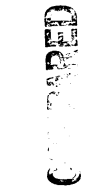


Pottawattamie County, IA
 Book 2008-016485
 File Time: 12/01/2008 8:10:48:27 AM
 Rec: \$45.00 Ad: \$50.00 Prnt: \$1.00
 Current Payment: \$106.00



2008-016485

R Fee 45
 A Fee 50
 T Tax

Prepared by: Melvin G. Samples, hgm Assoc. Inc., 640 Fifth Avenue, Council Bluffs, Iowa 51502 (712)323-0530

LEGAL DESCRIPTION

A parcel of land being a portion of Lot 5, Auditor's Subdivision of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and a portion of Lot 5, Auditor's Subdivision of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), all in Section 32, Township 75 North, Range 43 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, bounded and described as follows:

Beginning at the northeast corner of said Lot 5, Auditor's Subdivision of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), said corner being on the northwesterly right-of-way line of Bennett Avenue, said corner also being the most easterly corner of a parcel of land as conveyed by John S. Ghatan and Carolyn J. Ghatan, City of Council Bluffs by Warranty Deed dated January 9, 2002, recorded February 11, 2002, in Book 102, Page 6213; records of the Pottawattamie County Recorder;

thence along the southeasterly line of said Lot 5, Auditor's Subdivision of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), along the southeasterly line of said Lot 5, Auditor's Subdivision of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4), along said northwesterly right-of-way line of Bennett Avenue and along the boundary of said conveyed parcel, the following two (2) courses:

1. South 23 degrees 48 minutes 14 seconds West, 388.26 feet;
 2. South 29 degrees 49 minutes 10 seconds West, 35.67 feet to a corner of said conveyed parcel;
- thence continuing along the boundary of said conveyed parcel, North 57 degrees 40 minutes 20 seconds West, 150.00 feet; thence continuing along the boundary of said conveyed parcel and along its southeasterly prolongation, South 29 degrees 49 minutes 10 seconds West, 175.00 feet to a point on the north right-of-way line of vacated Franklin Avenue;
- thence along said north right-of-way line, North 57 degrees 41 minutes 26 seconds West, 154.45 feet to a point on a non-tangent curve, concave westerly, to which point a radial line bears North 77 degrees 09 minutes 05 seconds East, 75.00 feet;
- thence southerly, along said curve, through a central angle of 23 degrees 09 minutes 15 seconds, 30.31 feet to a point on the centerline of said vacated Franklin Avenue;
- thence along said centerline, North 57 degrees 37 minutes 50 seconds West, 204.00 feet to a point on a non-tangent curve, concave northerly, to which point a radial line bears South 12 degrees 47 minutes 11 seconds East, 335.00 feet;
- thence easterly, along said curve, through a central angle of 10 degrees 14 minutes 49 seconds; 59.91 feet;
- thence North 57 degrees 40 minutes 20 seconds West, 218.79 feet to a point on the west line of said Lot 5, Auditor's Subdivision of the Northwest Quarter (NW1/4SW1/4) and a point on the west line of said parcel conveyed to the City of Council Bluffs;
- thence along the westerly line of said Lot 5 and along the westerly line of said parcel conveyed to the City of Council Bluffs, North 0 degrees 06 minutes 55 seconds East, 481.38 feet;
- thence continuing along the boundary of said parcel conveyed to the City of Council Bluffs, the following five (5) courses:

1. South 89 degrees 37 minutes 00 seconds East, 207.18 feet;
 2. North 0 degrees 33 minutes 25 seconds East, 101.83 feet;
 3. South 86 degrees 50 minutes 40 seconds East, 34.00 feet;
 4. South 0 degrees 33 minutes 25 seconds East, 300.00 feet;
 5. South 80 degrees 51 minutes 27 seconds East, 583.22 feet to the Point of Beginning.
- Said parcel contains an area of 8.131 acres, more or less.

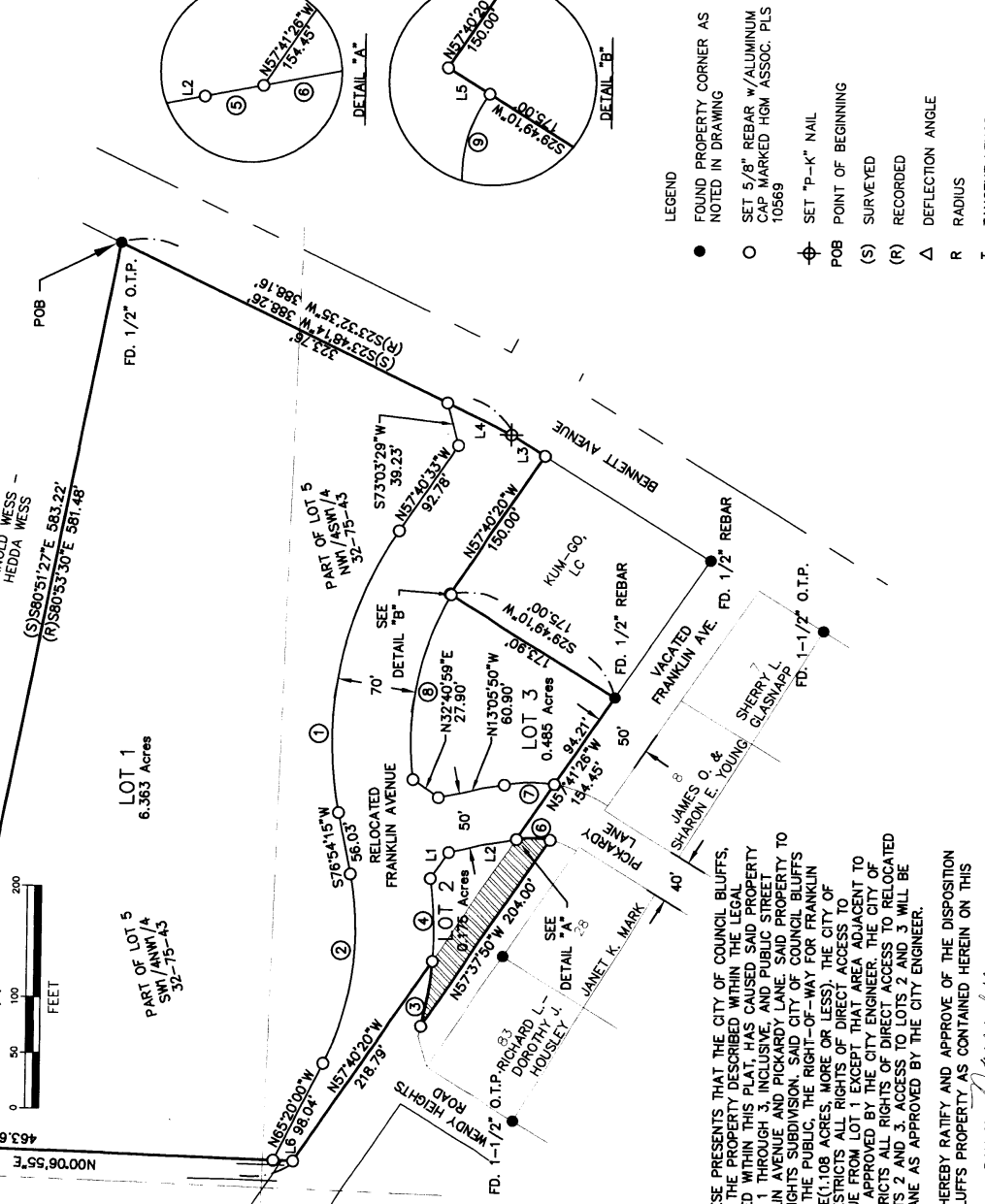
FINAL PLAT OF FRANKLIN HEIGHTS SUBDIVISION

LINE INFORMATION

L1	N57°28'46"W	218.59
L2	N13°05'50"W	62.03
L3	S29°49'10"W	135.67
L4	S63°46'14"W	64.50
L5	S63°48'10"W	1.10
L6	N00°08'55"E	117.77

RIGHT-OF-WAY CURVE INFORMATION

①	②	③	④	⑤	⑥	⑦	⑧
Δ	45°25'12"	37.45'45"	107.4'48"	12°43'48"	007.4'55"	2370'15"	2037'50"
R	335.00'	285.00'	335.00'	335.00'	25.00'	30.31'	37.19'13"
A	265.56'	174.66'	59.91'	74.43'	0.33'	30.31'	743.00'
C	255.66'	171.51'	59.83'	74.27'	0.33'	30.10'	44.77'
CB	N80°23'09"W	N84°12'53"W	S82°20'14"W	S86°14'28"W	S12°58'22"E	S01°16'11"E	N02°46'55"W
							N80°45'48"W



LEGEND

- FOUND PROPERTY CORNER AS NOTED IN DRAWING
- SET 5/8" REBAR w/ALUMINUM CAP MARKED HGM ASSOC. PLS 10568
- ⊕ SET "P-K" NAIL
- POB POINT OF BEGINNING
- (S) SURVEYED
- (R) RECORDED
- Δ DEFLECTION ANGLE
- R RADIUS
- T TANGENT LENGTH
- A ARC LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- ▨ UTILITY EASEMENT (25' WIDE)

STANDARD UTILITY EASEMENTS

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. SAID DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.

hgm ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING council bluffs iowa

DEF. DATE: SEPT. 08
 DESIGNED: MGS
 DRAWN: DEF
 APPROVED: MGS
 DATE: SEPT. 08

Client: COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPT.
 Project: FRANKLIN HEIGHTS SUBDIVISION
 Sheet: 1 OF 1

Project no: 15018
 sheet: 1 OF 1

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and in accordance with the laws of the State of Iowa.

MELVIN G. SAMPLES
 License Number: 10568
 My license renewal date is December 31, 2008.

APPROVED BY MAYOR: THOMAS P. HANAFAN
 DATE: 11-17-08

ATTESTED TO BY: JUDITH H. RIDGLEY
 DATE: 11-17-08

CITY CLERK: JUDITH H. RIDGLEY

COMMUNITY DEVELOPMENT DIRECTOR: DONALD GROSS
 DATE: 11/17/08

CITY COUNCIL
 APPROVED BY MAYOR: THOMAS P. HANAFAN
 DATE: 11-17-08

ATTESTED TO BY: JUDITH H. RIDGLEY
 DATE: 11-17-08

CITY CLERK: JUDITH H. RIDGLEY

COMMUNITY DEVELOPMENT DIRECTOR: DONALD GROSS
 DATE: 11/17/08

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA
 I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN FRANKLIN HEIGHTS SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

JUDY ANN MILLER
 DATE: 11-26-08

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT.

MARGIE L. WORDEN
 Notary Public in and for the State of Iowa
 My Commission Expires 12/31/08

1 OF 1

COMPARED

A.W. (TONY) TAUKE
STEPHEN C. EBKE
ANGELA WEATHERHEAD
DUSTIN P. KREIFELS
RICHARD A. PORTER (1927-1999)

PORTER TAUKE & EBKE

ATTORNEYS AT LAW
42 NORTH 2ND STREET
P.O. Box 457
COUNCIL BLUFFS, IOWA 51502-0457

TELEPHONE (712) 322-5588
FAX (712) 322-8308
E-MAIL: PTEBKE@QWEST.NET

December 1, 2008

Mr. Donald Gross
Community Development Department
City of Council Bluffs, City Hall
209 Pearl Street
Council Bluffs, Iowa 51503

Dear Mr. Gross:

I have examined the abstract of title to:

Part of Lot 5, A.S. of NW ¼ SW ¼ and part of Lot 5, A.S. of SW ¼ NW ¼, 32-75-43, etc. SEE FULL LEGAL DESCRIPTION ATTACHED HERETO.

This abstract does not cover matters included in Chapter 614.29 through 614.38 of the Code of Iowa as amended, the Marketable Title Act and Chapter 11 of the Iowa Land Title Examination Standards and the Abstracting Standards of the Iowa Land Title Association, which are excluded thereunder except plat and surveys, easements, party wall and other boundary line agreements, unexpired recorded leases, and patents, and is certified to September 19, 2008, at 8:00 o'clock A.M. by Abstract Guaranty Company, and is in one part containing 58 entries. From my examination I find marketable title to be in - - -

CITY OF COUNCIL BLUFFS, subject to the following:

1. Entry #19 sets forth an Easement Agreement dated March 31, 1971 and filed April 9, 1971 in Book 71, Page 03842 in which the Second party, their heirs, successors and assigns are granted an easement between Gary L. Jensen and Sally A. Jensen, First Party, and J.G.J. Associates, Second Party, and the right to construct and maintain a sanitary sewer line under and through the Northwesterly 15 feet of Lot 7 in Valley View Place, an Addition to the City of Council Bluffs, Pottawattamie County, Iowa. Entry #28 sets forth an Assignment from J.G.J. Associates, Ltd., a/k/a J.G.J. Associates to Texaco, Inc. dated May 19, 1972 and filed November 1, 1972 in Book 72, Page 16433. You are referred to said entries for further particulars.
2. Entries #39 and #53 set forth Zoning Ordinances which appear to affect the property under examination. For further particulars you are referred to the Ordinances.

3. Entries #49 and #52 set forth various city zoning ordinances which appear to affect the property under examination. For further particulars you are referred to said ordinances.
4. Entry #50 sets forth a Subdivision Ordinance of the City of Council Bluffs which requires property owners to make application with the city to divide or sell off part of their property. You are referred to the ordinance for further particulars.
5. Entry #51 sets forth an Ordinance amending the setback requirements for C-2 and C-3 Commercial Districts of the Municipal Code of Council Bluffs, Iowa. For further particulars you are referred to the record.
6. Entry #54 sets forth a lien search as against City of Council Bluffs, John S. Ghatan and Carolyn J. Ghatan and no liens are shown of record.
7. Entry #57 shows the General Taxes as not assessed.
8. Entry #48 sets forth Resolution No. 08-257 authorizing the City of Council Bluffs, Iowa to convey part of the property under examination to Cardinal Capital Management, Inc. and their successors in interest. For further particulars you are referred to said entry.

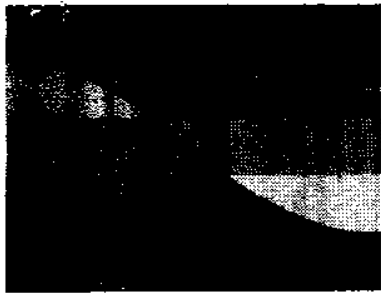
Yours very truly,



A. W. Tauke

AMW: ph

Part of Lot 5, Auditor's Subdivision of NW $\frac{1}{4}$ SW $\frac{1}{4}$ and part of Lot 5, Auditor's Subdivision of SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 32, Township 75, Range 43 more particularly described as follows: Commencing at the point of intersection of the Northeasterly right-of-way line of Franklin Avenue and the Northwesterly right-of-way of Bennett Avenue; thence N 57° 40' 20" W (assumed bearing), along said Northeasterly right-of-way line of Franklin Avenue, a distance of 150.00 feet to the Point of Beginning; thence continuing N 57° 40' 20" W, along said Northeasterly right-of-way line of Franklin Avenue, a distance of 506.22 feet; thence N 00° 06' 55" E, a distance of 481.38 feet; thence S 89° 37' 00" E, a distance of 207.18 feet; thence N 00° 33' 25" E, a distance of 101.63 feet; thence S 86° 50' 40" E, a distance of 34.00 feet; thence S 00° 33' 25" W, a distance of 300.00 feet; thence S 80° 53' 30" E, a distance of 581.48 feet; thence S 23° 32' 35" W, along said Northwesterly right-of-way line of Bennett Avenue, a distance of 388.16 feet; thence S 29° 49' 10" W, along said Northwesterly right-of-way line of Bennett Avenue, a distance of 35.67 feet; thence N 57° 40' 20" W, a distance of 150.00 feet; thence S 29° 49' 10" W, a distance of 175.00 feet to the Point of Beginning.



CITY CLERK
(712) 328-4616

CERTIFICATION

I, Judith H. Ridgeley, City Clerk, for the City of Council Bluffs, Iowa do certify that the attached Resolution 08-306 is a true and correct copy of said Resolution 08-306, duly passed by City Council October 13, 2008, granting final plat approval for a subdivision to be known as Franklin Heights Subdivision

Judith H. Ridgeley
City Clerk

(seal)

Sworn before me this 17th day of November, 2008 by Judith H. Ridgeley, City Clerk, City of Council Bluffs, Iowa.

Notary Public

My commission expires



Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620
Return to: City Clerk, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4616

RESOLUTION NO. 08-306

A RESOLUTION granting final plat approval for a subdivision to be known as Franklin Heights Subdivision.

WHEREAS, the subject property was purchased by the City in 2002 for the purposes of relocating Franklin Avenue from its previous location south of the property to its current location; and

WHEREAS, the City reconstructed Franklin Avenue and extended Pickardy Lane to relocated Franklin Avenue. At this time, it is requested that a subdivision be approved to create the surrounding parcels; and

WHEREAS, the Community Development Department recommends approval of the final plat for a subdivision to be known as Franklin Heights Subdivision, as shown on Attachment "A", subject to the following:

1. Modify the right-of-way dedication to include the access restrictions discussed in the Council Communication.
2. A line of sight study shall be required prior to establishment of a driveway location from Lot 1 to Franklin Avenue and/or Bennett Avenue.
3. All utilities extended to the subdivision and located within the subdivision shall be installed underground.
4. Incorporation of all technical corrections required by the Community Development and/or Public Works Department into the final plat document.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:


That the final plat for a subdivision to be known as Franklin Heights Subdivision, as shown on Attachment "A", is hereby approved, subject to the conditions set forth above; and

BE IT FURTHER RESOLVED

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

ADOPTED
AND
APPROVED October 13, 2008


THOMAS P. HANAFAN Mayor

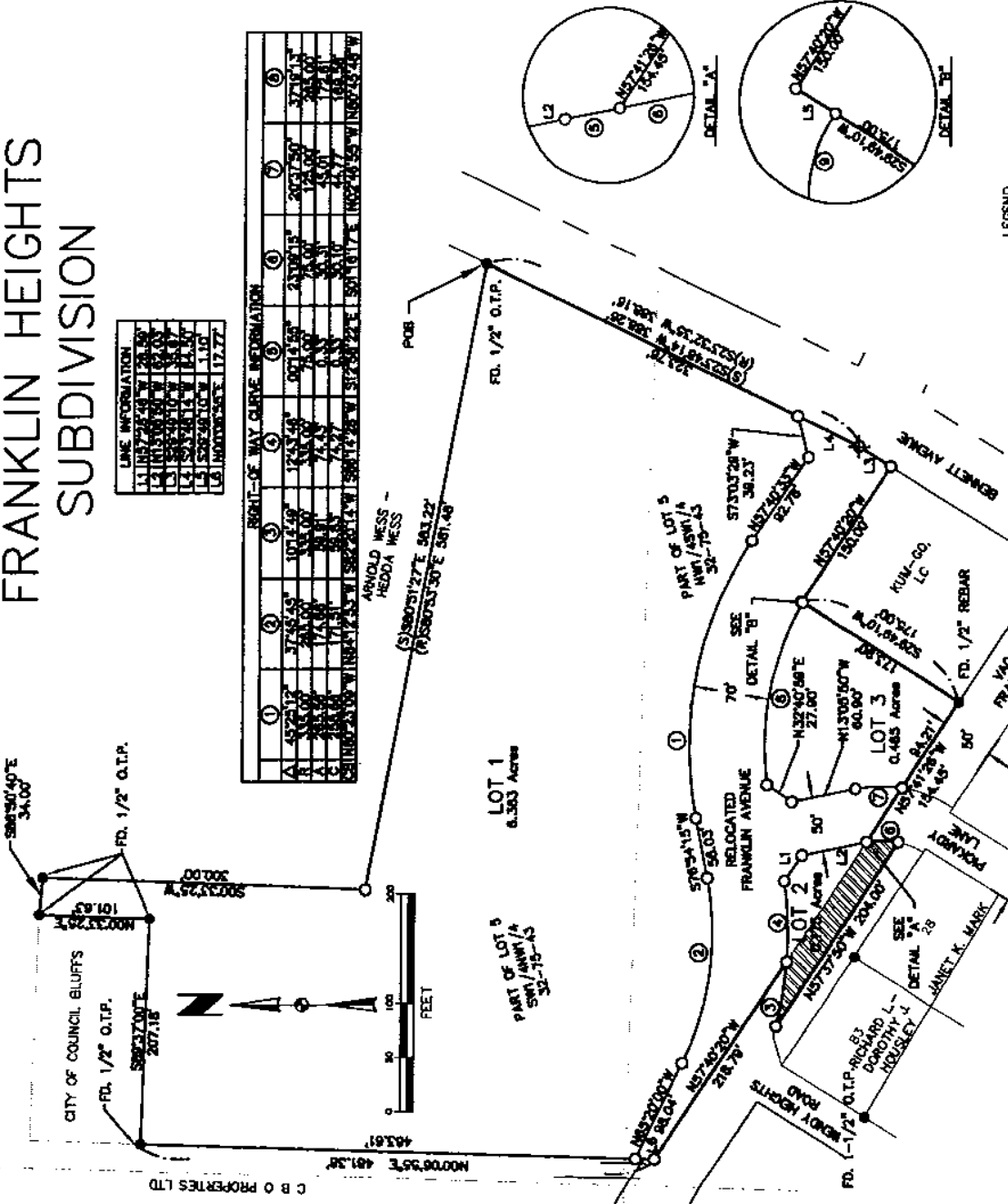
Attest: 
JUDITH RIDGELEY City Clerk

Planning Case No. SUB-08-009

FINAL PLAT OF FRANKLIN HEIGHTS SUBDIVISION

LINE INFORMATION	
1	1/2" O.T.P. 207.18'
2	1/2" O.T.P. 207.18'
3	1/2" O.T.P. 207.18'
4	1/2" O.T.P. 207.18'
5	1/2" O.T.P. 207.18'
6	1/2" O.T.P. 207.18'
7	1/2" O.T.P. 207.18'
8	1/2" O.T.P. 207.18'
9	1/2" O.T.P. 207.18'
10	1/2" O.T.P. 207.18'
11	1/2" O.T.P. 207.18'
12	1/2" O.T.P. 207.18'
13	1/2" O.T.P. 207.18'
14	1/2" O.T.P. 207.18'
15	1/2" O.T.P. 207.18'
16	1/2" O.T.P. 207.18'
17	1/2" O.T.P. 207.18'
18	1/2" O.T.P. 207.18'
19	1/2" O.T.P. 207.18'
20	1/2" O.T.P. 207.18'

SHORT-OF-WAY CURVE INFORMATION	
1	1/2" O.T.P. 207.18'
2	1/2" O.T.P. 207.18'
3	1/2" O.T.P. 207.18'
4	1/2" O.T.P. 207.18'
5	1/2" O.T.P. 207.18'
6	1/2" O.T.P. 207.18'
7	1/2" O.T.P. 207.18'
8	1/2" O.T.P. 207.18'
9	1/2" O.T.P. 207.18'
10	1/2" O.T.P. 207.18'
11	1/2" O.T.P. 207.18'
12	1/2" O.T.P. 207.18'
13	1/2" O.T.P. 207.18'
14	1/2" O.T.P. 207.18'
15	1/2" O.T.P. 207.18'
16	1/2" O.T.P. 207.18'
17	1/2" O.T.P. 207.18'
18	1/2" O.T.P. 207.18'
19	1/2" O.T.P. 207.18'
20	1/2" O.T.P. 207.18'



- LEGEND**
- FOUND PROPERTY CORNER AS NOTED IN DRAWING
 - SET 5/8" REBAR w/ ALUMINUM CAP MARKED HGM ASSOC. PLS 10566
 - ⊕ SET "P-K" NAIL
 - POB POINT OF BEGINNING
 - (S) SURVEYED
 - (R) RECORDED
 - △ DEFLECTION ANGLE
 - R RADIUS
 - T TANGENT LENGTH
 - A ARC LENGTH
 - C CHORD LENGTH
 - OB CHORD BEARING
 - ▨ UTILITY EASEMENT (25' WIDE)

STANDARD UTILITY EASEMENTS
 A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. SAID DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.

I hereby certify that this 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 licensed Land Surveyor under the laws of the State of Iowa.

MELVIN G. SAMPLES
 License Number: 10066
 My license renewal date is December 31, 2008.

Pages or sheets covered by this work: 1 OF 1

DATE: 11-17-08

Prepared by: Melvin G. Samples, hgm Assoc. Inc., 640 Fifth Avenue, Council Bluffs, Iowa 51502 (712)333-0530

LEGAL DESCRIPTION
 A parcel of land being a portion of Lot 5, Auditor's Subdivision of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and a portion of Lot 5, Auditor's Subdivision of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), in Section 32, Township 72 North, Range 43 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, bounded and described as follows:

Beginning at the northeast corner of said Lot 5, Auditor's Subdivision of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), said corner being on the northwestern right-of-way line of Bennett Avenue, said corner also being the most westerly corner of a parcel of land conveyed by John S. and Carolyn S. Auditt to the City of Council Bluffs by Warranty Deed dated January 9, 2002, recorded February 11, 2002 in Book 62131 records of the Pottawattamie County Recorder;

thence along the southeastern line of said Lot 5, Auditor's Subdivision of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), along the southeastern line of said Lot 5, Auditor's Subdivision of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4), along said northwestern right-of-way line of Bennett Avenue and along the boundary of said conveyed parcel, the following two (2) courses:

1. South 23 degrees 48 minutes 14 seconds West, 388.26 feet;
 2. South 28 degrees 46 minutes 10 seconds West, 35.87 feet to a corner of said conveyed parcel;
- thence continuing along the boundary of said conveyed parcel, North 57 degrees 40 minutes 20 seconds West, 150.00 feet;
- thence continuing along the boundary of said conveyed parcel and along its southerly prolongation, South 29 degrees 48 minutes 10 seconds West, 175.00 feet to a point on the north right-of-way line of vacated Franklin Avenue;
- thence along said north right-of-way line, North 57 degrees 41 minutes 28 seconds West, 154.45 feet to a point on a non-tangent curve, concave westerly, to which point a radial line bears North 77 degrees 08 minutes 05 seconds East, 73.00 feet;
- thence southerly along said curve, through a central angle of 23 degrees 09 minutes 13 seconds, 30.31 feet to a point on the centerline of said vacated Franklin Avenue;
- thence along said centerline, North 57 degrees 37 minutes 50 seconds West, 204.00 feet to a point on a non-tangent curve, concave northerly, to which point a radial line bears South 12 degrees 47 minutes 11 seconds East, 335.00 feet;
- thence easterly along said curve, through a central angle of 10 degrees 14 minutes 48 seconds, 56.91 feet;
- thence North 57 degrees 40 minutes 20 seconds West, 216.76 feet to a point on the west line of said Lot 5, Auditor's Subdivision of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and a point on the west line of said parcel conveyed to the City of Council Bluffs;
- thence along the westerly line of said Lot 5 and along the westerly line of said parcel conveyed to the City of Council Bluffs, North 0 degrees 06 minutes 35 seconds East, 481.38 feet;
- thence continuing along the boundary of said parcel conveyed to the City of Council Bluffs, the following five (5) courses:
1. South 89 degrees 37 minutes 00 seconds East, 207.18 feet;
 2. North 0 degrees 33 minutes 25 seconds East, 101.63 feet;
 3. South 86 degrees 50 minutes 40 seconds East, 34.00 feet;
 4. South 0 degrees 33 minutes 25 seconds West, 300.00 feet;
 5. South 80 degrees 51 minutes 27 seconds East, 553.22 feet to the Point of Beginning.
- Said parcel contains an area of 8.131 acres, more or less.

DEDICATION.
 KNOW ALL PERSONS BY THESE PRESENTS THAT THE CITY OF COUNCIL BLUFFS, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 1 THROUGH 100, INCLUSIVE, AND PUBLIC STREET RIGHT-OF-WAY FOR FRANKLIN AVENUE AND PARKWAY LANE, SAID PROPERTY TO BE KNOWN AS FRANKLIN HEIGHTS SUBDIVISION, SAID CITY OF COUNCIL BLUFFS DOES HEREBY DEDICATE TO THE PUBLIC, THE RIGHT-OF-WAY FOR FRANKLIN AVENUE AND PARKWAY LANE (1.108 ACRES, MORE OR LESS), THE CITY OF COUNCIL BLUFFS HEREBY RESTRICTS ALL RIGHTS OF DIRECT ACCESS TO RELOCATED FRANKLIN AVENUE FROM LOT 1 EXCEPT THAT AREA ADJACENT TO PARKWAY LANE AS MAY BE APPROVED BY THE CITY ENGINEER. THE CITY OF COUNCIL BLUFFS ALSO RESTRICTS ALL RIGHTS OF DIRECT ACCESS TO RELOCATED FRANKLIN AVENUE FROM LOTS 2 AND 3, ACCESS TO LOTS 2 AND 3 WILL BE ALLOWED FROM PARKWAY LANE AS APPROVED BY THE CITY ENGINEER.

IN WITNESS WHEREOF, I DO HEREBY RAISE AND APPROVE OF THE DISPOSITION OF THE CITY OF COUNCIL BLUFFS PROPERTY AS CONTAINED HEREON ON THIS DAY OF _____, 2008.

THE HONORABLE THOMAS P. HANAFAN
 Mayor
 STATE OF IOWA
 COUNTY OF POTTAWATTAMIE

ON THIS _____ DAY OF _____, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED THOMAS P. HANAFAN TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MAYOR OF THE CITY OF COUNCIL BLUFFS THAT NO SEAL HAS BEEN PROCURED BY THE SAID CITY OF COUNCIL BLUFFS, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CITY OF COUNCIL BLUFFS BY AUTHORITY OF THE CITY COUNCIL AND SAID THOMAS P. HANAFAN ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CITY OF COUNCIL BLUFFS BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA
 MY COMMISSION EXPIRES: _____

CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE THOMAS P. HANAFAN DATE: 11-17-08

ATTENDED TO BY: [Signature] DATE: 11-17-08

CITY CLERK: [Signature] DATE: 11-17-08

COMMUNITY DEVELOPMENT DIRECTOR: DONALD GROSS DATE: 11-17-08

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN FRANKLIN HEIGHTS SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: JUDY ANN MILLER DATE: _____

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL STATE AND LOCAL LAWS. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT.

hgm
 ASSOCIATES INC.
 ENGINEERING ARCHITECTURE SURVEYING
 Council Bluffs, Iowa

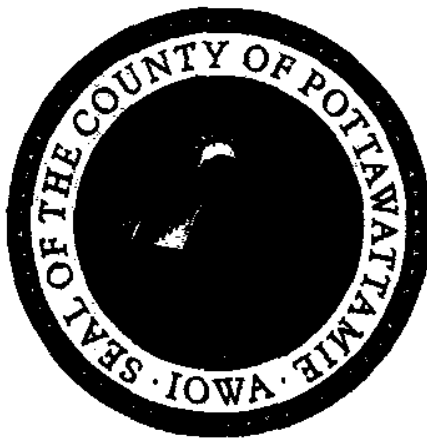
DEF
 REF
 MSS
 SEP 10 2008

FRANKLIN HEIGHTS SUBDIVISION
 COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPT.
 209 PEARL STREET, COUNCIL BLUFFS, IOWA
 FINAL PLAT

Project No. 15018
 Sheet 1 OF 1

Pottawattamie County Auditor's Certification of Subdivision Name Approval

MARILYN JO DRAKE
POTTAWATTAMIE COUNTY AUDITOR
AND ELECTION COMMISSIONER
227 S. 6th St, Room 243
P. O. BOX 649
COUNCIL BLUFFS, IOWA 51502-0649



Paula Glade, First Deputy - Real Estate
Kristi Brunk, First Deputy - Elections
Donna West, Finance Officer
Phone (712) 328-5700
FAX (712) 328-4740

I, Marilyn Jo Drake, Auditor of Pottawattamie County, Iowa, or designee, do hereby certify that the subdivision name of the attached platting is unique within Pottawattamie County and is hereby approved.

Name of new subdivision:

Franklin Heights Subdivision

Paula E Glade
Signed

Nov. 26, 2008
Date