

COMPARED

Fee 130⁰⁰ 12971

STATE OF IOWA, Pottawattamie County
Filed for record the 18 day of April
1993 at 1:00 o'clock P.M. and recorded
in book 93 page 29253

CERTIFICATE AND DEDICATION
OF PLAT OF
MEADOW ACRES SUBDIVISION
9TH ADDITION
IN POTTAWATTAMIE COUNTY, IOWA

By John J. Drake Recorder

NOW on this 17th day of September, 1992, BCD CORPORATION, duly organized and incorporated under the laws of the State of Iowa, by KENNETH SACKS, 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 Pottawattamie County, Iowa, which real estate is more particularly described as follows:

A parcel of land located in part of the Northeast Quarter of the Northwest Quarter, and in part of Northwest Quarter of the Northwest Quarter, all in Section 6, Township 74 North, Range 43 West of the Fifth Principal Meridian, Pottawattamie County, Council Bluffs, Iowa, more particularly described as follows:

Commencing at the Northeast corner of Lot 1 of Meadow Acres 4th Addition, Council Bluffs, Iowa, and point of beginning; thence South 87°28'10" West along the North line of said Lot 1 a distance of 98.67 feet to the Northwest corner of said Lot 1; thence North 9°12'00" East along the Easterly right-of-way line of Skyline Drive a distance of 379.14 feet to the beginning of a tangent circular curve concave westerly and having a radius of 586.70 feet and a central angle of 20°22'00"; thence Northerly along said Easterly right-of-way line of Skyline Drive and along said curve an arc length of 208.55 feet, and having a chord bearing and distance of North 0°59'00" West, 207.46 feet to the end of said curve; thence

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Marilyn J. Drake COUNTY AUDITOR
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North 11°10'00" West along said Easterly right-of-way line of Skyline Drive a distance of 20.00 feet to the beginning of a tangent circular curve concave Southwesterly and having a radius of 333.70 feet and a central angle of 36°27'00"; thence Northwesterly along said Easterly right-of-way of Skyline Drive and along a portion of said curve an arc length of 39.53 feet, and having a chord bearing and distance of North 14°33'36" West, 39.50 feet; thence North 72°02'48" East along the prolongation of a radial line of said curve a distance of 110.00 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 443.70 feet, to which beginning of said curve a radial line bears North 72°02'48" East; thence Southeasterly along said curve an arc length of 52.56 feet, and having a chord bearing and distance of South 14°33'36" East, 52.53 feet to the end of said curve; thence South 11°10'00" East a distance of 20.00 feet to the beginning of a tangent circular curve concave Westerly and having a radius of 696.70 feet and a central angle of 20°22'00"; thence Southerly along said curve an arc length of 247.65 feet, and having a chord bearing and distance of South 0°59'00" East, 246.35 feet to the end of said curve; thence South 9°12'00" West a distance of 356.30 feet; thence South 87°28'10" West a distance of 13.68 feet to the point of beginning. Said parcel contains 1.671 acres, more or less.

Said platator does hereby state that it is the sole and only owner and proprietor in fee simple of the above described property. I further state that under my direction and with my consent I have caused the above real estate to be surveyed and platted by Carl H. Rogers, Jr., registered land surveyor, as shown by said Plat which is attached

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hereto, and I hereby ratify and confirm the subdivision of said tract into the lots and streets as shown thereon. That I have secured and have attached hereto a complete Abstract of Title to the real estate owned by me, and described above, and a title opinion certified by Jack W. Peters, attorney at law, certifying that fee title in said real estate is in the undersigned, and that the same is free from encumbrances. 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 is to be subdivided and that said addition shall be named Meadow Acres, 9th Addition in Pottawattamie County, Iowa. All of said Lots are abutting on and laid out with reference to existing streets and avenues.

BCD CORPORATION,

By Kenneth Sacks
KENNETH SACKS, President

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

Now on this 17th day of September, 1992, personally appeared before me, a notary public, in and for said State of Iowa, Kenneth Sacks, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed, for and on

COMPARED

behalf of said corporation, and who, further being duly sworn, did say that he President of BCD Corporation, and that the corporation has no seal, and that the said instrument was signed on behalf of said corporation under due authority under the Articles of Incorporation.



Deborah L. Petersen

NOTARY PUBLIC

COMPALED


MORTGAGE HOLDER'S STATEMENT

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

We, Thomas P. Hanafan and Olga Arellano-Anderson, being first duly sworn, on oath depose and state that we are the Mayor and City Clerk of the City of Council Bluffs, Iowa, the holder of a mortgage on the property described in the foregoing Certificate and Dedication of Plat of Meadow Acres Division 9th Addition in Pottawattamie County, Iowa, and the attached Plat. Said mortgage is dated March 4, 1991 and recorded on March 8, 1991 in Book 91, Page 18769 of the records of Pottawattamie County, Iowa. We certify that the Plat is prepared with the free consent of the City of Council Bluffs, Iowa and in accordance with the desire of the City of Council Bluffs, Iowa. We further certify that the City of Council Bluffs agrees to release its mortgage on all areas conveyed to City of Council Bluffs, Iowa or dedicated to the public upon approval of the Final Plat of Meadow Acres Division 9th Addition.

DATED this 6 day of April, 1993.


THOMAS P. HANAFAN, Mayor
City of Council Bluffs, Iowa


OLGA ARELLANO, City Clerk
City of Council Bluffs, Iowa

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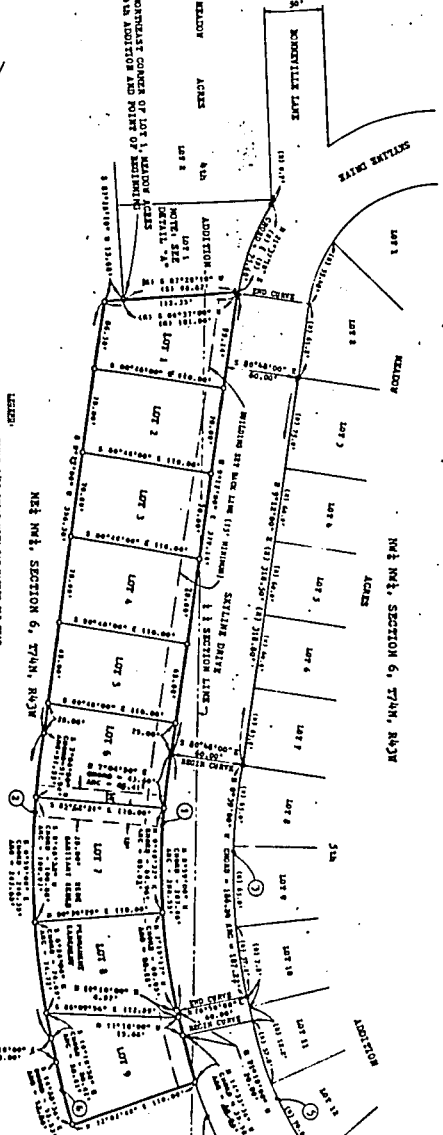
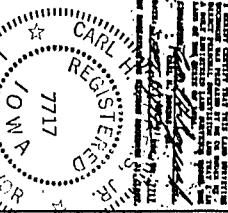
STATE OF IOWA)
) ss:
COUNTY OF POTTAWATTAMIE)

On this 10 day of April, 1993, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared THOMAS P. HANAFAN and OLGA ARELLANO, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the said City of Council Bluffs, Iowa, a municipal corporation, that the seal affixed hereto is the seal said municipal corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said THOMAS P. HANAFAN and OLGA ARELLANO, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of the City, by it and by them voluntarily executed.

Julie A. Kaftan
NOTARY PUBLIC



CRIME & DRUG CONTROL

[illegible]

1. FOUND 1/2" SLAB 9"IN CAP MARKED LBS 7717
 2. FOUND 1" PEEK TOY PIM
 3. FOUND 1-1/2" BELLOW TOY PIM
 4. 1ST 1/2" X 3/4" SLAB WITH ALUMINUM CAP MARKED LBS 7717
 5. MARK CHISELS 7" IN CONCRETE DRIVE
 6. FOUND 1/2" SLAB
 7. RECORDED AS
 8. SEVERE
 9. 1627
 10. 1618

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 6. FOUND 1/2" SLAB
 7. RECORDED AS
 8. SEVERE
 9. 1627
 10. 1618

[illegible][illegible]

DETAIL - A
NO SCALE

1. JAMES EARL RAY, "MEMBER OF THE COMMUNIST PARTY, USA, SECRETARY, HAS THE LONG RECORD OF BEING AN ARMY AND NAVY MAN FROM THE UNITED STATES AND AN ACTIVE POLICE AGENT."

NOTE: THE EASTERN LINE OF LOTS 7 OF MEADOW ACRES SUB-
DIVISION, CORREIL BLVD. TRACT IS ASSIGNED TO MAP 8 94-12-00-5
FOR THIS RECAPITULATION.

TO REMAIN ELIGIBLE THEY WILL MEET ALL EQUAL OPPORTUNITY AND
AFFIRMATIVE ACTION REQUIREMENTS OF THE FEDERAL GOVERNMENT AND
LOCAL GOVERNMENTS.

James E. [Signature]

NO COPIATION. IT IS THE POLICY OF THE UNIVERSITY

ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT, INCLUDING COVENANTS OF COVENANT THAT THE SUBDIVISION BE DEVELOPED AND USED IN ACCORDANCE WITH THE ZONING AND PLANNING COMMISSION AND IN ACCORDANCE WITH THE BEST INTERESTS OF THE COMMUNITY.

WE HEREBY CERTIFY THAT THE FOLLOWING ACCOUNTS WILL BE ACCORDING WITH THE PUTTALAM DISTRICT RECORDS CORRESPONDING WITH THE FIELD OF THE RIAL PLAT:

7717
A
IONA
☆

CARL
REGISTERED

[Handwritten signature]

SECRETARY CERTIFY THAT THIS CASE BEING
RECORDED AND INDEXED BY ME ON MARCH 11, 1964
IN SELECT FEDERAL SERVICE FILE AND THAT A
COPY OF THIS CASE BEING FORWARDED TO THE
FEDERAL BUREAU OF INVESTIGATION
AND OF THE DEPARTMENT OF JUSTICE.

1771

LOT 12
(5)
SIXTH DRIVE

Lot 13

[illegible]

COMPARED

ATTORNEY'S OPINION WITH RESPECT TO MEADOW ACRES 9TH ADDITION, COUNCIL BLUFFS, IOWA

TO THE COUNTY RECORDER OF POTTAWATTAMIE COUNTY:

I have examined the abstract of title in TWO parts covering real estate described on the attachment hereto which is to be Meadow Acres 9th Addition, Council Bluffs. Marketable title to the property is held by BCD Corporation, an Iowa corporation. It is subject to a mortgage in favor of the City of Council Bluffs, Iowa, dated March 4, 1991, and recorded on March 8, 1991, in Book 91 at Page 18769 of the records in the office of the Recorder of Pottawattamie County. Other than utility easements there are no other encumbrances against the property. Real estate taxes for 1991 and prior years are paid. This opinion is expressed as of April 14, 1993, at 10 A. M.



Jack W. Peters, Attorney at Law

COMPARED

CERTIFICATE AND RECEIPT

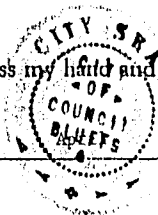
STATE OF IOWA, }
Pottawattamie County, } ss.

The undersigned, Clerk of the City of Council Bluffs, Iowa, hereby certifies that:

the attached copy of Resolution 91-171 is a true and correct copy;

as the same appears of record in this office.

Witness my hand and seal of the City of Council Bluffs, Iowa, this 12 day of



A. D., 19 93.

Olga M. Williams

Clerk of the City of Council Bluffs, Iowa.

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RESOLUTION NO. 91-171

A RESOLUTION to approve an agreement between the City of Council Bluffs and BCD Corporation on conditions to be satisfied before final plat approval of Meadow Acres 9th Addition.

WHEREAS, BCD Corporation has applied for final plat approval of Meadow Acres 9th Addition, a minor subdivision under Municipal Code Chapter 14.08; and

WHEREAS, the City Planning Commission has examined the proposed subdivision and has recommended that certain improvements be performed before final plat approval is granted; and

WHEREAS, BCD Corporation and the City have reached a mutual agreement on the installation of those improvements; the agreement is attached as Exhibit "A" and incorporated to this resolution by reference; and

WHEREAS, the City Council has studied the recommendations of the City Planning Commission and City staff and deems that approval of the agreement between BCD Corporation and the City is in the best interests of the City of Council Bluffs, Iowa.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA:

That the agreement between the City of Council Bluffs, Iowa, and BCD Corporation (Exhibit "A") is approved; and

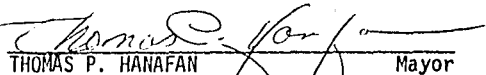
BE IT FURTHER RESOLVED

That upon completion of the four terms of the agreement within one year or less, the City shall give final plat approval to the Meadow Acres 9th Addition; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are authorized, empowered, and directed to execute the agreement (Exhibit "A") between the City and BCD.

ADOPTED
AND September 23, 1991
APPROVED


THOMAS P. HANAFAN Mayor

Attest:


OLGA ARELLANO-ANDERSON City Clerk

Planning Case No. SUB-91-002

AGREEMENT

This agreement is entered this 24 day of September, 1991, between the City of Council Bluffs, Iowa, ("City") and BCD Corporation ("BCD"). BCD has requested final plat approval of a nine-lot minor subdivision under Chapter 14.08 of the Council Bluffs Municipal Code. In consideration of their mutual promises, the City and BCD agree as follows:

1. BCD agrees to install one-inch water lines on all water services, as required by the Council Bluffs Water Works.

2. BCD agrees to install sewer laterals according to Public Works Department standards, as follows:

- a) Lots 1, 2, and 3 shall be served by existing laterals, with no street excavations;
- b) Lots 4 and 5 shall be served by a single street excavation;
- c) Lots 6 and 7 shall be served by a single street excavation to an existing manhole; and
- d) Lots 8 and 9 shall be served by a single street excavation.

3. BCD agrees to submit comprehensive plans for grading, drainage, and erosion control for the entire subdivision for the construction and final development stages. The plans must meet the approval of the City's Public Works Department and Building Division. The plans shall include a schedule of implementation and shall be prepared by a licensed professional engineer as per Chapter 70 of the Uniform Building Code.

4. BCD agrees to make the following amendments to its plat:
- a) Provide a signature line for the City's Community Development Director;
 - b) Indicate the building set back line of 25 feet;
 - c) Identify the north-south quarter-section line;

COMPARED

- d) Change note in legend to "set 5/8" x 2" rebar with alum cap stamped RLS 7717"; and
- e) Add to easement note: "All storm water drainage systems and all storm water drainage easements are private and will be installed and maintained by the developer or assignee."

5. BCD agrees to obtain permits for all work performed in City right-of-way.

The City and BCD agree that items two through five shall be completed within one year of the date of this agreement. Upon timely completion of items two through five, the City shall give final plat approval to the Meadow Acres 9th Addition.

President or Authorized Agent of
BCD Corporation

Philip W. Meyer
PHILIP W. MEYER Mayor Protem

Attest:

Olga Brellano-Anderson
OLGA BRELLANO-ANDERSON City Clerk

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TREASURER'S CERTIFICATE

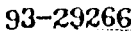
STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

I, Judy Ann Miller, being first duly sworn, on oath depose and state that I am the Treasurer 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 any and all unpaid taxes and tax liens.

Witness my hand and official seal this 12th day of April, 1993.



JUDY ANN MILLER, Treasurer
Pottawattamie County, Iowa



COMPARED

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MEADOW ACRES 9TH ADDITION,
IN POTTAWATTAMIE COUNTY, IOWA

THIS Declaration, made this 17th day of September, 1992,
by the undersigned,

WITNESSETH:

WHEREAS, the undersigned are the 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 insure 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 Pottawattamie County, State of Iowa, and is more particularly described in the Plat of Meadow Acres 9th Addition, in Pottawattamie County, Iowa, attached hereto and incorporated herein by this reference.

No property other than that described above shall be

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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 covenantss, 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, as far as practical, the natural beauth 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 thereon 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 of said property, and thereby to enhance the values of investments made by the purchaser 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 thirty (30) feet in height and measured from the lowest point on top of the curb of each lot and a garage, which shall be for the use only of the occupants of the residents to which they are appurtenant, and which must be attached to the residence.

B. No outbuilding, garage, shed, tent, trailer, or temporary building of any kind shall be erected, constructed,

COMPARED

permitted or maintained prior to commencement of the erection of a residence, and no outbuilding, garage, shed, tent, trailer, basement or temporary building shall be used for permanent or temporary residence purposes; provided, however, that this paragraph shall not be deemed or construed to prevent the use of a temporary construction shed during the period of actual construction of any structure on the property, nor the use of adequate sanitary toilet facilities for workmen which shall be provided during such construction. All construction debris must be collected from the yard area of the lot each day and placed inside the closed garage area or placed in containers provided exclusively for construction debris.

C. Motor boats, house boats, or similar water-borne vehicles may be maintained, stored, or kept on any parcel of property covered by these covenants, only if housed completely within the family garage.

D. No building, fence, landscaping or other structural improvement, including, but not limited to, playground equipment, storage sheds, antennae, pet confinements, or rock gardens, fountains, statues, trees, and shrubs, shall be commenced, erected or maintained upon the premises, nor shall any exterior painting, resurfacing, addition to or change or alteration therein, be made until plans and specifications showing the nature, kind and shape, heights, size, floor plan, materials, color of paint and location of the same shall have been submitted to and approved in writing as to the harmony of external design, color, and location in relation to surrounding structures and topography by the site committee.

E. The site committee shall have the right to disapprove any such plans or specifications or grading or landscaping plans which are not suitable or desirable in the committee's opinion for aesthetic or other reasons, and in passing upon such plans, specifications, grading or

landscaping plans, the committee shall have the right to take into consideration suitability of the proposed building or other structure and of the materials of which it is to be built, size, floor plans, the color scheme, the site upon which it is proposed to erect the same, the harmony thereof of the surroundings, the topography of the land and the effect of the building or other structure or landscaping as planned on the outlook from the adjacent or neighboring property, and if it is in accordance with all of the provisions of this Declaration. BCD Corporation shall select the initial and successor site committees.

F. No exterior television antennae, or radio antennae, or satellite dishes of any sort shall be placed, allowed or maintained upon any portion of the improvements to be located upon the premises, nor upon any structure situated upon said real property, unless approved in writing by the aforementioned site committee.

G. No obnoxious or offensive activity or trades 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 repair of automobiles will be permitted outside of garages on any lot at any time; nor will any vehicle offensive to the neighborhood be visibly stored, parked or abandoned in the neighborhood.

I. No boat, camping trailer, recreational vehicles, snowmobile, auto drawn trailer of any kind, mobile home, truck, jeep, motorcycle, grading or excavating equipment, or other heavy machinery or equipment, vehicle undergoing repair, or aircraft shall be stored outside the garage or in any manner left exposed on any lot at any time.

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. No incinerator or

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trash burner shall be permitted on any lot. No fuel tanks shall be permitted to remain outside of any dwelling. Except on garbage pick up days, no garbage or trash cans shall be permitted outside of any dwelling unless fully screened from view and not visible from street or neighboring lots. No garden, lawn or maintenance equipment of any kind whatsoever shall be stored or permitted to remain outside of any dwelling except when in actual use. Any exterior air conditioning condenser unit shall be placed in the rear or side yard.

K. Exposed portions of the foundation of each building are to be covered with either siding or brick unless otherwise approved in writing by the aforementioned site committee.

L. A dwelling on which construction has begun must be completed within one (1) year from the date the foundation was dug for said dwelling.

M. No stable or other shelter for any animal, livestock, fowl or poultry shall be erected, altered, placed or permitted to remain any lot, including pet confinements and dog runs.

N. No wood fencing or other type of fencing shall be allowed unless approved by the site committee.

O. Sidewalks on the lots are not permitted except for personal, private use of the dweller.

P. BCD Corporation, its successors and assigns, retain a perpetual easement over, across and through the South twenty (20) feet of Lot 1 for utility installation, drainage and maintenance.

Q. A perpetual easment of five (5) feet on side lot lines and ten (10) feet on rear lot lines is reserved for the installation and maintenance of utilities and drainage.

R. Vegetable gardens are prohibited on any yards adjoining streets.

S. All building plans and plot plans shall be approved in writing by the site committee, prior to the commencement of any construction.

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

U. BCD Corporation, its successors and assigns, retain the right to modify the East and North lot lines of Lot 9 to accommodate future adjoining platting.

V. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period 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 majority of the owners in the building sites covered by these covenants it is agreed to change such covenants in whole or in part.

Executed on the above date set forth.

BCD CORPORATION,

By Kenneth Sacks
KENNETH SACKS, Its President

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

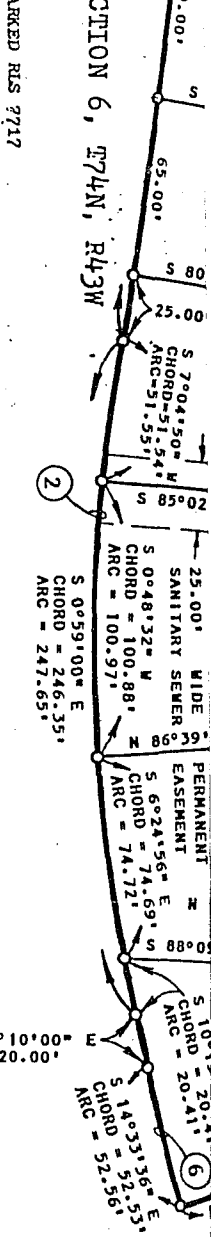
On this 17th day of September, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared KENNETH SACKS, to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, ~~that the seal affixed hereto is the~~ that the corporation has no seal;

COMPARED

~~seal-of-said-corporation;~~ that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and the said KENNETH SACKS, as President acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Deborah L. Petersen
NOTARY PUBLIC



SECTION 6, T74N, R43W

MARKED RLS 7717

LEGAL DESCRIPTION.

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AND IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF MEADOW ACRES 4th ADDITION, COUNCIL BLUFFS, IOWA, AND POINT OF BEGINNING; THENCE SOUTH 87°28'10" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 90.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 9°12'00" EAST ALONG THE EASTERN RIGHT OF WAY LINE OF SKYLINE DRIVE A DISTANCE OF 379.14 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 586.70 FEET AND A CENTRAL ANGLE OF 20°22'00"; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE AND ALONG SAID CURVE AN ARC LENGTH OF 208.55 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 0°59'00" WEST, 207.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 11°10'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 333.70 FEET AND A CENTRAL ANGLE OF 36°27'00"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 39.53 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 14°33'36" WEST, 39.50 FEET; THENCE NORTH 72°02'48" EAST ALONG THE PROLONGATION OF A RADIAL LINE OF SAID CURVE A DISTANCE OF 110.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 443.70 FEET, TO WHICH BEGINNING OF SAID CURVE A RADIAL LINE BEARS NORTH 72°02'48" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 52.56 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 14°33'36" EAST, 52.53 FEET TO THE END OF SAID CURVE; THENCE SOUTH 11°10'00" EAST A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 666.70 FEET AND A CENTRAL ANGLE OF 20°22'00"; THENCE SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 247.65 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 0°59'00" EAST, 246.35 FEET TO THE END OF SAID CURVE; THENCE SOUTH 9°12'00" WEST A DISTANCE OF 356.30 FEET; THENCE SOUTH 87°28'10" WEST A DISTANCE OF 13.66 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.671 ACRES, MORE OR LESS.

NOTE: THE EASTERLY LINE OF LOTS 3 THROUGH 7 OF MEADOW ACRES 5th ADDITION, COUNCIL BLUFFS, IOWA IS ASSUMED TO BEAR N 9°12'00" E FOR THIS DESCRIPTION.

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

- ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.
- 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.

BED CORPORATION: BY KENNETH SACKS, PRESIDENT

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

BED CORPORATION: BY KENNETH SACKS, PRESIDENT.

CITY COUNCIL.

APPROVED BY MAYOR: *Thomas J. Dwyer* 9/24/92 DATE

ATTESTED TO BY: *Wendy T. Davis* 9/24/92 DATE

CITY CLERK: *Wendy T. Davis* 9/24/92 DATE

APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR: *Wendy T. Davis* 9/18/92 DATE

ROGERS SURVEYING
25 ROLLING HILLS COUNCIL BLUFFS, IOWA

SCALE: 1" = 50'
DATE: 7-24-91
APPROVED BY: *Wendy T. Davis*
DRAWN BY: C.W.O.
REVISOR: *Wendy T. Davis*

TITLE: **MEADOW ACRES / 9TH ADDITION**

CLIENT: BED CORPORATION 93-29274 DRAWING NUMBER 105591



RETE DRIVE ENCROACHMENT

E ENCROACHMENT

E ENCROACHMENT

DETAIL "A"
NO SCALE

LEGEND:

- FOUND 5/8" REBAR WITH CAP MARKED RLS 7717
- FOUND 1" PINCH TOP PIN
- FOUND 1-1/4" HOLLOW TOP PIN
- SET 5/8" x 30" REBAR WITH ALUMINUM CAP STAMPED RLS 7717
- MADE CHISELED "X" IN CONCRETE DRIVE
- FOUND 3/8" REBAR
- (R) RECORDED AS SURVEY

COMPARED

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5th PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- CURVE DATA:
- | | | | |
|---|---------------------------|---|---------------------------|
| 1 | CENTRAL ANGLE = 20°22'00" | 4 | CENTRAL ANGLE = 36°27'00" |
| | RADIUS = 586.70' | | RADIUS = 333.70' |
| 2 | ARC LENGTH = 208.55' | 5 | ARC LENGTH = 212.29' |
| | CENTRAL ANGLE = 20°22'00" | | RADIUS = 362.77'00" |
| | RADIUS = 696.70' | | ARC LENGTH = 273.70' |
| 3 | ARC LENGTH = 247.65' | 6 | ARC LENGTH = 174.12' |
| | CENTRAL ANGLE = 20°22'00" | | CENTRAL ANGLE = 6°47'12" |
| | RADIUS = 526.70' | | RADIUS = 443.70' |
| | ARC LENGTH = 167.22' | | ARC LENGTH = 52.56' |

NOTE: A PERFECT 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 FOR DRAINAGE. ALL STORM WATER DRAINAGE SYSTEMS AND ALL STORM WATER DRAINAGE EASEMENTS ARE PRIVATE AND WILL BE INSTALLED AND MAINTAINED BY THE DEVELOPER AND HIS ASSIGNS.

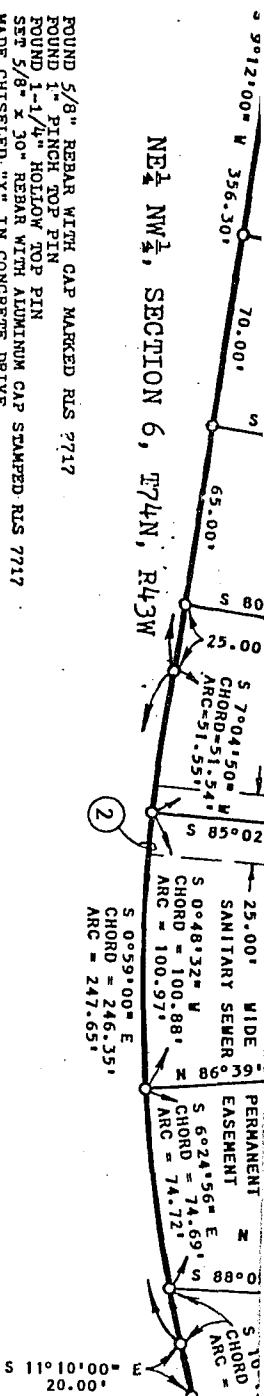
ALL LOT CORNER PINS WILL BE SET UPON APPROVAL OF FINAL PLAT OF SUBDIVISION.

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE LAND INCLUDED IN MEADOW ACRES 9TH ADDITION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS _____ DAY OF _____, 1992.

JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA



COMMENCING AT THE NORTHEAST CORNER OF LOT 1 OF MEADOW ACRES 4th ADDITION, COUNCIL BLUFFS, IOWA, AND POINT OF BEGINNING; THENCE SOUTH 87°28'10" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 98.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 9°12'00" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE A DISTANCE OF 379.14 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 586.70 FEET AND A CENTRAL ANGLE OF 20°22'00"; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE AND ALONG SAID CURVE AN ARC LENGTH OF 208.55 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 0°59'00" WEST, 207.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 11°10'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 333.70 FEET AND A CENTRAL ANGLE OF 36°27'00"; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF SKYLINE DRIVE AND ALONG A PORTION OF SAID CURVE AN ARC LENGTH OF 39.53 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 14°33'36" WEST, 39.50 FEET; THENCE NORTH 72°02'48" EAST ALONG THE PROLONGATION OF A RADIAL LINE OF SAID CURVE A DISTANCE OF 110.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 443.70 FEET, TO WHICH BEGINNING OF SAID CURVE A RADIAL LINE BEARS NORTH 72°02'48" EAST, THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 52.56 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 14°33'36" EAST, 52.56 FEET TO THE END OF SAID CURVE; THENCE SOUTH 11°10'00" EAST A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 696.70 FEET AND A CENTRAL ANGLE OF 20°22'00"; THENCE SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 247.65 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 0°59'00" EAST, 247.65 FEET TO THE END OF SAID CURVE; THENCE SOUTH 9°12'00" WEST 13.68 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.671 ACRES, MORE OR LESS.

NOTE: THE EASTERLY LINE OF LOTS 3 THROUGH 7 OF MEADOW ACRES 5th ADDITION, COUNCIL BLUFFS, IOWA IS ASSUMED TO BEAR N 9°12'00" E FOR THIS DESCRIPTION.

WE HEREBY CERTIFY THAT THE FILING OF THE FINAL PLAT WITH THE POTTAWATTAMIE

A. ALL PRIVATE RESTRICTED WHICH WILL BE A PART B. NOTARIZED CERTIFICATE AS IT APPEARS HEREON ACCORDANCE WITH THE

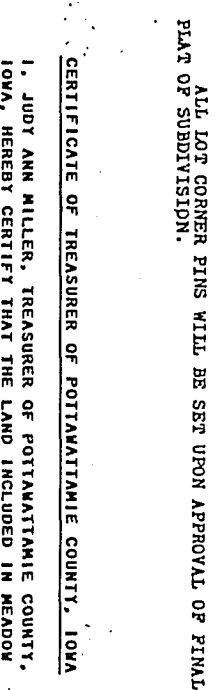
EGD CORPORATION, BY KENNETH S.

WE HEREBY CERTIFY THAT WE WILL FOLLOW MARKETING OBJECTIVES CONSISTENT WITH THE LOCAL GUIDELINES.

EGD CORPORATION, BY KENNETH S.

SECRET

•
•
•
•
•
•



DETAIL "A"
NO SCALE

JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA

DATED THIS DAY OF , 1992.

11. JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY,
IOWA, HEREBY CERTIFY THAT THE LAND INCLUDED IN MEADOW
ACRES 9TH ADDITION IS FREE FROM CERTIFIED TAXES AND
CERTIFIED SPECIAL ASSESSMENTS.

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

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 FOR DRAINAGE. ALL STORM WATER DRAINAGE SYSTEMS AND ALL STORM WATER DRAINAGE EASEMENTS ARE TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER AND HIS ASSIGNS.

ALL LOT CORNER PINS WILL BE SET UPON APPROVAL OF FINAL PLAT OF SUBDIVISION.

ALL LOT CORNER PINS WILL BE SET UPON APPROVAL OF FINAL SUBDIVISION

CURVE DATA

①	CENTRAL ANGLE	=	209.22.00"	④	CENTRAL ANGLE	=	36.27.00"
	RADIUS	=	586.70"		RADIUS	=	33.70"
	ARC LENGTH	=	208.55'		ARC LENGTH	=	212.29'
②	CENTRAL ANGLE	=	209.22.00"	⑤	CENTRAL ANGLE	=	36.27.00"
	RADIUS	=	596.70"		RADIUS	=	27.70"
	ARC LENGTH	=	249.65'		ARC LENGTH	=	273.12'
③	CENTRAL ANGLE	=	20.22.00"		CENTRAL ANGLE	=	64.47.12"
	RADIUS	=	526.70"	⑥	RADIUS	=	443.70"
	ARC LENGTH	=	187.22'		ARC LENGTH	=	58.56'

● FOUND 5/8" REBAR WITH CAP MARKED RLS 7717
● FOUND 1" PINCH TOP PIN
● FOUND 1-1/4" HOLLOW TOP PIN
● SEE 5/8" x 30" REBAR WITH ALUMINUM CAP STAMPED RLS 771717
● MADE CHISELED "X" IN CONCRETE DRIVE
● FOUND 3/8" REBAR
● RECORDED AS
(R) SURVEY
(S) DEG A P

LEGEND:

NE $\frac{1}{2}$ NW $\frac{1}{4}$, SECTION 6, T74N, R43W

LEGAL DESCRIPTION:

BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MEADOW A
 ADDITION, COUNCIL BLUFFS, IOWA, AND POINT OF BEGINNING;
 SOUTH 87°28'10" WEST ALONG THE NORTH LINE OF SAID LOT 1
 OF 98.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THEN
 9°12'00" EAST ALONG THE EASTERY RIGHT OF WAY LINE OF SKYLINE
 A DISTANCE OF 379.14 FEET TO THE BEGINNING OF A TANGENT
 CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 586.70 FEET
 ANGLE OF 20°22'00" THEN NORTHWESTLY ALONG AN ARC LENGTH OF
 LINE OF SKYLINE DRIVE AND ALONG SAID CURVE AN ARC LENGTH OF
 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 0°
 20'46 FEET TO THE END OF SAID CURVE; THEN NORTH 11°10'10"
 SAID EASTERY RIGHT OF WAY LINE OF SKYLINE DRIVE A DISTANCE
 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE
 AND HAVING A RADIUS OF 333.70 FEET AND A CENTRAL ANGLE OF
 THENCE NORTHWESTERLY ALONG SAID EASTERY RIGHT OF WAY LINE
 AND ALONG A PORTION OF SAID CURVE AN ARC LENGTH OF 127.33
 HAVING A CHORD BEARING AND DISTANCE OF NORTH 11°10'10"
 FEET; THENCE NORTH 72°02'48 FEET TO THE BEGINNING OF A TANGENT
 LINE OF SAID CURVE A DISTANCE OF 100.00 FEET TO THE BEGINNING
 FEET, TO WHICH BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE
 02'48" EAST; THENCE SOUTHWESTERLY ALONG SAID EASTERY RIGHT
 52.56 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF
 EAST, 52°53' FEET TO THE END OF SAID CURVE; THENCE NORTH
 A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A TANGENT
 CONCAVE WESTERLY AND HAVING A RADIUS OF 20°22'00" THENCE
 247.65 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF
 EAST, 246°35' FEET TO THE END OF SAID CURVE; THENCE NORTH
 A DISTANCE OF 356.30 FEET TO THE BEGINNING OF A TANGENT
 13.68 FEET TO THE POINT OF BEGINNING OF A TANGENT CIRCULAR
 MORE OR LESS.

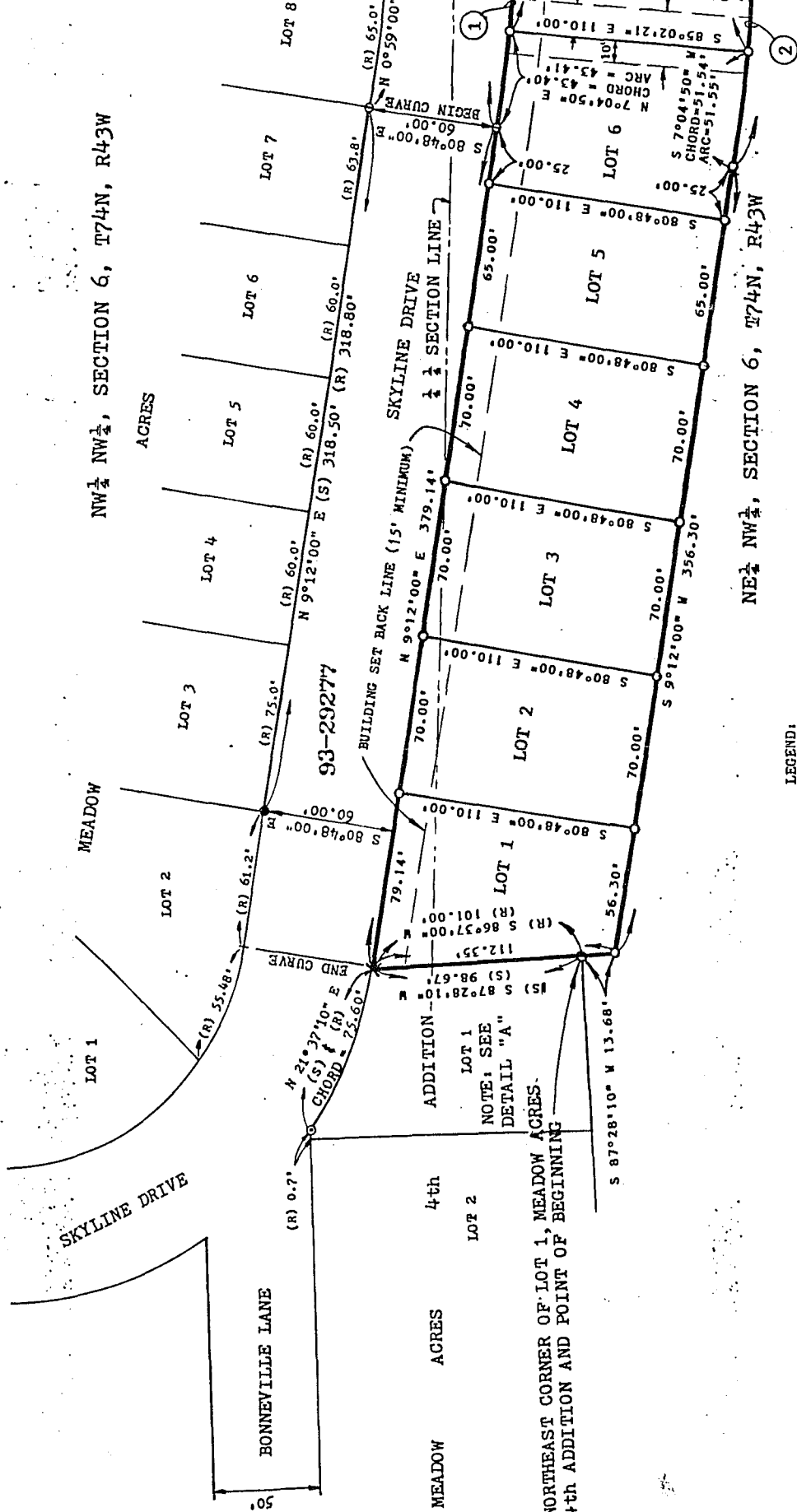
93-29275

FOR THE FUTURE

OWNER:BCD CORPORATION

NW $\frac{1}{4}$ NW $\frac{1}{4}$, SECTION 6, T74N, R43W

ACRES



LEGEND:

0.46' CONCRETE DRIVE ENCROACHMENT

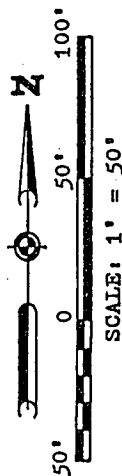
FOUND 5/8" REBAR WITH CAP MARKED RLS 2717
FOUND 1" PINCH TOP PIN
FOUND 1-1/4" HOLLOW TOP PIN

NAL PLAT OF CREES 9TH ADDITION

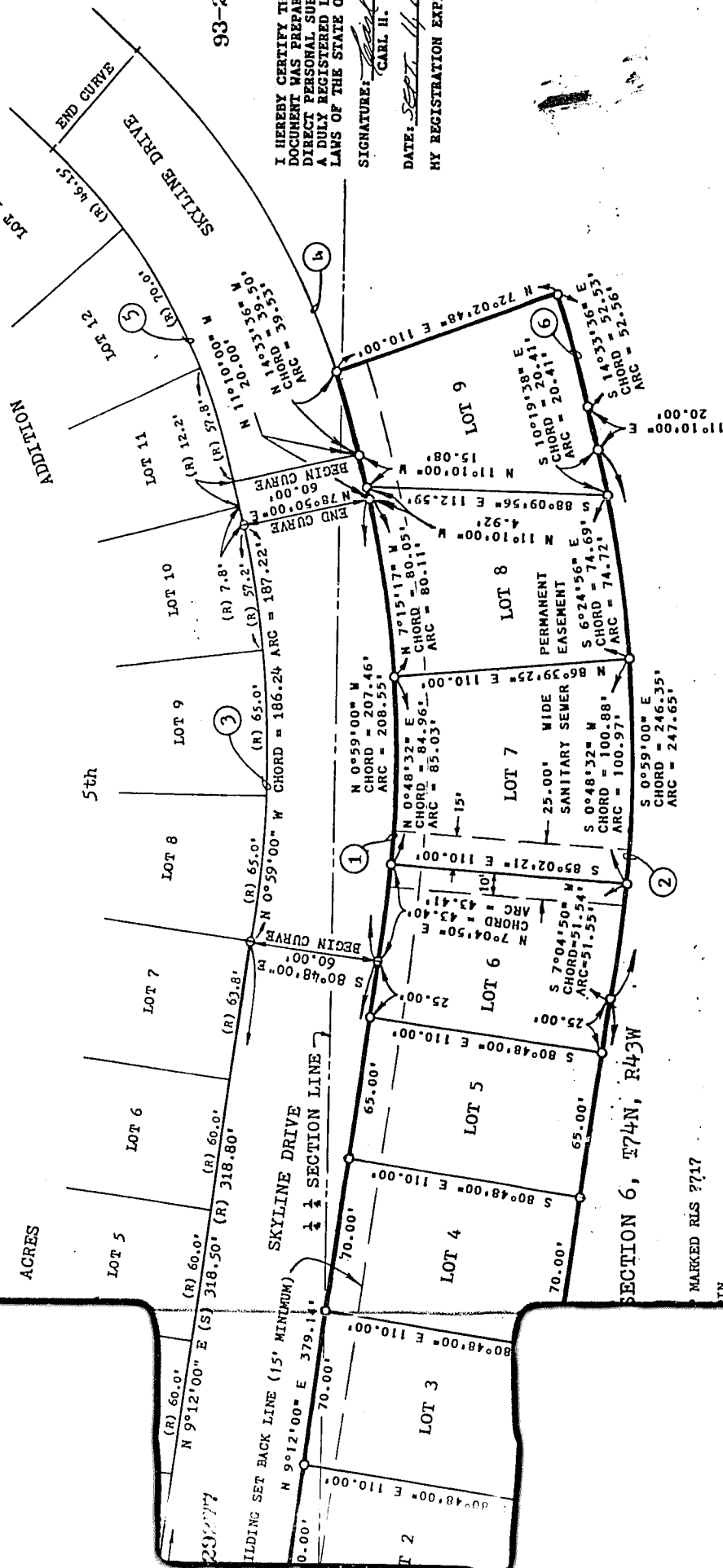
OWNER: BCD CORPORATION

NW 1/4, SECTION 6, T74N, R43W

ACRES



93-29278



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

SIGNATURE: *Carl H. Rogers, Jr.*
CARL H. ROGERS, JR.

DATE: Sept 14, 1992 REG. NO. 7717
MY REGISTRATION EXPIRES DECEMBER 31, 1992.

