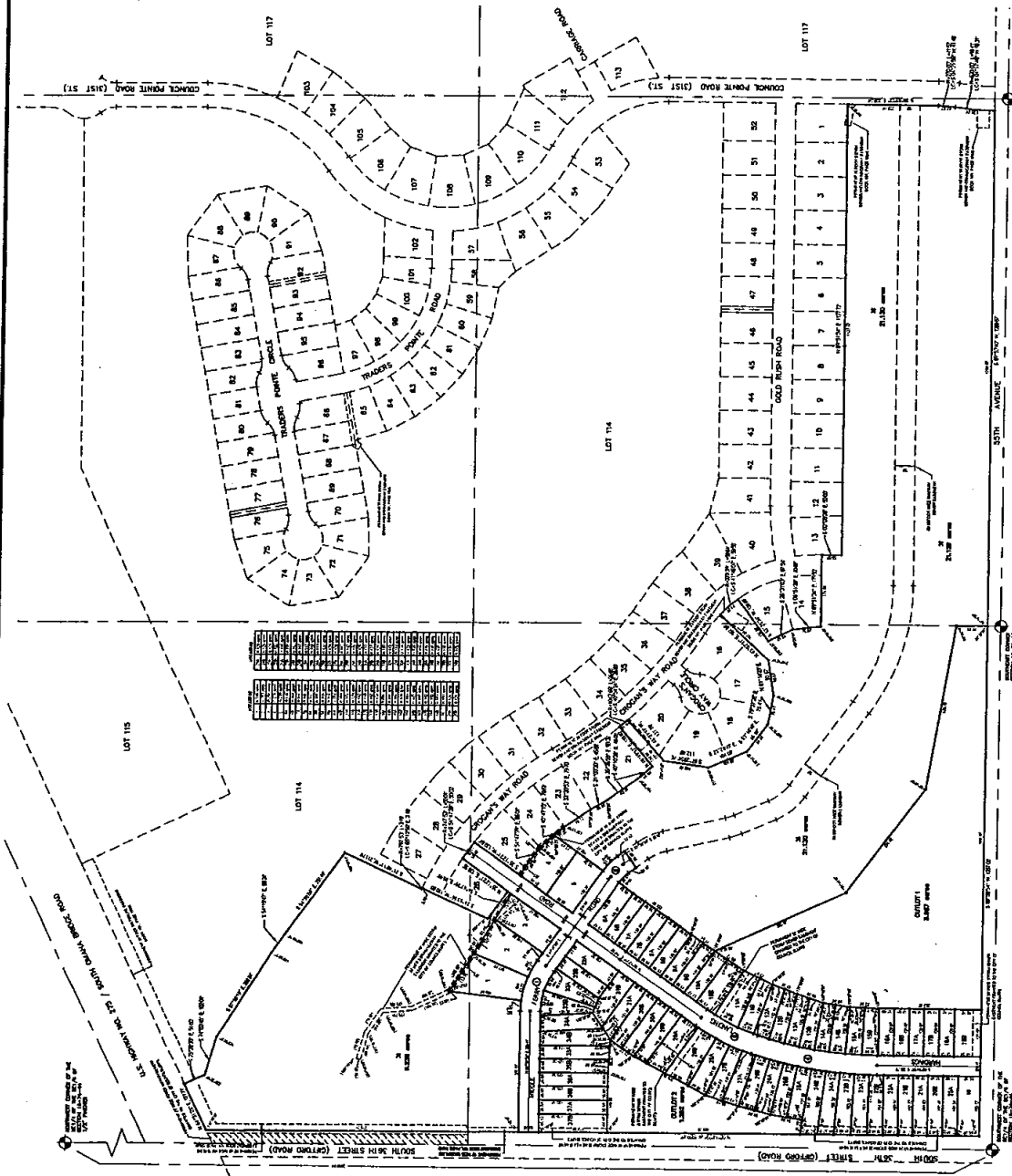


# THE SEVENS AT FOX RUN LANDING

LOTS 1 THRU 39 INCLUSIVE, AND OUTLOTS 1 AND 2  
BEING A REPLATING OF ALL OF LOT 118 AND OUTLOT 1, FOX RUN LANDING, A  
SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 15, AND PART OF THE EAST 1/2  
OF THE SW1/4 OF SAID SECTION 15, ALL LOCATED IN TOWNSHIP 74 NORTH,  
RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
  2. ALL LOTS LINES ARE EQUAL TO CURVED STREETS UNLESS SHOWN AS (R.F.)
  3. DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO SOUTH 38TH STREET OR TO 55TH AVENUE FROM ANY LOTS ADJOINING SAID STREETS
  4. A PERPETUAL EASEMENT 4 FEET IN WIDTH IS RESERVED ALONG THE SIDE, LOT LINES OF LOTS, AND 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES OF ALL LOTS, SAID EASEMENTS ARE FOR UTILITY AND DRAINAGE AND FOR THE INSTALLATION OF CURBS, GUTTERS, AND DRAINAGE SYSTEMS AND ANY INCLUDED DRAINAGE SYSTEMS ARE PRIVATE AND TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THEM.
  5. PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS HAVE BEEN PREPARED FOR THE DEVELOPMENT AND WILL BE RECORDED WITH THIS INSTRUMENT FOR THE DEVELOPMENT.
  6. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
  7. PERMANENT STORM SEWER AND DRAINAGEWAY EASEMENTS GRANTED TO THE HOME OWNERS ASSOCIATION LOCATED IN ALL OF OUTLOTS 1 AND 2.



**LEGEND**

- PREPARED BY: [Name]
- CHECKED BY: [Name]
- REVIEWED BY: [Name]
- REVISIONS BY: [Name]
- APPROVED BY: [Name]
- RECORDED BY: [Name]
- SECTION CORNER POINT
- ON CORNER (DATE: 11/22/06)

DATE	BY	REVISIONS
11/22/06	[Name]	FINAL PLAT

**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

1330 SOUTH 29TH STREET, SUITE D  
LINCOLN, NE 68516-5841  
PHONE: (402) 426-7217  
FAX: (402) 426-7218

1330 O STREET  
LINCOLN, NE 68516-5841  
PHONE: (402) 426-7217  
FAX: (402) 426-7218

THE SEVENS AT  
FOX RUN LANDING  
COUNCIL BLUFFS, IOWA

FINAL PLAT

Proj No:	99049/08
Date:	11/09/2005
Delivered By:	MAK
Drawn By:	LDD/DAS
Checked By:	
Scale:	1" = 200'

Revisions

Rev	Date	Description
1	01/12/2006	

THE SEVENS AT FOX RUN LANDING

LOTS 1 THRU 39 INCLUSIVE, AND OUTLOTS 1 AND 2 SUBDIVISION LOCATED IN THE SW/4 OF SECTION 16, AND PART OF THE EAST 1/2 OF SECTION 18, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

WE HEREBY CERTIFY THAT THE FOLLOWING SCHEDULE WILL BE CONTEMPORANEOUS WITH THE FILING OF THIS FINAL PLAT...

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT...

B. A NOTARIZED STATEMENT OF THE MANAGING MEMBER OR LEASER OF THE PLAT, IN ACCORDANCE WITH THE DESIRE OF THE OWNERS...

C. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

D. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

E. CERTIFIED RESOLUTIONS OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

F. A NOTARIZED STATEMENT OF THE MANAGING MEMBER OR LEASER OF THE PLAT, IN ACCORDANCE WITH THE DESIRE OF THE OWNERS...

G. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

H. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

I. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

J. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

K. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

L. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

M. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

N. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

O. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

P. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

Q. A NOTARIZED STATEMENT OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR MAKING THE RIGHT TO REVIEW...

LEGAL DESCRIPTION BEING A PART OF SECTION 16, AND PART OF SECTION 18, AND PART OF SECTION 19, AND PART OF SECTION 20...

THESE PRESENTS, THAT C.B. REAL ESTATE DEVELOPMENT, L.L.C. AND WESTERN IOWA LAND DEVELOPMENT, L.L.C. DOES HEREBY CERTIFY...

C.B. REAL ESTATE DEVELOPMENT, L.L.C. APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE PLAT.

WESTERN IOWA LAND DEVELOPMENT, L.L.C. APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE PLAT.

BY: GLEN TRESSER, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY PUBLIC PERSONALLY CAME GLEN TRESSER, MANAGING MEMBER OF C.B. REAL ESTATE DEVELOPMENT, L.L.C. AND ALSO MANAGING MEMBER OF FOX RUN DEVELOPMENT, L.L.C. ON THIS DAY OF 2006...

NOTARY PUBLIC WESTERN IOWA DEVELOPMENT, L.L.C.

ON THIS DAY OF 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY CAME JUDY ANN MILLER, COUNTY TREASURER OF POTTAWATTAMIE COUNTY, IOWA...

APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

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APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

E&A CONSULTING GROUP, INC. ENGINEERS • PLANNERS • SURVEYORS

13001 Q STREET OMAHA, NE 68137 PHONE: (402) 855-4700 FAX: (402) 855-3599

REGISTERED PROFESSIONAL SURVEYOR 13873

THESE SHEETS ARE THE PROPERTY OF E&A CONSULTING GROUP, INC. NO PART OF THESE SHEETS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF E&A CONSULTING GROUP, INC.

THE SEVENS AT FOX RUN LANDING COUNCIL BLUFFS, IOWA

FINAL PLAT

PLAT-FINAL-000.dwg, SHEETZ, 1/12/2006 1:40:18 PM, Donalds

Revisions Date 01/12/2006

Projects 899(1043)