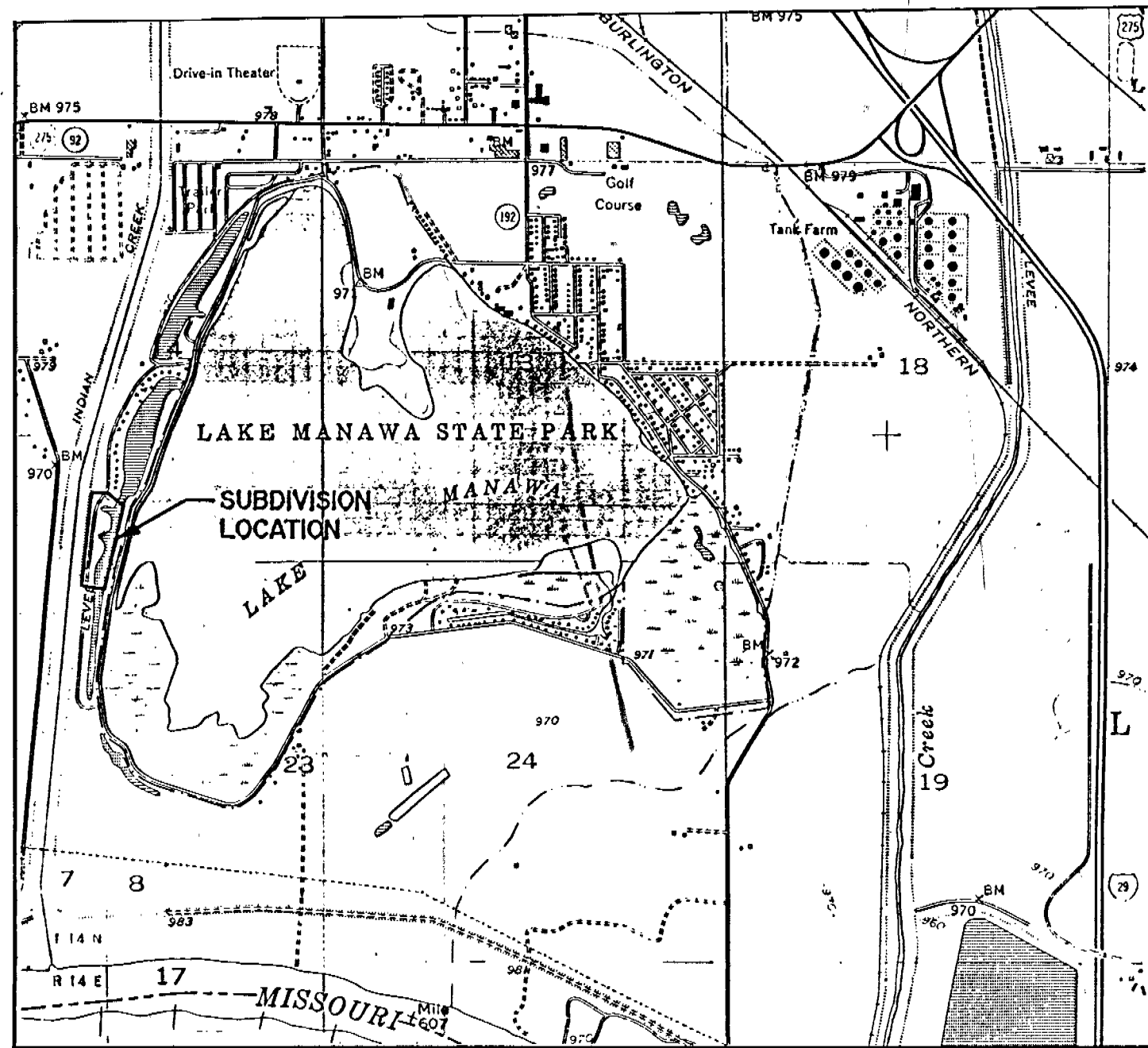
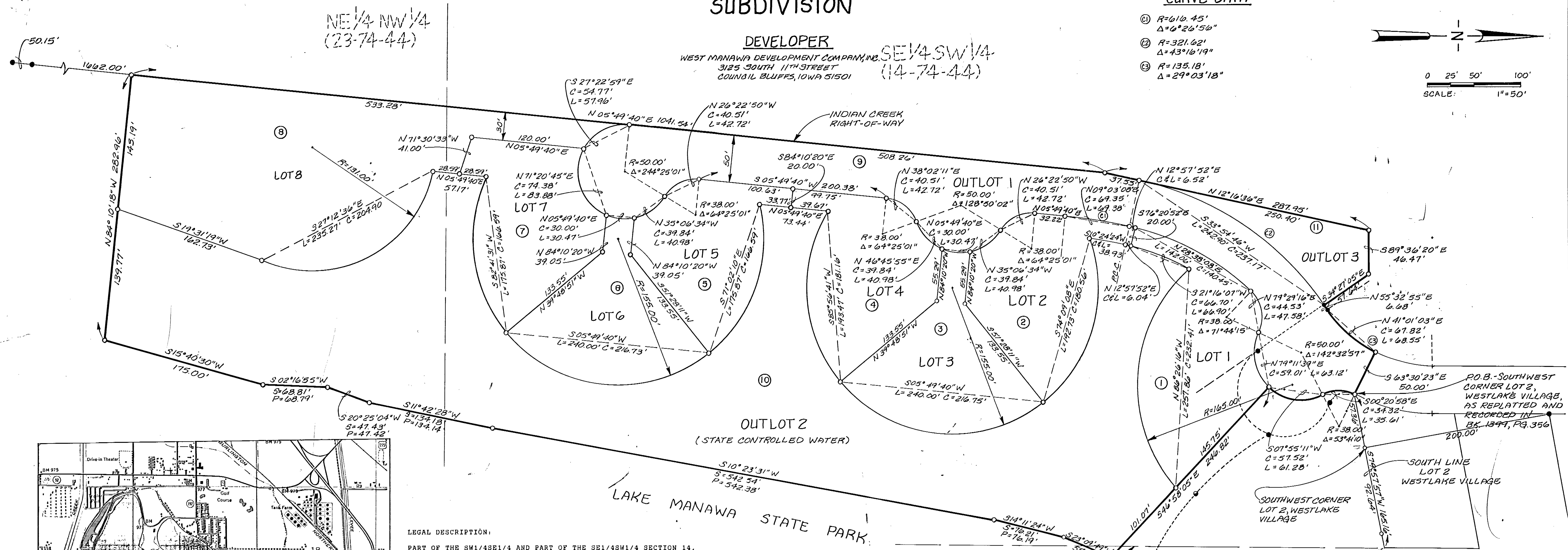
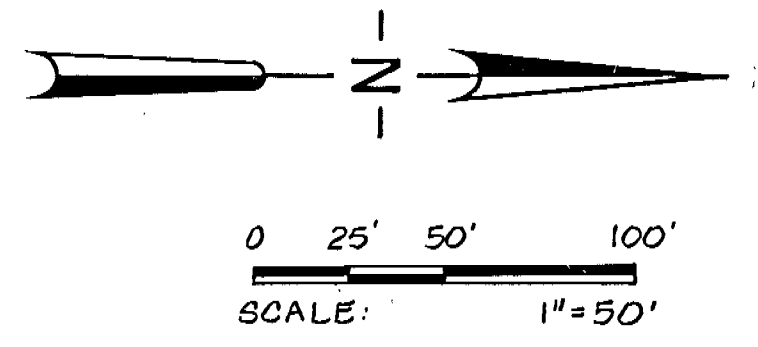


FINAL PLAT WESTLAKE SOUTH ESTATES SUBDIVISION

CURVE DATA

- ① R=616.45'
Δ=6°26'56"
- ② R=321.62'
Δ=43°16'19"
- ③ R=135.18'
Δ=29°03'18"



LOCATION MAP
SCALE: 1" = 2000'

- LEGEND**
- FOUND IRON PIN
 - SET T-BAR W/ CAP 3684
 - FOUND T-BAR W/ CAP 3684
 - POB. POINT OF BEGINNING

LEGAL DESCRIPTION:

PART OF THE SW1/4SE1/4 AND PART OF THE SE1/4SW1/4 SECTION 14, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M. AND PART OF THE NE1/4NW1/4, SECTION 23, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA; MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 2, WESTLAKE VILLAGE; THENCE S79°57'57"W, 57.36 FEET ALONG THE SOUTH LINE OF LOT 2 EXTENDED, TO THE SOUTHWEST CORNER LOT 2, WESTLAKE VILLAGE AS REPLATTED AND RECORDED IN BOOK 1399, PAGE 356, AND TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 53°41'10", BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CURVE A DISTANCE OF 35.61 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S00°20'58"E, 34.32 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 70°13'28"; THENCE ALONG SAID CURVE A DISTANCE OF 61.28 FEET AND HAVING A CHORD BEARING AND DISTANCE OF S07°55'11"W, 57.52 FEET; THENCE S46°58'05"E, 246.82 FEET; THENCE S23°09'49"W, 55.15 FEET; THENCE S14°11'24"W, 76.21 FEET; THENCE S10°23'31"W, 542.54 FEET; THENCE S11°42'28"W, 134.18 FEET; THENCE S20°25'04"W, 47.43 FEET; THENCE S02°16'55"W, 68.81 FEET; THENCE S15°40'30"W, 175.00 FEET; THENCE N84°10'18"W, 282.96 FEET TO THE EAST RIGHT-OF-WAY OF INDIAN CREEK; THENCE N05°49'40"E, 1041.54 FEET ALONG SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N12°16'36"E, 287.95 FEET; THENCE S89°36'20"E, 46.47 FEET; THENCE S34°27'05"E, 57.64 FEET TO THE WESTERLY RIGHT-OF-WAY FOR WESTLAKE DRIVE, A PRIVATE STREET; THENCE N55°32'55"E, 6.68 FEET ALONG SAID WESTLAKE DRIVE RIGHT-OF-WAY TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 135.18 FEET AND A CENTRAL ANGLE OF 29°03'18"; THENCE ALONG SAID CURVE AND SAID RIGHT-OF-WAY A DISTANCE OF 68.55 FEET AND HAVING A CHORD BEARING AND DISTANCE OF N41°01'03"E, 67.82 FEET; THENCE S63°30'23"E, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 2, WESTLAKE VILLAGE, AS REPLATTED AND THE POINT OF BEGINNING. SAID TRACT CONTAINS 9.928 ACRES.

NOTE: THE SOUTH LINE OF LOT 2, WESTLAKE VILLAGE IS ASSUMED TO BEAR S79°57'57"W FOR THIS DESCRIPTION.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS MADE 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.

H. Gene McKeown 9/29/89
H. GENE MCKEOWN, L.S. IA REG. NO. 3684 DATE

DEDICATION:

KNOW ALL MEN OF THESE PRESENTS: THAT THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS: TO BE KNOWN AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND OUTLOTS 1, 2, AND 3 OF WESTLAKE SOUTH ESTATES SUBDIVISION IN THE CITY OF COUNCIL BLUFFS, IOWA, AS APPEARS ON THIS PLAT IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FILING OF THE FINAL PLAT:

- a. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT
- b. NOTARIZED CERTIFICATION OF OWNER THAT THE SUBDIVISION AS IT APPEARS HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER
- c. CERTIFIED STATEMENT OF THE COUNTY TREASURER THAT THE SUBDIVIDED LAND IS FREE FROM TAXES
- d. CERTIFIED STATEMENT OF THE CLERK OF THE DISTRICT COURT THAT THE SUBDIVISION IS FREE FROM ALL JUDGEMENT, ATTACHMENTS, MECHANIC'S OR OTHER LIENS
- e. CERTIFIED STATEMENT OF THE COUNTY RECORDER THAT THE SUBDIVISION IS FREE FROM ENCUMBRANCES

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS THIS 29 DAY OF SEPT., 19 89 A.D.

Herb Andersen 9/29/89
HERB ANDERSEN, OWNER DATE

SW 1/4 SE 1/4
(14-74-44)

NOTE:
A PERPETUAL EASEMENT IS RESERVED ALONG THE SIDE LOT LINES, 10 FEET IN WIDTH; ALONG FRONT AND REAR LOT LINES, 10 FEET IN WIDTH; & ENTIRE OUTLOT 1 FOR UTILITY INSTALLATION & MAINTENANCE.

CITY PLANNING COMMISSION

Robert L. Knapp 12-5-89
APPROVED BY CHAIRMAN DATE

CITY COUNCIL

Thomas P. Imator 11-30-89
APPROVED BY MAYOR DATE

ATTESTED BY:

Oliver Anderson 11-30-89
CITY CLERK DATE

Book-4-583