

11627

Dec 38 50

CERTIFICATION

NOW on this 8th day of November, 1972, First Southwest Iowa Service Corporation, duly organized and incorporated under the laws of the State of Iowa by Leland J. Lykke, President, and James F. Watson, Vice President, of said corporation, in accordance with the Articles of Incorporation of said Corporation, does hereby certify that the foregoing and accompanying plat is an addition of the following described real estate situated in the City of Council Bluffs, Pottawattamie County, Iowa, and which real estate is more particularly described as follows:

STATE OF IOWA, Pottawattamie County  
Filed for record this 8th day of November,  
1972 at 9:32 o'clock AM and recorded  
in book 18896  
*Donald Watson*  
D. J.  
By \_\_\_\_\_

A part of Lot 4, Auditor's Subdivision, SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; all Lots 4 and 5, Auditor's Subdivision, NE $\frac{1}{4}$  SE $\frac{1}{4}$ , all in Section 19, T75N, R43W of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the East  $\frac{1}{4}$  corner of said Section 19; thence S 88 $^{\circ}$ 50'23" W a distance of 612.22 feet along the North line of said Lot 5 to a point on the Easterly right-of-way line of Simms Avenue; thence S10 $^{\circ}$ 30'00" E a distance of 1469.40 feet along the Easterly right-of-way line of Simms Avenue; thence S23 $^{\circ}$ 45'00" W a distance of 261.68 feet along the Easterly right-of-way line of Simms Avenue to the Northwesterly corner of Sweetman and Fiori Addition thence N74 $^{\circ}$ 48'00" E a distance of 458.62 feet along the Northerly line of Sweetman and Fiori Addition to the Northeasterly corner of Sweetman and Fiori Addition, same being a point on the East line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence N00 $^{\circ}$ 28'13" E a distance of 261.41 feet along the East line of the said SE $\frac{1}{4}$  SE $\frac{1}{4}$  to the NE corner of the said SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence N00 $^{\circ}$ 13'00" E a distance of 1312.07 feet along the East line of the said NE $\frac{1}{4}$  SE $\frac{1}{4}$  to the point of beginning.

Tract contains 17.389 acres more or less.  
Note: The North line of Sweetman and Fiori Addition is assumed to bear N 74 $^{\circ}$  48' 00" E for this description.

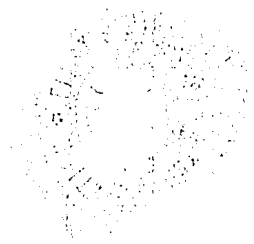
Said platfor does hereby state that it is the sole and only owner and proprietor in fee simple of the above described property. The addition of the above mentioned real estate is made with the consent and full knowledge of said Corporation and its officers and in accordance with the desire that the above mentioned real estate be subdivided and that said addition be named Horizon Hills Addition to the City of Council Bluffs, Iowa. All of said lots are abutting on and laid out with reference to existing streets and avenues. The streets as laid out and shown on the

accompanying plat, is hereby dedicated to the public for street purposes and such street is to be known as Horizon Drive.

FIRST SOUTHWEST IOWA SERVICE CORPORATION

By Leland J. Lykke  
PRESIDENT

By James F. Watson  
VICE PRESIDENT



STATE OF IOWA )  
                  ) ss.  
COUNTY OF POTTAWATTAMIE )

NOW on this 10th day of November, 1972, personally appeared before me, a Notary Public in and for Pottawattamie County, State of Iowa, Leland J. Lykke and James F. Watson, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed, for and on behalf of said Corporation, and who further being duly sworn did say that they are the President and Vice President of First Southwest Iowa Service Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that said instrument was signed and sealed on behalf of said Corporation under due authority under the Articles of Incorporation.

Donald E. Stein  
NOTARY PUBLIC



72-18597

SURVEYOR'S CERTIFICATION

I, D. D. Henderson, registered land surveyor, hereby certify that I have surveyed the following described real estate, to-wit:

A part of Lot 4, Auditor's Subdivision, SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; all Lots 4 and 5, Auditor's Subdivision, NE $\frac{1}{4}$  SE $\frac{1}{4}$ , all in Section 19, Township 75, Range 43, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the East  $\frac{1}{4}$  corner of said Section 19; thence S 88° 50' 23" W a distance of 612.22 feet along the North line of said Lot 5 to a point on the Easterly right-of-way line of Simms Avenue; thence S 10° 30' 00" E a distance of 1469.40 feet along the Easterly right-of-way line of Simms Avenue; thence S 23° 45' 00" W a distance of 261.68 feet along the Easterly right-of-way line of Simms Avenue to the North-westerly corner of Sweetman and Fiori Addition thence N 74° 48' 00" E a distance of 458.62 feet along the Northerly line of Sweetman and Fiori Addition to the Northeasterly corner of Sweetman and Fiori Addition, same being a point on the East line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence N 00° 28' 13" E a distance of 264.41 feet along the East line of the said SE $\frac{1}{4}$  SE $\frac{1}{4}$  to the NE corner of the said SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence N 00° 13' 00" E a distance of 1312.07 feet along the East line of the said NE $\frac{1}{4}$  SE $\frac{1}{4}$  to the point of beginning.

Tract contains 17.389 acres more or less.

Note: The North line of Sweetman and Fiori Addition is assumed to bear N 74° 48' 00" E for this description.

I further certify that on behalf of First Southwest Iowa Service Corporation I have surveyed and staked with iron pins a parcel of land located in a part of Lot 4, Auditor's Subdivision, SE $\frac{1}{4}$  SE $\frac{1}{4}$ , all of Lots 4 and 5, Auditor's Subdivision, NE $\frac{1}{4}$  SE $\frac{1}{4}$ , all in Section 19, T 75 N R 43 W, of the 5th P. M. Pottawattamie County, Iowa, to be known as Horizon Hills Addition, to Council Bluffs, Iowa, consisting of Lots 1-49 inclusive, said plat giving the dimensions of each lot by length and width and that the width and the courses

72-10598

COPIED

-2-

of the street established therein are set out on the plat.

DATED this 8<sup>th</sup> day of December, 1972.

*D. D. Henderson*

D. D. HENDERSON



72-13599

LAW OFFICES  
**POGGE, ROOT AND STEEGE**

RAYMOND E. POGGE  
THOMAS L. ROOT  
DONALD T. STEEGE

TELEPHONE 322-2579  
AREA CODE 712

300 FIRST FEDERAL SAVINGS & LOAN BLDG.  
COUNCIL BLUFFS, IOWA 51501

December 7, 1972

ABSTRACT OPINION

TO: County Recorder  
County Treasurer  
Clerk of the District Court

This is to advise that I have examined the abstract of title to  
to the following described real estate, to-wit:

A part of Lot 4, Auditor's Subdivision, SE $\frac{1}{4}$  SE $\frac{1}{4}$ ;  
all Lots 4 and 5, Auditor's Subdivision, NE $\frac{1}{4}$  SE $\frac{1}{4}$ ,  
all in Section 19, Township 75, Range 43, Pottawattamie County, Iowa, more fully described as  
follows:

Commencing at the East  $\frac{1}{4}$  corner of said Section  
19; thence S 88° 50' 23" W a distance of 612.22  
feet along the North line of said Lot 5 to a  
point on the Easterly right-of-way line of Simms  
Avenue; thence S 10° 30' 00" E a distance of  
1469.40 feet along the Easterly right-of-way  
line of Simms Avenue; thence S 23° 45' 00" W a  
distance of 261.68 feet along the Easterly  
right-of-way line of Simms Avenue to the North-  
westerly corner of Sweetman and Fiori Addition  
thence N 74° 48' 00" E a distance of 458.62 feet  
along the Northerly line of Sweetman and Fiori  
Addition to the Northeasterly corner of Sweetman  
and Fiori Addition, same being a point on the  
East line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence N 00° 28' 13"  
E a distance of 264.41 feet along the East line  
of the said SE $\frac{1}{4}$  SE $\frac{1}{4}$  to the NE corner of the said  
SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence N 00° 13' 00" E a distance of  
1312.07 feet along the East line of the said  
NE $\frac{1}{4}$  SE $\frac{1}{4}$  to the point of beginning.

Tract contains 17.389 acres more or less.

72-18600

County Recorder, County Treasurer,  
Clerk of the District Court  
Page two  
December 7, 1972

Note: The North line of Sweetman and Fiori  
Addition is assumed to bear N 74° 48' 00" E  
for this description.

I find that the abstract commences with the United States Government  
and is continued to 9:30 o'clock A M. on the 8th day of  
December, 1972, as certified by the Abstract Guaranty Company of  
Council Bluffs, Iowa.

I find good and merchantable title to be vested in First Southwest  
Iowa Service Corporation.

I find that the general taxes for the year 1971 and prior years  
paid. All previous taxes including personal taxes applicable to  
said real estate, have been paid and there are no special assess-  
ments against said property.

I find an easement to the City of Council Bluffs to install and  
maintain water main on the property under examination.

I also find an easement to Council Bluffs Gas Company to construct,  
maintain and operate a natural gas pipeline on the property under  
examination.

I find no other liens, judgments or encumbrances against said  
real estate.

Sincerely yours,



DONALD T. STEEGE  
Attorney at Law

72-13601

DTS/rac

11534

STATE OF IOWA - Pottawattamie County

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_

19\_\_\_\_ at \_\_\_\_\_ and recorded

In book \_\_\_\_\_ 18357

*Archie Detmer*  
Recorder

By *William D. ...*  
Deputy

R E S O L U T I O N

WHEREAS, a proposed final plat together with a statement of proposed improvements and utilities for HORIZON HILLS ADDITION to the City of Council Bluffs, Iowa has heretofore been filed with this City Council for its study and approval; and

WHEREAS, said proposed final plat and statement of proposed improvements have heretofore been referred to the City's Planning Commission and have been examined by said Planning Commission and approved; and

WHEREAS, this City Council has heretofore studied and considered said plat and the improvements proposed to be made, and said plat together with the plans and profiles of said improvements have been examined and found to conform with the provisions of Sections 409.4 and 409.5, Code of Iowa 1971 and Title 14 of the Municipal Code of the City of Council Bluffs, Iowa; and

WHEREAS, all required improvements and utilities as shown on said plat have heretofore been completed and same have been inspected by an authorized representative of the City's Department of Public Works and approved by the Director of Public Works; and

WHEREAS, the proprietor of said proposed Addition has caused to be filed with the City Clerk the necessary Maintenance Bond with adequate Surety, for the maintenance of public improvements within said proposed Addition in conformity with the requirements and regulations of this City Council and Title 14 of said Municipal Code:

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

That the proposed final plat of HORIZON HILLS ADDITION to the City of Council Bluffs, Iowa, be and the same is hereby finally accepted and approved as a platted Addition to the City of Council Bluffs, Iowa; and the Mayor and City Clerk be and they are hereby authorized, empowered and directed, upon adoption of this Resolution, to certify a true copy hereof to the County Recorder of Pottawattamie County, Iowa.

Adopted  
and  
Approved December 4, 1972

*Joseph B. Katelman*  
Joseph B. Katelman Mayor

Attest: *Elmer F. Westphal*  
Elmer F. Westphal City Clerk

72-18357

72-18602

CONFIDENTIAL

C E R T I F I C A T E

We the undersigned JOSEPH B. KATELMAN, Mayor, and ELMER F. WESTPHAL, City Clerk, of the City of Council Bluffs, Iowa, hereby certify that the foregoing is a true and correct copy of the Resolution Adopted and Approved on the 4th day of December, 1972, by the City Council of the City of Council Bluffs, Iowa, finally accepting and approving the proposed final plat of HORIZON HILLS ADDITION to the City of Council Bluffs, Iowa.



Joseph B. Katelman  
Joseph B. Katelman Mayor

Attest: Elmer F. Westphal  
Elmer F. Westphal City Clerk

72-18358

72-18693



CERTIFICATE OF APPROVAL  
OF THE CITY PLANNING COMMISSION  
OF COUNCIL BLUFFS, IOWA

STATE OF IOWA                    )  
  ) ss.  
COUNTY OF POTTAWATTAMIE)

E.

I, James/Scheer, Chairman of the City Planning Commission of Council Bluffs, Iowa, do hereby certify that at a meeting of the City Planning Commission duly held in Council Bluffs, Iowa, on the 30<sup>th</sup> day of November, 1972, there was passed and approved the final plat of HORIZON HILLS ADDITION to the City of Council Bluffs, Iowa.

Dated this 8<sup>th</sup> day of December, 1972.

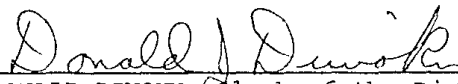
  
\_\_\_\_\_  
JAMES E. SCHEER, Chairman of the  
City Planning Commission

CLERK OF THE DISTRICT COURT'S CERTIFICATION

STATE OF IOWA                    )  
  ( ss.  
COUNTY OF POTTAWATTAMIE )

I, Donald Diwoy, being duly sworn on oath depose and state that I am Deputy Clerk of the District Court of Pottawattamie County, Iowa, and I do hereby certify that the tract of land described in the foregoing owner's certification, said tract of land being laid out into town lots by the attached plat, is free and clear of all unpaid judgments, attachments, mechanic's liens or any other liens and that there are no suits pending which would affect the title to said real estate as shown by the records in this office.

WITNESS my hand and official seal this 8<sup>th</sup> day of December, 1972.

  
\_\_\_\_\_  
DONALD DIWOY, Clerk of the District Court

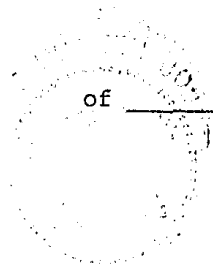


TREASURER'S CERTIFICATION

STATE OF IOWA                    )  
  ) SS.  
COUNTY OF POTTAWATTAMIE)

I, Frances Harding, being duly sworn on oath depose and state that I am the Treasurer of Pottawattamie County, Iowa, and do hereby certify that the tract of land described in the foregoing owner's certification, said tract of land being laid out into town lots by the attached plat, is free and clear of any and all unpaid taxes and tax liens.

WITNESS my hand and official signature this 8th day of December, 1972.



Frances M. Harding  
by Marion H. Davis, Deputy  
TREASURER  
OF POTTAWATTAMIE COUNTY, IOWA

RECORDER'S CERTIFICATION

STATE OF IOWA                    )  
  ) ss.  
COUNTY OF POTTAWATTAMIE)

I, Dorothy Letner, being duly sworn on oath depose and state that I am the Recorder of Pottawattamie County, Iowa, and I do hereby certify that the tract of land described in the foregoing owner's certification, said tract of land being laid out into town lots by the attached plat, is free and clear of any and all incumbrances and that the title to said tract of land is in First Southwest Iowa Service Corporation.

WITNESS my hand and official signature this 8th-day of December, 1972.

Dorothy Letner  
DOROTHY LETNER  
POTTAWATTAMIE COUNTY RECORDER

HORIZON HILLS ADDITION

TO COUNCIL BLUFFS, IOWA

PROTECTIVE COVENANTS

THIS DECLARATION, made this 8th day of December,  
1972, by the undersigned,

WITNESSETH:

WHEREAS, the undersigned are the owners of the real property described in Clause I of this Declaration, and are desirous of subjecting the real property described in said Clause I to the restrictions, covenants, reservations, easements, liens and charges hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW, THEREFORE, the undersigned hereby declares that the real property described in and referred to in Clause I hereof is, and shall be, held transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth.

CLAUSE I

Property Subject To This Declaration

The real property which is, and shall be, held and shall be conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, easements, liens and charges with respect to the various portions thereof set forth in the various clauses and subdivisions of this Declaration is located in the City of Council Bluffs, Pottawattamie County, State of Iowa and is more particularly described in the plat of Horizon Hills Addition

to Council Bluffs, Iowa, attached hereto and incorporated herein by reference.

No property other than that described above shall be deemed subject to this Declaration, unless and until specifically made subject thereto.

CLAUSE II

General Purposes of Conditions

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practical, the natural beauty of said property; to guard against the erection of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from street and adequate free spaces between structures; and in general to provide adequately for a high type and quality of improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

A. All lots described herein shall be known, described and used solely as residential lots, and no structures shall be erected on any lot other than one detached single-family dwelling not to exceed two stories in height and a two and one-half (2½)

car garage.

B. No building shall be erected on any residential building lot on Lot 37 through 49 nearer than thirty-five (35) feet the front lot line and no building shall be erected on any residential building lot on Lots 1 through 36 nearer than twenty-five (25) feet from the front lot line. The side yard on each side shall be a minimum of ten percent (10%) of the lot width at the building setback line, or a minimum setback line of five (5) feet, whichever is the greater; provided, however, that on corner lots the setback for all buildings shall be a minimum of fifteen (15) feet on the side abutting a public street or avenue. The rear yard shall be a minimum of twenty (20) feet. An accessory building shall be located at least thirty (30) feet from the front property line, with a minimum side yard requirement of three (3) feet.

C. No residential building lot described herein shall have a width of less than eighty (80) feet at the minimum building setback line nor an area of less than 7,500 square feet for interior lots nor an area of less than 8,000 square feet for a corner lot.

D. No trailer, basement, tent, shack, garage, or barn or other outbuilding erected on the tract shall at any time be used as a residence temporary or permanently, nor shall any residence of a temporary character be permitted.

The keeping of a mobile home or motor home, either with or without wheels, on any parcel of property covered by these Covenants is prohibited. A motor boat, house boat or other similar water borne vehicle may be maintained, stored, or kept on any parcel of property covered by these Covenants only if housed completely within the family garage. No trailers of any kind shall

be stored on any lot other than inside the family garage. No vehicle of any kind shall be stored on any lot unless it would be inside the garage of said home.

E. No building shall be erected on any lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any protective Covenants. In any case, no dwelling having a ground floor square foot area of less than 1100 square feet in the case of a one (1) story structure, nor less than 800 square feet in the case of one and one-half (1½) or two (2) story structure, shall be permitted on any lot described herein.

No building, fence, wall or other structure shall be commenced, erected or maintained upon any residential lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same have been submitted to and approved in writing as to harmony of design of external design and location in relation to surrounding structures and topography by the Board of Directors of First Southwest Iowa Service Corporation. In the event said Board fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this clause will be deemed to have been fully complied with. The primary purpose of this Covenant is to protect the value of homes in the development. This Covenant is not to be viewed as a means for suppressing expressions of individuality.

F. The titleholder of each lot vacant or improved, shall keep his lot or lots free of weeds and debris.

G. No obnoxious or offensive trade shall be carried on

upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

H. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

I. A perpetual easement is reserved over, across and through the side five (5) feet of all lots and over, across and through the rear ten (10) feet on all lots for utility installation and maintenance and drainage facilities. A perpetual easement is reserved over, across and through the following lots for drainage:

Lot 6 a strip of land 20 feet in width and 160 feet in length.

Lot 7 a strip of land 40 feet in width and 50 feet in length.

Lot 13 a strip of land 40 feet in width and 80 feet in length.

Lot 16 a strip of land 15 feet in width and 106.76 feet in length.

Lot 17 a strip of land 15 feet in width and 106.76 feet in length.

J. No lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other wastes shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

K. These Covenants are to run with the land and shall be binding upon all parties and all persons claiming under them, for a term of twenty-five (25) years from the date these Covenants are recorded and said Covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the then owners of a majority of the building sites covered by these Covenants is agreed to change such Covenants in whole or in part.

Executed on the above date set forth.

FIRST SOUTHWEST IOWA  
SERVICE CORPORATION

By Leland J. Lykke  
LELAND J. LYKKE  
PRESIDENT

ATTEST:

James F. Watson  
JAMES F. WATSON  
VICE PRESIDENT



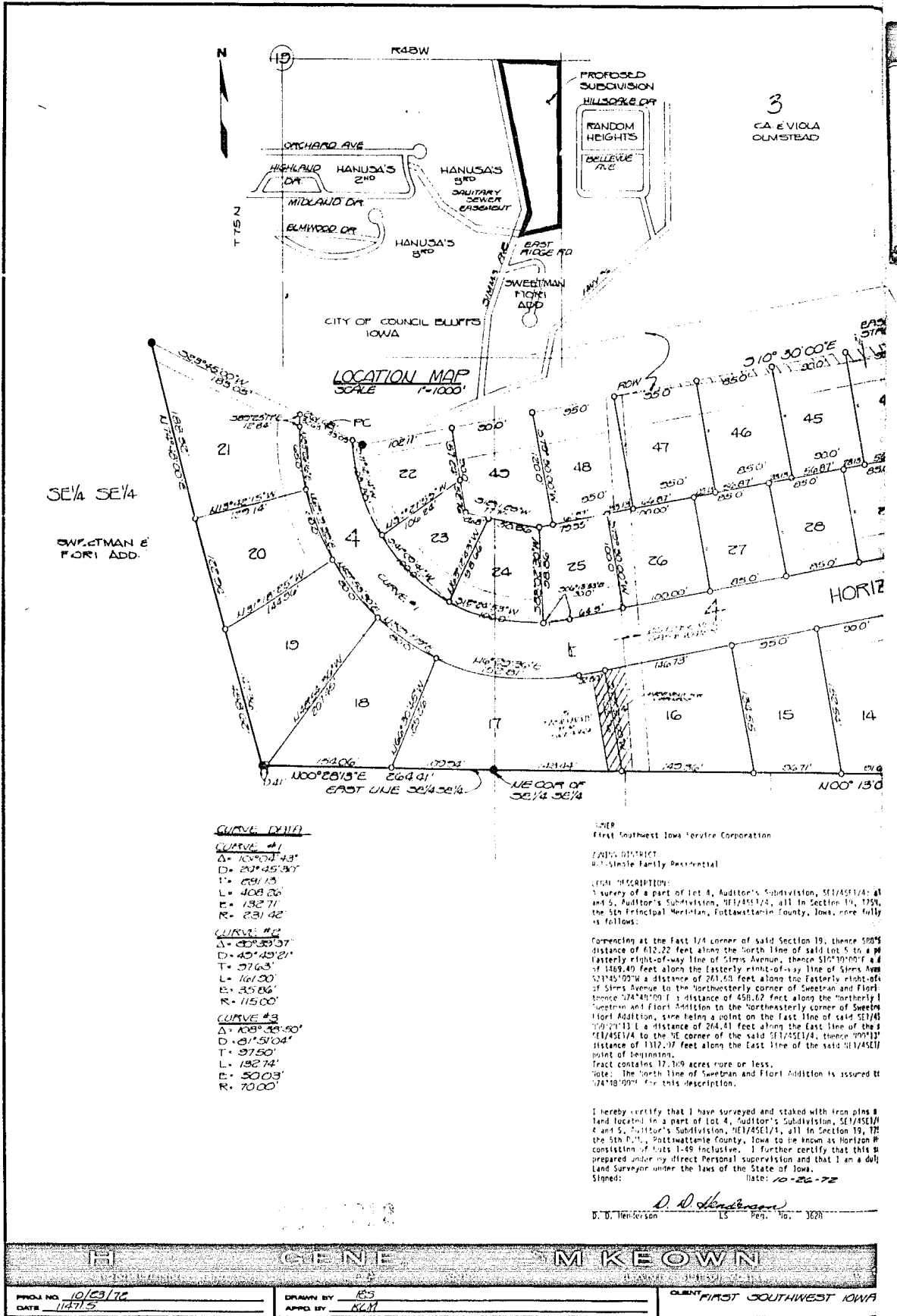
STATE OF IOWA )  
 ) ss.  
COUNTY OF POTTAWATTAMIE )

On this 11th day of December, 1972, before me,  
a Notary Public in and for said County and State, personally appeared  
LELAND J. LYKKE and JAMES F. WATSON, to me personally known, who  
being by me duly sworn did say that they are the President and Vice  
President of said Corporation; that the seal affixed thereto is  
the seal of said Corporation and that said instrument was signed  
on behalf of the said Corporation by authority of its Board of  
Directors and the said LELAND J. LYKKE and JAMES F. WATSON ack-  
nowledged the execution of said instrument to be the voluntary  
act and deed of said Corporation by it voluntarily executed.

Donald T. Steege  
DONALD T. STEEGE  
NOTARY PUBLIC IN AND FOR THE STATE  
OF IOWA.

72-10611





SE 1/4 SE 1/4  
SWEETMAN FLORT ADD.

LOCATION MAP  
SCALE 1"=1000'

3  
CA EVIOLA  
CUMSTEAD

**CURVE #1**  
 $\Delta = 109^{\circ}03'43''$   
 $D = 23^{\circ}45'30''$   
 $T = 681.13$   
 $L = 408.26$   
 $E = 132.71$   
 $R = 231.42$

**CURVE #2**  
 $\Delta = 68^{\circ}33'37''$   
 $D = 40^{\circ}43'21''$   
 $T = 376.3$   
 $L = 161.00$   
 $E = 35.86'$   
 $R = 115.00'$

**CURVE #3**  
 $\Delta = 108^{\circ}36'30''$   
 $D = 81^{\circ}51'04''$   
 $T = 97.50'$   
 $L = 132.74'$   
 $E = 50.03'$   
 $R = 70.00'$

OWNER  
First Southwest Iowa Service Corporation

PLANS DISTRICT  
P-1 Single Family Residential

LEGAL DESCRIPTION:  
A survey of a part of lot 4, Auditor's Subdivision, 517451/4; all and S. Auditor's Subdivision, 4117451/4, all in Section 19, T28N, the 5th Principal Meridian, Pottawattamie County, Iowa, more fully as follows:  
Commencing at the East 1/4 corner of said Section 19, thence 500' distance of 612.22 feet along the North line of said lot 5 to a PL easterly right-of-way line of Sires Avenue, thence S10°10'00"E a distance of 1469.40 feet along the easterly right-of-way line of Sires Avenue 52°45'00"W a distance of 261.63 feet along the easterly right-of-way line of Sires Avenue to the northeasterly corner of Sweetman and Flort Addition, thence S74°48'00"E a distance of 450.12 feet along the northerly line of Sweetman and Flort Addition to the northeasterly corner of Sweetman and Flort Addition, same being a point on the East line of said SE 1/4 719-27-13 L a distance of 264.41 feet along the East line of the SE 1/4 45E1/4 to the NE corner of the said SE 1/4 45E1/4, thence 197°12' distance of 1112.37 feet along the East line of the said SE 1/4 45E1/4 point of beginning.  
Tract contains 17.309 acres more or less.  
Note: The North line of Sweetman and Flort Addition is assumed to be 724°48'00" for this description.

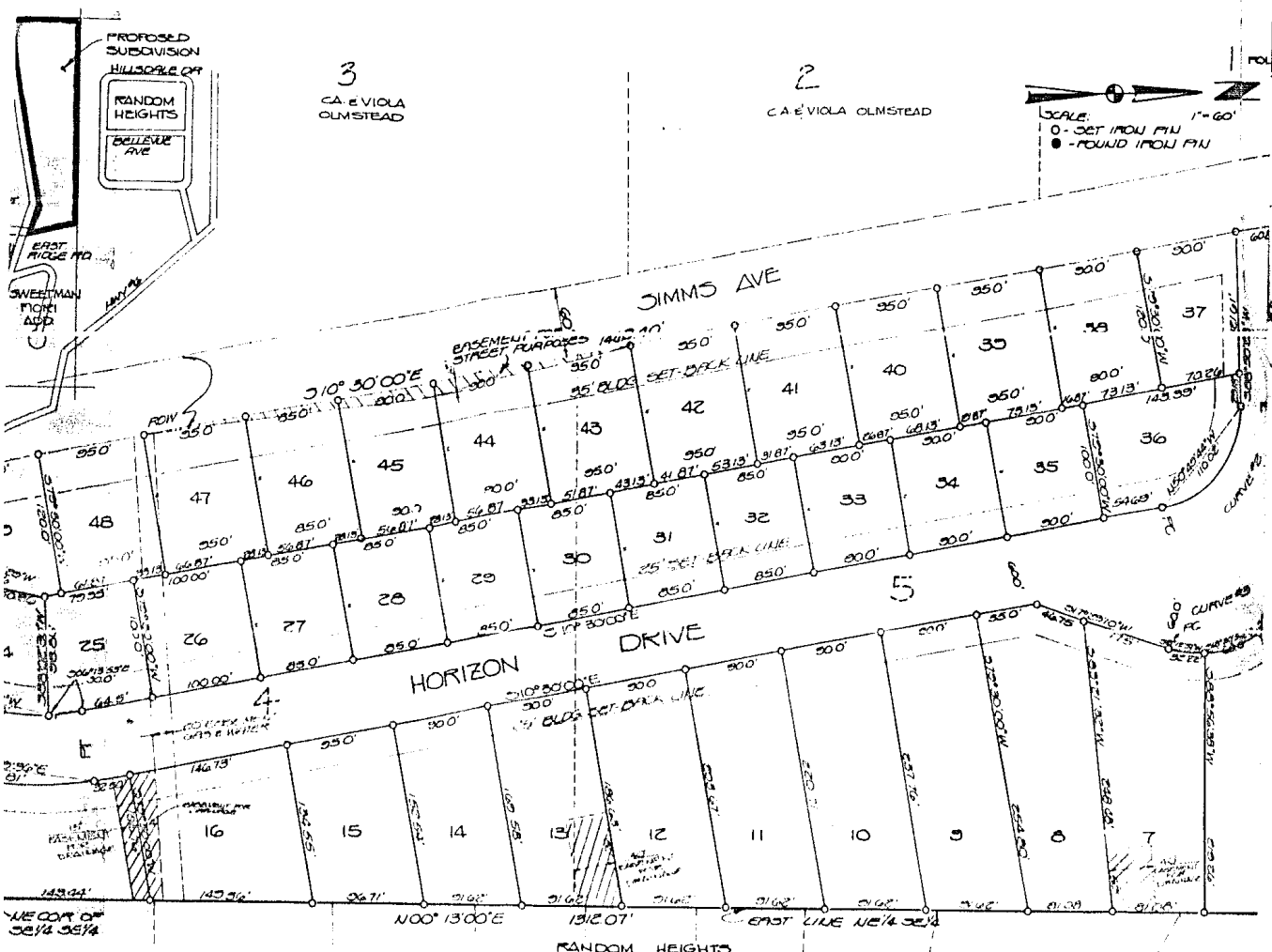
I hereby certify that I have surveyed and staked with iron pins a land located in a part of lot 4, Auditor's Subdivision, 517451/4; all and S. Auditor's Subdivision, 4117451/4, all in Section 19, T28N, the 5th P.M., Pottawattamie County, Iowa to be known as Horizon # consisting of lots 1-49 inclusive. I further certify that this map prepared under my direct Personal supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Iowa.  
Signed: \_\_\_\_\_ Date: 10-26-72  
D. D. Henderson  
D. D. Henderson 15 Reg. No. 3028

**H GENE M KEOWN**

PROJ. NO. 10/23/72  
DATE 11/27/72

DRAWN BY RBS  
APPRO. BY RCM

OWNER: FIRST SOUTHWEST IOWA



18613

TAXER  
First Southwest Iowa Service Corporation

ZONING DISTRICT:  
R-1-Single Family Residential

LEGAL DESCRIPTION:  
A survey of a part of lot 4, Auditor's Subdivision, SE1/4SE1/4, all lots 4 and 5, Auditor's Subdivision, NE1/4SE1/4, all in Section 19, T29N, R43E, of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the East 1/4 corner of said Section 19, thence S89°52'13" W a distance of 612.22 feet along the north line of said lot 4 to a point on the Easterly right-of-way line of Simms Avenue, thence S10°30'00" E a distance of 1469.40 feet along the Easterly right-of-way line of Simms Avenue, thence S23°45'00" W a distance of 261.60 feet along the Easterly right-of-way line of Simms Avenue to the Northwesterly corner of Sweetman and Flori Addition, thence S74°40'00" E a distance of 458.62 feet along the northerly line of Sweetman and Flori Addition to the Northeastly corner of Sweetman and Flori Addition, same being a point on the East line of said SE1/4SE1/4, thence S0°00'00" E a distance of 204.41 feet along the East line of the said SE1/4SE1/4 to the NE corner of the said SE1/4SE1/4, thence S90°00'00" E a distance of 1312.07 feet along the East line of the said SE1/4SE1/4 to the point of beginning.  
Tract contains 17.389 acres more or less.  
Note: The North line of Sweetman and Flori Addition is assured to bear N14°48'00" E for this description.

NOTE ALL LOT DIMENSIONS ON CURVILINEAR LOT LINES ARE CHORD DISTANCES

NOTE A PERPETUAL EASEMENT OF 5 FEET ON SIDE LOT LINES & 10 FEET ON REAR LOT LINES, EXCEPT ON LOTS 6, 7, 13, 16, 17 WHICH HAVE EASEMENTS AS INDICATED, SHALL BE RESERVED FOR THE INSTALLATION & MAINTENANCE OF UTILITIES & FOR DRAINAGE.

I hereby certify that I have surveyed and staked with iron pins a parcel of land located in a part of lot 4, Auditor's Subdivision, SE1/4SE1/4, all lots 4 and 5, Auditor's Subdivision, NE1/4SE1/4, all in Section 19, T29N, R43E, of the 5th P.M., Pottawattamie County, Iowa to be known as Horizon Hills Addition, consisting of lots 1-49 inclusive. I further certify that this survey was prepared under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.  
Signed: \_\_\_\_\_ Date: 10-26-72

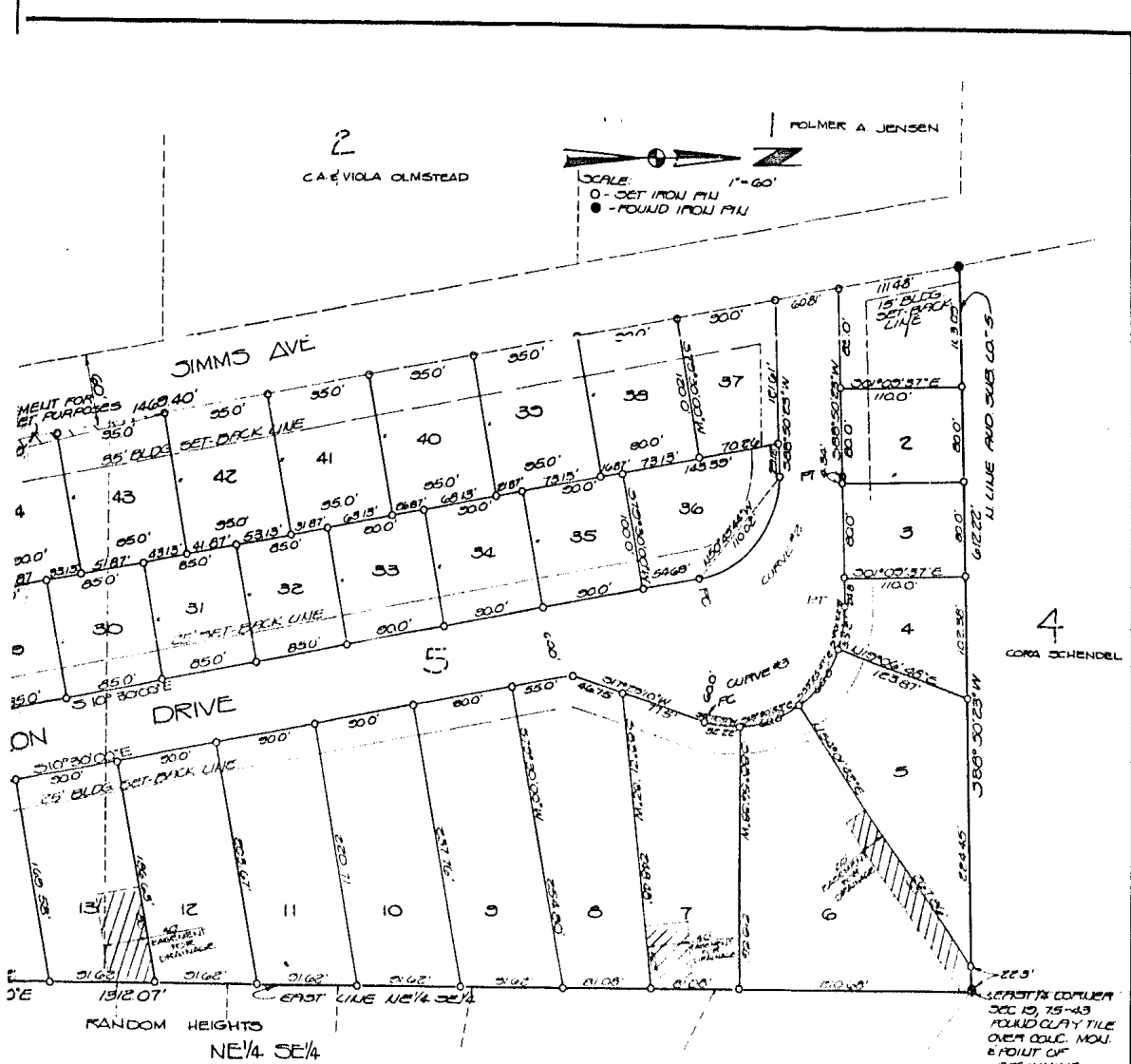
D. D. Henderson  
D. D. Henderson 15 Reg. No. 3628

**KEOWN AND ASSOCIATES**

REGISTERED PROFESSIONAL LAND SURVEYORS

CLIENT: FIRST SOUTHWEST IOWA SERVICE CORP.	DATE: _____	REVISIONS: _____	TITLE: FINAL PLAT "A"
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72-18613



1. Lots & parts of description

2. 1/23 W 1/2 lot on the 1/2 acre, thence 1/4 line addition, line of 1/2 and E 1/4, thence 1/4 of 1/2 to the 1/2 acre

3. Parcel of 1/2 all lots 2, 1/23, of 1/2 addition, 1/2 acre was 1/2 registered

NOTE: ALL LOT DIMENSIONS ON CURVILINEAR LOT LINES ARE CHORD DISTANCES

NOTE: A PERPETUAL EASEMENT OF 5 FEET ON SIDE LOT LINES & 10 FEET ON REAR LOT LINES, EXCEPT ON LOTS 6, 7, 13, 16, 17 WHICH HAVE EASEMENTS AS INDICATED, SHALL BE RESERVED FOR THE INSTALLATION, MAINTENANCE OF UTILITIES & FOR DRAINAGE.

**FILED**  
 DEC 9 1972  
 EDWARD C. BRALKER  
 County Auditor

72-17610		72-17610	
<b>AND ASSOCIATES INC</b>			
SERVICE CORP	DATE	REVISIONS	TITLE FINAL PLAT HORIZON HILLS ADDITION
			SHT.

72-10614