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*Dorothy L. Jensen*  
Recorder

CERTIFICATE AND DEDICATION  
OF PLAT OF  
McPHERSON HILLS SUBDIVISION, DIVISION I,  
IN THE CITY OF COUNCIL BLUFFS,  
IOWA

NOW, on this 4/2 day of April, 1977,

McPHERSON HILLS, INC., duly organized and incorporated under the laws of the State of Iowa by Jerry F. Duggan, President, and Carl H. Rogers, Jr., 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 to 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:

A tract of land located in part of Lot 4, Auditor's Subdivision of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 29, and in part of Lot 4, Auditor's <sup>AX 276</sup> Subdivision of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 32, all in Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the S $\frac{1}{4}$  corner of said Section 29 and point of beginning; thence N 1° 25' 49"W along the West line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 264.37 feet; thence N 74° 34' 11" E a distance of 159.07 feet; thence S 9° 56' 34" E a distance of 67.01 feet; thence N 78° 37' 00" E a distance of 117.73 feet; thence S 40° 19' 00" E a distance of 94.85 feet; thence N 84° 17' 30" E a distance of 153.95 feet to a point on the East line of Lot 4, Auditor's Subdivision of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 29; thence S 1° 26' 46" E along the East line of said Lot 4 a distance of 202.00 feet to the Southeast corner of said Lot 4; thence S 0° 01' 57" E along the East line of Lot 4, Auditor's Subdivision of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 32 a distance of 346.99 feet to a point on the Northerly right of way line of McPherson Avenue; thence S 81° 41' 28" W along said right of way line a distance of 64.93 feet to the beginning of a curve concave Northerly, having a radius of 1113.00 feet and a central angle of 23° 08' 00"; thence Westerly along said curve and along said right of way line an arc length of 3.69 feet and having a chord bearing and distance of S 81° 47' 10" W, 3.69 feet; thence S 0° 01' 57" E along said right of way line a distance of 44.73 feet to a point on a curve concave Northerly, having a radius of 1248.57 feet and a central angle of 25° 30' 00"; thence Westerly along said curve and along said right of way line an arc length of 222.96 feet and having a chord bearing and distance of N 86° 46' 51" W, 222.67 feet; thence N 75° 10' 32" W along said right of way line a distance of 210.18 feet to a point on the West line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ ; thence N 0° 01' 57" W along the West line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$  a distance of 330.45 feet to the point of beginning. Said tract contains 6.977 acres, more or less.

Note: The West line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 29 is assumed to bear N1°25'49"W for this description.

Entered for taxation *Dorothy L. Jensen*

APR 6 1977

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County Auditor

# COMPARED

Said plattor does hereby state that it is the sole and only owner and proprietor in fee simple of the above described property. We further state that under our direction and with our consent we have caused the above described real estate to be surveyed and platted by H. Gene McKeown & Associates, as shown by the said plat which is attached hereto, and that we hereby ratify and confirm the subdivision of said tract into the lots and streets as shown thereon. That we have secured and have attached hereto a complete abstract of title to the real estate owned by us, and described above, in a title opinion certified by Donald T. Steege, Attorney at Law, certifying that fee title in the said real estate is in the undersigned, and that the same is free from encumbrance. The addition of the above mentioned real estate is made with the consent and full knowledge of said corporation and its officer and in accordance with the desire that the above mentioned real estate be subdivided and that said addition be named McPherson Hills Subdivision, Division I, in 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, are hereby dedicated to the public for street purposes and such streets are to be known as Dupont Circle, Decatur Circle and Upland Drive.

MCPHERSON HILLS, INC.

By Jerry F. Duggan  
 JERRY F. DUGGAN President

By Carl H. Rogers, Jr.  
 CARL H. ROGERS, JR. Vice President

STATE OF IOWA )  
 ) ss.  
 COUNTY OF POTTAWATTAMIE }

Now on this 4th day of April, 1977, personally appeared before me, a Notary Public in and for Pottawattamie County, State of Iowa, Jerry F. Duggan and Carl H. Rogers, Jr., to me known to

COMPARED

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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 McPherson Hills, Inc., and the corporation has no seal, and that said instrument was signed on behalf of said corporation under due authority under the Articles of Incorporation.

*Donald T. Steege*  
\_\_\_\_\_  
DONALD T. STEEGE, NOTARY PUBLIC



# COMPARED

## SURVEYOR'S CERTIFICATE

I, CARL H. ROGERS, JR., Registered Land Surveyor, hereby certify that I have surveyed the following described real estate, to-wit:

A tract of land located in part of Lot 4, Auditor's Subdivision of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 29, and in part of Lot 4, Auditor's Subdivision of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 32, all in Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the S $\frac{1}{4}$  corner of said Section 29 and point of beginning; thence N 1° 25' 49" W along the West line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 264.37 feet; thence N 74° 34' 11" E a distance of 159.07 feet; thence S 9° 56' 34" E a distance of 67.01 feet; thence N 78° 37' 00" E a distance of 117.73 feet; thence S 40° 19' 00" E a distance of 94.85 feet; thence N 84° 17' 30" E a distance of 153.95 feet to a point on the East line of Lot 4, Auditor's Subdivision of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 29; thence S 1° 26' 46" E along the East line of said Lot 4 a distance of 202.00 feet to the Southeast corner of said Lot 4; thence S 0° 01' 57" E along the East line of Lot 4, Auditor's Subdivision of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 32 a distance of 346.99 feet to a point on the Northerly right of way line of McPherson Avenue; thence S 81° 41' 28" W along said right of way line a distance of 64.93 feet to the beginning of a curve concave Northerly, having a radius of 1113.00 feet and a central angle of 23° 08' 00"; thence Westerly along said curve and along said right of way line an arc length of 3.69 feet and having a chord bearing and distance of S 81° 47' 10" W, 3.69 feet; thence S 0° 01' 57" E along said right of way line a distance of 44.73 feet to a point on the curve concave Northerly, having a radius of 1248.57 feet and a central angle of 25° 30' 00"; thence Westerly along said curve and along said right of way line an arc length of 222.96 feet and having a chord bearing and distance of N 86° 46' 51" W, 222.67 feet; thence N 75° 10' 32" W along said right of way line a distance of 210.18 feet to a point on the West line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$ ; thence N 0° 01' 57" W along the West line of said NW $\frac{1}{4}$  NE $\frac{1}{4}$  a distance of 330.45 feet to the point of beginning. Said tract contains 6.977 acres, more or less.

Note: The West line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 29 is assumed to bear N 1° 25' 49" W for this description.

I further certify that on behalf of McPherson Hills, Inc., and will stake with iron pins I have surveyed / by July 1, 1977 a parcel of land located in Part of Lot 4, Auditor's Subdivision of the SW $\frac{1}{4}$  SE $\frac{1}{4}$ , Section 29, and a

COMPARED

-2-

Part of Lot 4, Auditor's Subdivision of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 32, all in Township 75, North, Range 43, West of the 5th P.M., Pottawattamie County, Iowa, to be known as McPherson Hills Subdivision, Division I, in Council Bluffs, Iowa, consisting of Lots 1 through 15 inclusive, and Lots 80 through 87 inclusive, said plat giving the dimensions of each lot by length and width, and that the width and the courses of the streets established therein are as set out in the plat.

Dated this 4th day of April, 1977.

  
CARL H. ROGERS, JR.



COMPARED

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

STATE OF IOWA                    )  
  ) ss.  
COUNTY OF POTTAWATTAMIE )

I, CHARLES R. TELLANDER, 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 22nd day of February, 1977, there was passed and approved the final plat of McPHERSON HILLS SUBDIVISION, DIVISION I, in the City of Council Bluffs, Iowa.

Dated this 22 day of March, 1977.

  
\_\_\_\_\_  
CHARLES R. TELLANDER, Chairman of  
the City Planning Commission

# COMPARED

CLERK OF THE DISTRICT COURT

CERTIFICATION

STATE OF IOWA                    )  
  ) ss.  
COUNTY OF POTTAWATTAMIE )

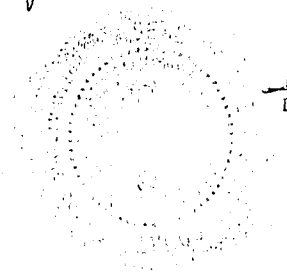
I, DONALD DIWOKY, being duly sworn on oath, depose and state that I am Clerk of the District Court of Pottawattamie County, Iowa, and I do hereby certify that the tract of land described in the foregoing Owner's Certification, said tract of land being laid out into lots by the attached plat, is free 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 6<sup>th</sup> day of

April, 1977.

*Donald J. Diwokoy, Clerk*

*Josiah Tammara, Deputy*  
DONALD DIWOKY, CLERK OF THE DISTRICT COURT



**COMPARED**

RECORDER'S CERTIFICATION

STATE OF IOWA                    )  
  ) ss.  
POTTAWATTAMIE COUNTY        )

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 of any and all encumbrances, and that the title to said tract of land is in McPherson Hills, Inc.

WITNESS my hand and official signature this 6 day of April, 1977.

*Dorothy Letner*  
DOROTHY LETNER  
POTTAWATTAMIE COUNTY RECORDER



*COPIED FROM ORIGINAL*

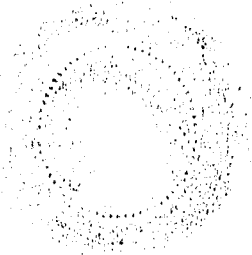
TREASURER'S CERTIFICATE

STATE OF IOWA                    )  
  ) ss.  
COUNTY OF POTTAWATTAMIE    )

I, JUDY ANN MILLER, 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 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 6th day of April, 1977.

*Judy Ann Miller*  
\_\_\_\_\_  
JUDY ANN MILLER *By Linda Khatigian, Deputy*  
TREASURER OF POTTAWATTAMIE COUNTY, IOWA



# COMPARED

DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR  
McPHERSON HILLS SUBDIVISION,  
DIVISION I,  
IN THE CITY OF COUNCIL BLUFFS, IOWA

This Declaration, made this 4/4 day of April,  
1977, by the undersigned,

W I T N E S S E T H

WHEREAS, the undersigned are owners of the real estate 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 herein 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 these conditions, restrictions, 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

# COMPARED

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Bluffs, Pottawattamie County, State of Iowa, and is more particularly described in the Plat of McPherson Hills Subdivision, Division I, to Council Bluffs, Iowa, attached hereto and incorporated herein by reference.

No property other than that described above shall be 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 subject 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

# COMPARED

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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 lot nearer than thirty (30) 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 greater; provided, however, that on corner lots the setback of 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. Any accessory building shall be located at least sixty (60) feet from the property line, with a minimum side yard requirement of three (3) feet.

C. No residential lot described herein shall have a width of less than sixty-five (65) feet at the minimum building setback line nor an area of less than 6,500 square feet.

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, temporarily 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, houseboat or similar waterborne 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

COMPARED

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in the tract and does not violate any of these covenants. In any case, no dwelling having a ground floor square foot area of less than 1092 square feet in the case of a one (1) story structure, nor less than 1000 square feet in the case of a one and one-half or two 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 locations of the same have been submitted to and approved in writing as to harmony of design of external design and location in relation to the surrounding structures and topography by the Board of Directors of McPherson Hills, Inc. 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. It is further provided herein that during the construction of any dwellings on any lot, the contractor shall not store any building materials on said lot, unless the same are placed in an enclosed building.

G. No obnoxious nor 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 nor 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.

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# COMPARED

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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 of 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 80, a strip of land 86.42 feet in width and 30 feet in length.

Lot 81, a strip of land 70 feet in width and 30 feet in length.

Lot 82, a strip of land 70.0 feet in width and 30 feet in depth.

Lot 83, a strip of land 76.24 feet in width and 30 feet in depth.

Lot 84, a strip of land 87.56 feet in width and 30 feet in depth.

Lot 85, a strip of land beginning at the northeast corner of said lot, thence South 0° 01' 57" East along the east line of said lot, a distance of 82.64 feet, thence northwesterly to a point 30 feet west of the northeast corner of said lot, and thence 30 feet east to the point of beginning.

Lot 87, a strip of land 10 feet in width and approximately 173.58 feet in depth.

J. No lot 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 materials shall be kept in a clean and sanitary condition.

K. All building plans and plot plans shall be approved in writing by H. Gene McKeown & Associates, prior to commencement of any construction.

L. Ingress or egress to and from Lots 1, 3 and 87 onto McPherson Avenue is prohibited. This covenant is to run with the land and shall be binding upon all parties and all persons claiming under them in perpetuity.



# COMPARED

LAW OFFICES  
POGGE, ROOT AND STEEGE

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

ASSOCIATE:  
JOHN D. LESLEY

TELEPHONE 322-2570  
AREA CODE 712

FEDERAL I. D. No. 42-0897223  
308 FIRST FEDERAL SAVINGS & LOAN BLDG.  
COUNCIL BLUFFS, IOWA 51501

April 6, 1977

## ABSTRACT OPINION

To:  
County Recorder  
County Treasurer  
Clerk of the District Court

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

A tract of land located in part of Lot 4, Auditor's Subdivision of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 29, and in part of Lot 4, Auditor's Subdivision of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 32, all in Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the S $\frac{1}{4}$  corner of said Section 29 and point of beginning; thence N 1° 25' 49" W along the West line of said SW $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 264.37 feet; thence N 74° 34' 11" E a distance of 159.07 feet; thence S 9° 56' 34" E a distance of 67.01 feet; thence N 78° 37' 00" E a distance of 117.73 feet; thence S 40° 19' 00" E a distance of 94.85 feet; thence N 84° 17' 30" E a distance of 153.95 feet to a point on the East line of Lot 4, Auditor's Subdivision of the SW $\frac{1}{4}$  SE $\frac{1}{4}$  of said Section 29; thence S 1° 26' 46" E along the East line of said Lot 4 a distance of 202.00 feet to the Southeast corner of said Lot 4; thence S 0° 01' 57" E along the East line of Lot 4, Auditor's Subdivision of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 32 a distance of 346.99 feet to a point on the Northerly right of way line of McPherson Avenue; thence S 81° 41' 28" W along said right of way line a distance of 64.93 feet to the beginning of a curve concave Northerly, having a radius of 1113.00 feet and a central angle of 23° 08' 00"; thence Westerly along said curve and along said right of way line an arc length of 3.69 feet and having a chord bearing and distance of S 81° 47' 10" W, 3.69 feet; thence S 0° 01' 57" E along said

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## COMPARED

Abstract Opinion

To: County Recorder  
County Treasurer  
Clerk of the District Court

right of way line a distance of 44.73 feet to a point on the curve concave Northerly, having a radius of 1248.57 feet and a central angle of  $25^{\circ} 30' 00''$ ; thence Westerly along said curve and along said right of way line an arc length of 222.96 feet and having a chord bearing and distance of  $N 86^{\circ} 46' 51'' W$ , 222.67 feet; thence  $N 75^{\circ} 10' 32'' W$  along said right of way line a distance of 210.18 feet to a point on the West line of said  $NW\frac{1}{4} NE\frac{1}{4}$ ; thence  $N 0^{\circ} 01' 57'' W$  along the West line of said  $NW\frac{1}{4} NE\frac{1}{4}$  a distance of 330.45 feet to the point of beginning. Said tract contains 6.977 acres, more or less.

Note: The West line of said  $SW\frac{1}{4} SE\frac{1}{4}$  of Section 29 is assumed to bear  $N 1^{\circ} 25' 49'' W$  for this description.

I find that this abstract has been prepared pursuant to Section 614.29 to 614.38 of the 1971 Code of Iowa, Chapter 11 of the Iowa Land Title Examination Standards, and the Abstracting Standards of the Iowa Land Title Association, and is continued to 10:30 o'clock A.M., on the 6th day of April, 1977, as certified by the Abstract Guaranty Company, Council Bluffs, Iowa.

I find good and merchantable title in fee simple and free from material objections, to be in McPHERSON HILLS, INC..

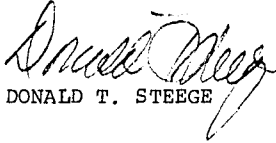
I find the general taxes for the year 1975 and prior years are paid. All previous taxes, including personal taxes applicable to said real estate, have been paid and there are no special assessments against said property.

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

Sincerely yours,

POGGE, ROOT AND STEEGE

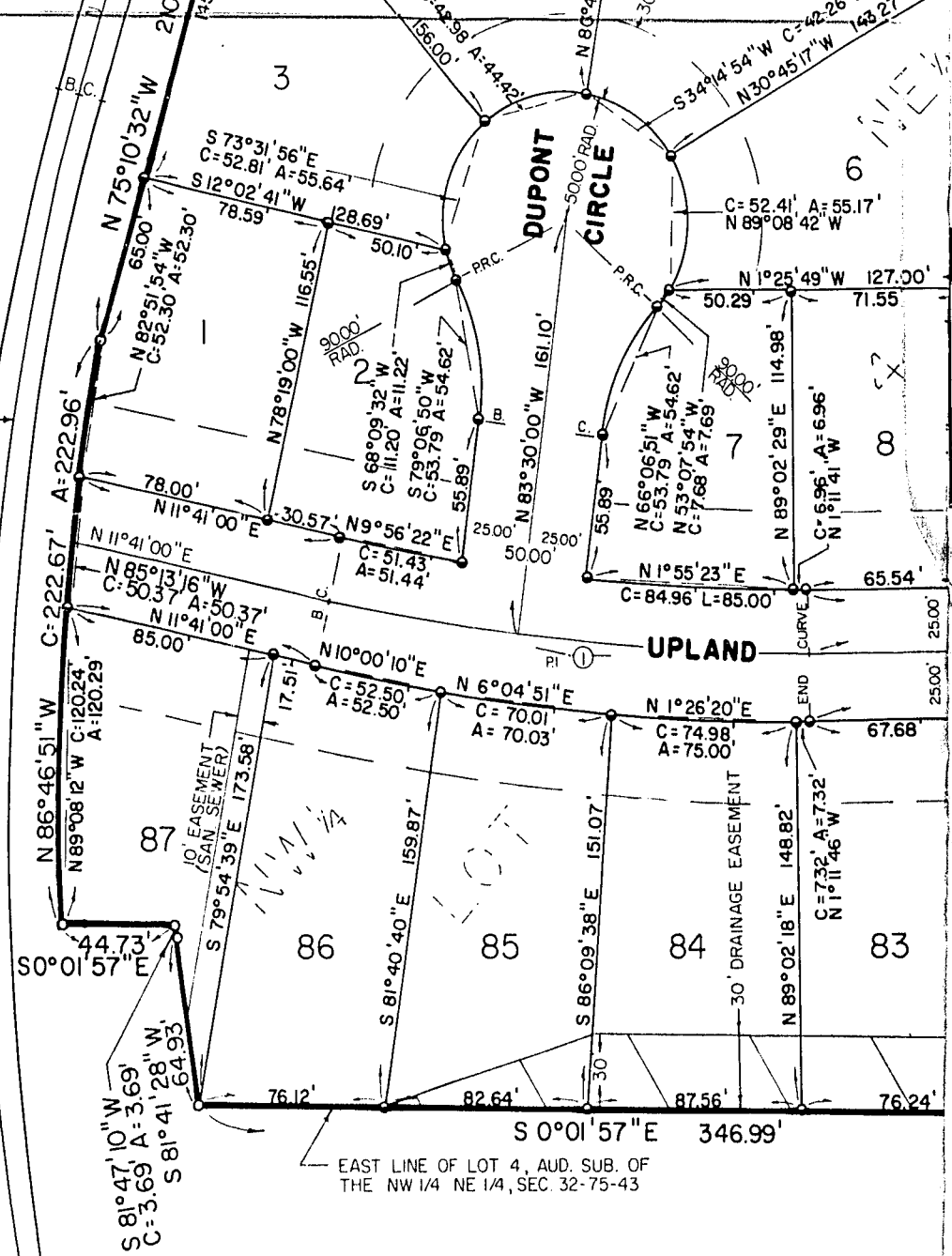
By

  
DONALD T. STEEGE

DTS/dw

77 17254

McPHERSON AVENUE



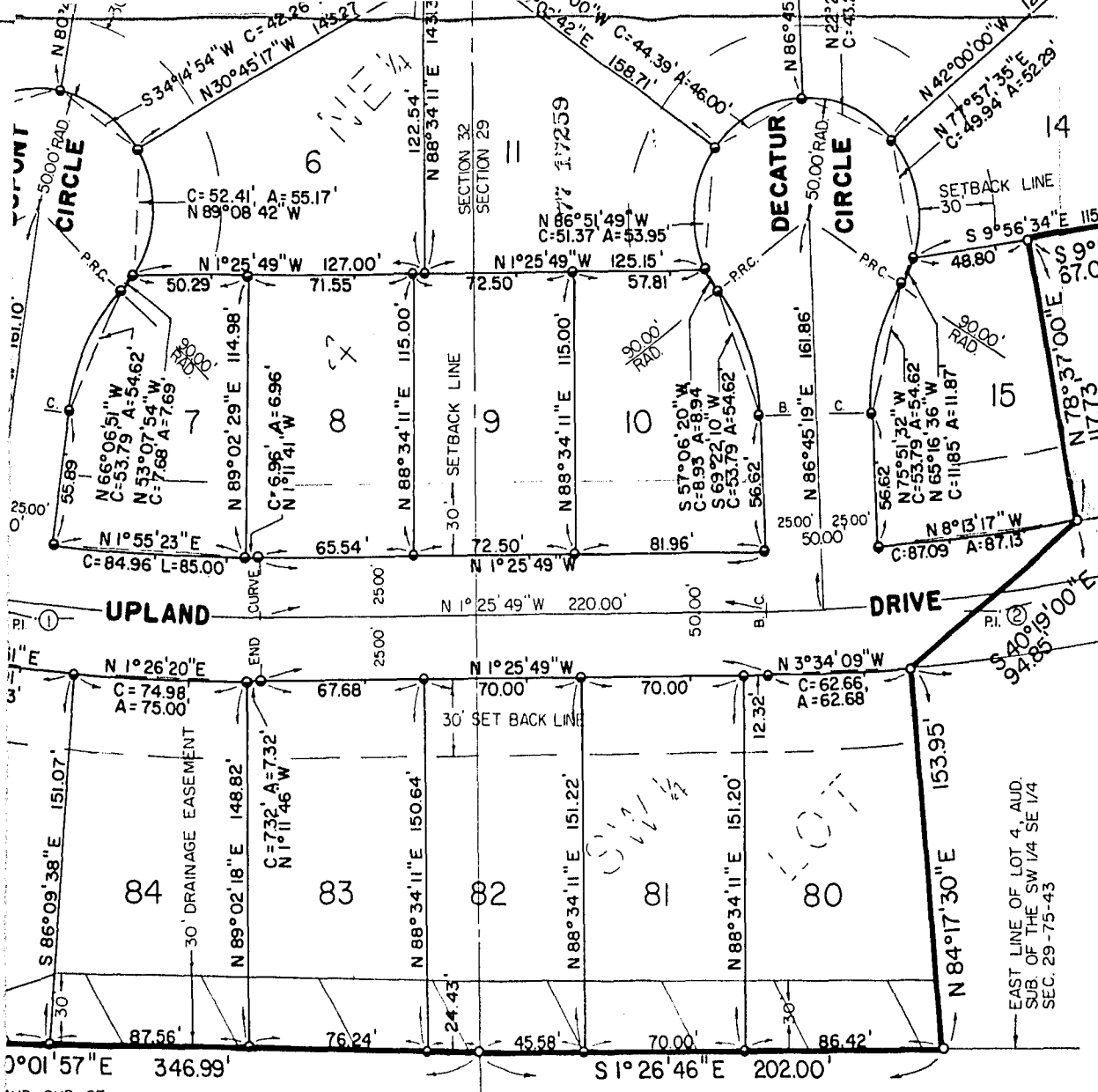
CITY PLAN  
*[Signature]*  
 APPROVED

I (We) hereby certify that I (We) will meet all equal opportunity and fair marketing objectives consistent with federal, state and local guidelines.

*[Signature]*  
 McPherson Hills, Inc., Owner  
 Jerry F. Duggan, Pres.

CITY COUNCIL  
*[Signature]*  
 APPROVED

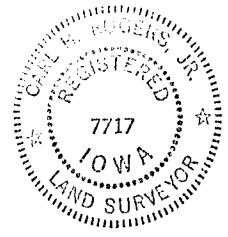
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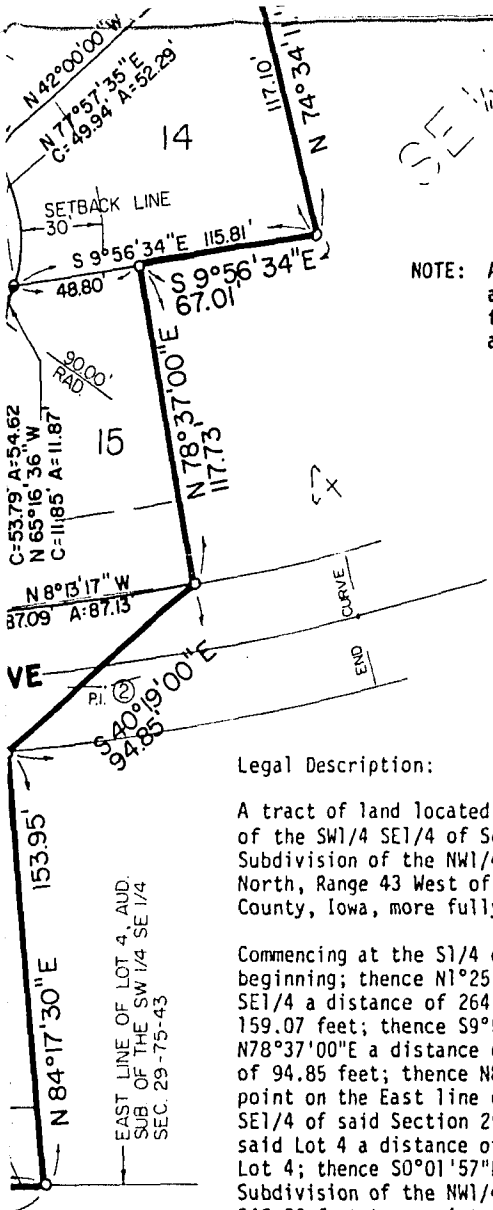


AUD. SUB. OF  
C. 32-75-43

CITY PLANNING COMMISSION  
*David S. McCorder* 3/22/77  
 APPROVED BY CHAIRMAN DATE

CITY COUNCIL  
*David E. Lewis* 3/24/77  
 APPROVED BY MAYOR DATE





- A ARC LENGTH
- FOUND CONC. MON.
- FOUND IRON PIN
- B.C. BEGIN CURVE
- P.R.C. POINT OF REVERSE CURVE
- P.I. POINT OF INTERSECTION

NOTE: A perpetual easement of 5 feet on side lot lines and 10 feet on rear lot lines shall be reserved for the installation and maintenance of utilities and drainage.

**Legal Description:**

A tract of land located in part of Lot 4, Auditor's Subdivision of the SW1/4 SE1/4 of Section 29, and in part of Lot 4, Auditor's Subdivision of the NW1/4 NE1/4 of Section 32, all in Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the S1/4 corner of said Section 29 and point of beginning; thence N1°25'49"W along the West line of said SW1/4 SE1/4 a distance of 264.37 feet; thence N74°34'11"E a distance of 159.07 feet; thence S9°56'34"E a distance of 67.01 feet; thence N78°37'00"E a distance of 117.73 feet; thence S40°19'00"E a distance of 94.85 feet; thence N84°17'30"E a distance of 153.95 feet to a point on the East line of Lot 4, Auditor's Subdivision of the SW1/4 SE1/4 of said Section 29; thence S1°26'46"E along the East line of said Lot 4 a distance of 202.00 feet to the Southeast corner of said Lot 4; thence S0°01'57"E along the East line of Lot 4, Auditor's Subdivision of the NW1/4 NE1/4 of said Section 32 a distance of 346.99 feet to a point on the Northerly right of way line of McPherson Avenue; thence S81°41'28"W along said right of way line a distance of 64.93 feet to the beginning of a curve concave Northerly, having a radius of 1113.00 feet and a central angle of 23°08'00"; thence Westerly along said curve and along said right of way line an arc length of 3.69 feet and having a chord bearing and distance of S81°47'10"W, 3.69 feet; thence S0°01'57"E along said right of way line a distance of 44.73 feet to a point on a curve concave Northerly, having a radius of 1248.57 feet and a central angle of 25°30'00"; thence Westerly along said curve and along said right of way line an arc length of 222.96 feet and having a chord bearing and distance of N86°46'51"W, 222.67 feet; thence N75°10'32"W along said right of way line a distance of 210.18 feet to a point on the West line of said NW1/4 NE1/4; thence N0°01'57"W along the West line of said NW1/4 NE1/4 a distance of 330.45 feet to the point of beginning. Said tract contains 6.977 acres, more or less.

Note: The West line of said SW1/4 SE1/4 of Section 29 is assumed to bear N1°25'49"W for this description.

I hereby certify that this plat is a true and correct representation of the lands surveyed 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.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_

*Carl H. Rogers, Jr.*  
 Carl H. Rogers, Jr. L.S. Iowa Reg. No. 7717  
 77 17257



**H. MIKEOWN AND ASSOCIATES**  
 COUNCIL BLUFFS IOWA

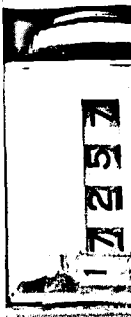
**GENE AND OFFICES**  
 LAND SURVEYORS

**CLIENT**  
 McPHERSON HILLS, INC., J. F. DUGGAN, PRES.  
 3 LAWDALE DRIVE  
 COUNCIL BLUFFS, IOWA

**DRAWN BY** JLP  
**APPRO BY** CR

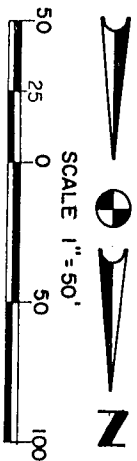
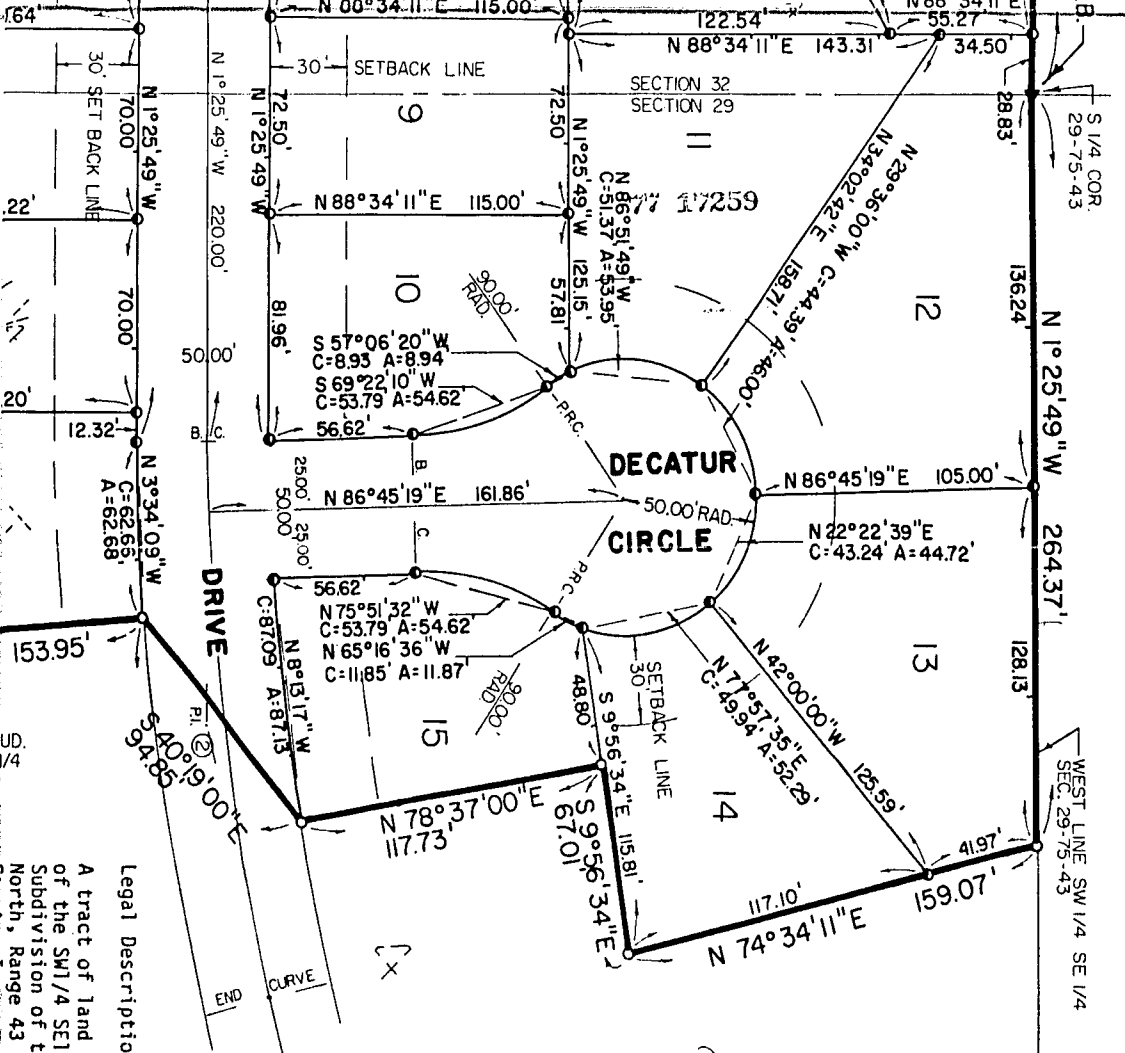
**PROJ NO** 10157  
**DATE** JAN., 1977

**TITLE**  
 FINAL PLAT - McPHE  
 DIV. I



# FINAL PLAT MCPHERSON HILLS SUBDIVISION, DIV. I

McPHERSON HILLS, INC.



### LEGEND

- SET 5/8" REBAR WITH CAP MARKED
- RLS 7717
- 5/8" REBAR WITH CAP MARKED
- RLS 7717 TO BE SET BY JULY 1, 1977
- C CHORD
- A ARC LENGTH
- ▲ FOUND CONC. MON.
- FOUND IRON PIN
- BC BEGIN CURVE
- PRC POINT OF REVERSE CURVE
- PI POINT OF INTERSECTION

NOTE: A perpetual easement of 5 feet on side lot lines and 10 feet on rear lot lines shall be reserved for the installation and maintenance of utilities and drainage.

### Legal Description:

A tract of land located in part of Lot 4, Auditor's Subdivision of the SW1/4 SE1/4 of Section 29, and in part of Lot 4, Auditor's Subdivision of the NW1/4 NE1/4 of Section 32, all in Township 75 North, Range 43 West of the 5th Principal Meridian, Potawatamie

<b>AND ASSOCIATES INC</b>		OFFICES: COUNCIL BLUFFS    RED OAK    DENISON    ATLANTIC	
F. DUGGAN, PRES.	DATE	REVISIONS	TITLE
			FINAL PLAT - MCPHERSON HILLS SUBDIVISION DIV. I
			SHT.

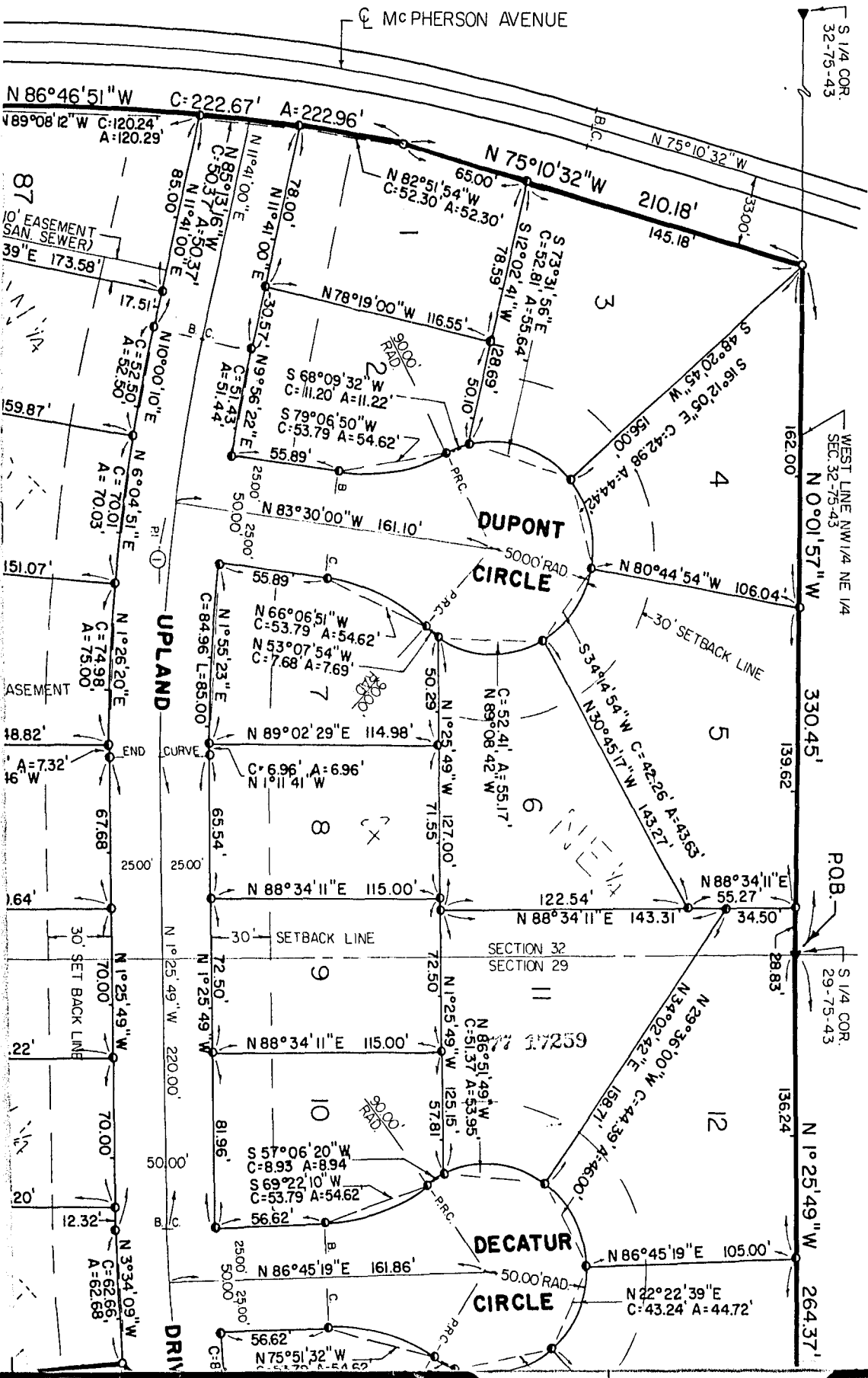
COMPARED

①  $\Delta = 13^{\circ}06'49''$   
 $D = 6^{\circ}35'08''$   
 $T = 100.00'$   
 $L = 199.13'$   
 $E = 5.73'$   
 $R = 870.02'$

②  $\Delta = 14^{\circ}00'00''$   
 $D = 7^{\circ}02'06''$   
 $T = 100.00'$   
 $L = 199.00'$   
 $E = 6.12'$   
 $R = 814.43'$

FINAL PLAT  
 McPHERSON HILLS SUBDIVISION, INC.

McPHERSON HILLS, INC.



McPHERSON AVENUE

DUPONT  
 CIRCLE

DECATUR  
 CIRCLE

UPLAND

DRIVE

SECTION 32  
 SECTION 29

WEST LINE NW 1/4 NE 1/4  
 SEC. 32-75-43

P.O.B.  
 S 1/4 COR.  
 29-75-43

10' EASEMENT  
 SAN SEWER

87

EASEMENT

164'

22'

20'

3

4

5

6

7

8

9

10

11

12

N 86°46'51" W  
 C=222.67' A=222.96'

N 89°08'12" W  
 C=120.24' A=120.29'

N 85°13'16" W  
 C=30.37' A=50.37'

N 85°00'00" E  
 C=52.50' A=52.50'

N 10°00'10" E  
 C=70.01' A=70.03'

N 1°26'20" E  
 C=74.98' A=75.00'

N 1°25'49" W  
 C=70.00' A=70.00'

N 1°25'49" W  
 C=70.00' A=70.00'

N 3°34'09" W  
 C=62.66' A=62.68'

N 86°45'19" E  
 C=161.86' A=161.86'

N 75°51'32" W  
 C=52.30' A=52.30'

N 78°19'00" W  
 C=116.55' A=116.55'

N 83°30'00" W  
 C=161.10' A=161.10'

N 89°02'29" E  
 C=114.98' A=114.98'

N 88°34'11" E  
 C=115.00' A=115.00'

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