

**COMPARED**

INST # 20251  
RECORDING FEE 25.00  
AUDITOR FEE \_\_\_\_\_  
RMA FEE 1.00 ECOM 1.00

FILED FOR RECORD  
POTTAWATTAMIE CO. IA

2005 APR 28 AM 11:24

JOHN SCIORTINO  
RECORDER

Prepared for Council Bluffs City Water Works, 2000 N. 25th St., P. O. Box 309, Council Bluffs, IA 51502, telephone (712) 328-1006 by 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.

### BILL OF SALE

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For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, The Woodbury Company II, 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 within a certain easement granted to the Buyer by the Seller, which easement is over, across and through the following described real estate situated in Pottawattamie County, Iowa, to wit:

See Exhibit 1 attached hereto

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.

BK105PG20186

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

Dated: 4/22/05

The Woodbury Company II, L.L.C.

By: Robert Hancock  
Robert Hancock, Member

10730 Pacific Street, Suite 214

Omaha, Nebraska 68114

Telephone: (402) 391-2885

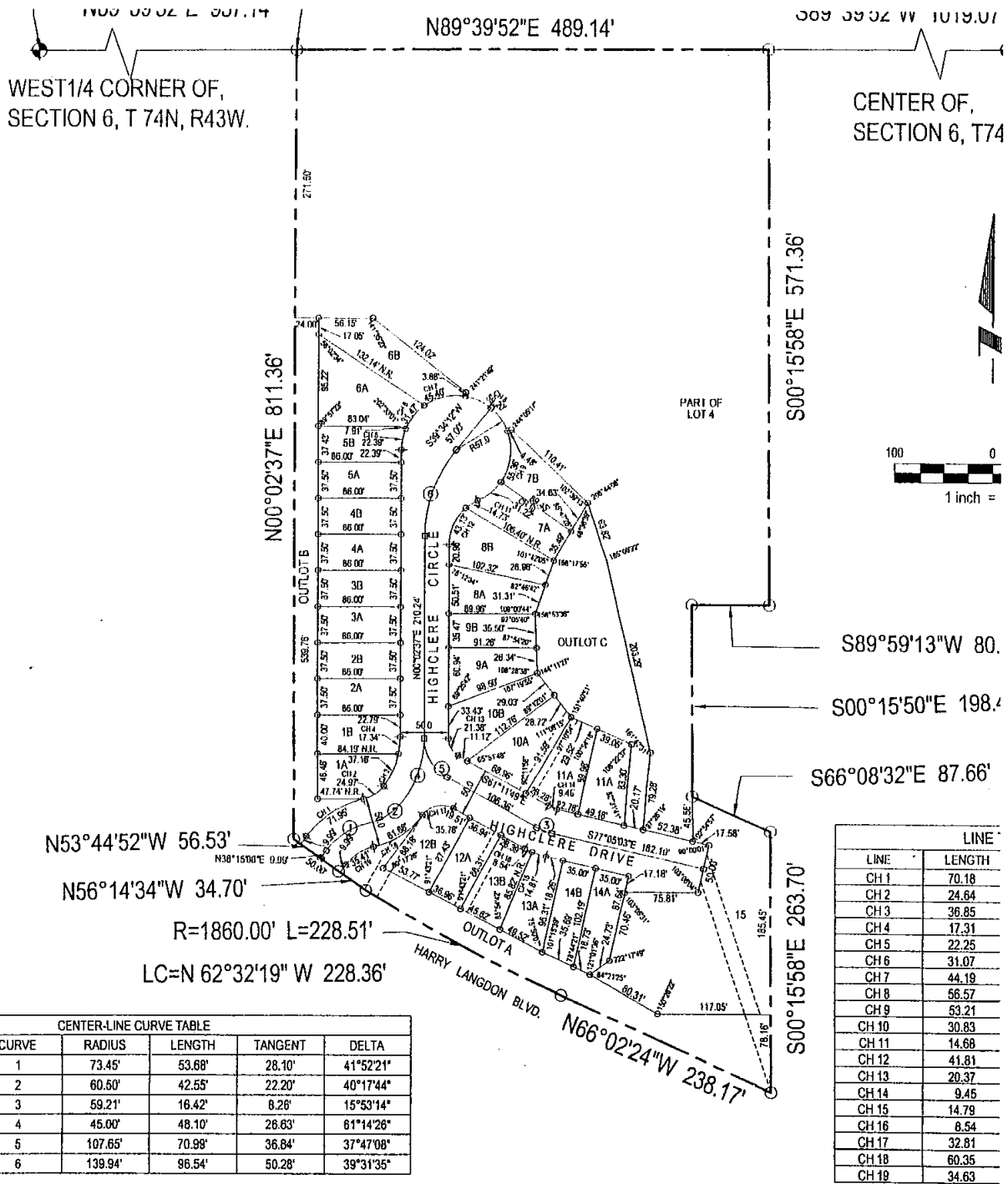
STATE OF IOWA                                 )  
  ) ss  
COUNTY OF POTTAWATTAMIE )

On this 22<sup>nd</sup> day of April, 2005, before me, a Notary Public in and for the said State, personally appeared Robert Hancock, to me personally known, who being by me duly sworn did say that that person is a member of The Woodbury Company II, L.L.C., an Iowa limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its members and the said Robert Hancock acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



Karen A. Wisniski  
Notary Public in and for said State

# EXHIBIT 1



LINE	LENGTH
CH 1	70.18
CH 2	24.64
CH 3	36.85
CH 4	17.31
CH 5	22.25
CH 6	31.07
CH 7	44.19
CH 8	56.57
CH 9	53.21
CH 10	30.83
CH 11	14.68
CH 12	41.81
CH 13	20.37
CH 14	9.46
CH 15	14.79
CH 16	8.54
CH 17	32.81
CH 18	60.35
CH 19	34.63

## LEGEND

- PINS FOUND, 5/8" X 30" REBAR (UNLESS OTHERWISE NOTED)
- PINS SET, 5/8" X 30" REBAR WIT
- PINS SET, 5/8" STEEL PLUG
- (P) PLAT DIMENSION
- (S) SURVEY DIMENSION
- (R) RECORDED
- ◆ SECTION CORNER FOUND

## NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
2. ALL LOT LINES ARE RADIAL TO CURVED STREETS
3. A PERPETUAL EASEMENT 5 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 INSTALLATION AND MAINTENANCE AND FOR DRAINAGE. SAID DRAINAGE AREAS AND ANY INCLUDED DRAINAGE SYSTEMS ARE PRIVATE AND ARE TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THEM.
4. PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN PREPARED FOR THIS DEVELOPMENT AND WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
5. A FIVE (5) FOOT INTERIOR SIDE YARD SETBACK VARIANCE WOULD ALLOW HOUSES TO BE BUILT UP TO FIVE (5) FEET FROM THE INTERIOR SIDE PROPERTY LINE

Proj No:	2003107.01
Date:	11/11/2004
Designed By:	XXX
Drawn By:	KAG
Scale:	1" = 100'

FINAL PLAT

HIGHCL

COUN

# HIGHCLERE PHASE II

R43W.

A REPLATING OF ALL OF LOT 4 HIGHCLERE SUBDIVISION, A SUBDIVISION  
LOCATED IN THE NORTH 1/2 OF THE SW 1/4, SECTION 6, AND ALSO TOGETHER  
WITH PART OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 6; ALL LOCATED IN  
TOWNSHIP 74 NORTH, RANGE 43 WEST, OF THE 5TH P.M.,  
POTTAWATTAMIE, IOWA.

## SURVEYOR'S CERTIFICATE

I, ROBERT V. CLARK, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED BELOW, ALL IN  
POTTAWATTAMIE COUNTY, IOWA, BEING A REPLATING OF ALL OF LOT 4 HIGHCLERE SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF THE SW 1/4  
SECTION 6, AND ALSO TOGETHER WITH PART OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 6; ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE  
5TH P.M., POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE N89°39'52"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID SW 1/4 OF SECTION  
6, A DISTANCE OF 937.14 FEET TO NORTHWEST CORNER OF SAID LOT 4, HIGHCLERE SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE CONTINUING N89°39'52"E ALONG SAID NORTH LINE OF THE SW 1/4 OF SECTION 6, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 4, HIGHCLERE  
SUBDIVISION, A DISTANCE OF 489.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, HIGHCLERE SUBDIVISION, SAID POINT ALSO BEING THE NORTHWEST  
CORNER OF LOT 3, SAID HIGHCLERE SUBDIVISION; THENCE S00°15'58"E ALONG THE EAST LINE OF SAID LOT 4, HIGHCLERE SUBDIVISION, SAID LINE ALSO  
BEING THE WEST LINE OF SAID LOT 3, HIGHCLERE SUBDIVISION, A DISTANCE OF 571.38 FEET TO A POINT ON THE NORTH LINE OF LOT 2, HIGHCLERE  
SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3, HIGHCLERE SUBDIVISION; THENCE S89°59'13"W ALONG SAID EAST LINE OF  
LOT 4, HIGHCLERE SUBDIVISION, SAID LINE ALSO BEING SAID NORTH LINE OF LOT 2, HIGHCLERE SUBDIVISION, A DISTANCE OF 80.00 FEET; THENCE  
S00°15'50"E ALONG SAID EAST LINE OF LOT 4, HIGHCLERE SUBDIVISION, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, HIGHCLERE SUBDIVISION, A  
DISTANCE OF 198.44 FEET; THENCE S66°08'32"E ALONG SAID WEST LINE OF LOT 2, HIGHCLERE SUBDIVISION, A DISTANCE OF 87.66 FEET; THENCE S00°15'58"E  
ALONG SAID WEST LINE OF LOT 2, HIGHCLERE SUBDIVISION, A DISTANCE OF 263.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE HARRY  
LANGDON BOULEVARD (HWY 375); THENCE N66°02'24"W ALONG SAID NORTH RIGHT-OF-WAY LINE HARRY LANGDON BOULEVARD (HWY 375), A DISTANCE OF  
238.17 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRY LANGDON BOULEVARD (HWY 375) ON A CURVE TO THE  
RIGHT WITH A RADIUS OF 1880.00 FEET, A DISTANCE OF 228.50 FEET SAID CURVE HAVING A LONG CHORD WHICH BEARS N62°32'19"W, A DISTANCE OF 228.36  
FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4, HIGHCLERE SUBDIVISION; THENCE N56°14'34"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF  
HARRY LANGDON BOULEVARD (HWY 375), SAID LINE ALSO BEING SAID SOUTH LINE OF LOT 4, HIGHCLERE SUBDIVISION, A DISTANCE OF 34.70 FEET; THENCE  
N53°44'52"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HARRY LANGDON BOULEVARD (HWY 375), SAID LINE ALSO BEING SAID SOUTH LINE OF LOT 4,  
HIGHCLERE SUBDIVISION, A DISTANCE 56.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, HIGHCLERE SUBDIVISION; THENCE N00°02'37"E ALONG THE  
WEST LINE OF SAID LOT 4, HIGHCLERE SUBDIVISION, A DISTANCE OF 811.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 10.347 ACRES OR 450,716 SQUARE FEET, MORE OR LESS.

I FURTHER CERTIFY THAT THE PLAT OF SAID PROPERTY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION, WITH REFERENCE TO KNOWN MONUMENTS,  
AND THAT THE PLAT ACCURATELY DESCRIBED ALL DIMENSIONS OF THE SUBDIVISION OF HIGHCLERE PHASE II BY LENGTH AND BREADTH, AND THE BREADTH  
AND COURSE OF ALL BOUNDARIES CERTIFIED HEREIN.

I HERBY CERTIFY THAT THE LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED 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.

ROBERT CLARK, LS-13373

DATE

MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2004

BEARING
N57°08'02"E
N58°07'35"E
N24°56'53"E
N08°03'19"E
N11°17'49"E
N38°25'42"E
N78°57'58"E
S50°25'48"E
S07°08'40"W
S50°39'26"W
S57°54'30"W
S24°45'21"W
S30°34'36"E
S69°08'26"E
N72°02'45"W
N64°08'08"W
S77°47'47"W
S57°27'28"W
S57°11'18"W

ALUMINUM CAP #7717

MINUM CAP #10569



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

PHASE II