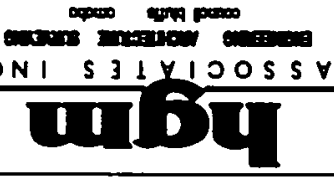


FINAL PLAT OF NEW HORIZON SUBDIVISION, REPLAT 1

BEING ALL OF LOT 4, NEW HORIZON SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNERS/DEVELOPERS

LC DEVELOPMENT, LC
17208 LAPWORTH LANE
CRESCENT, IOWA 51528-4150



CITY COUNCIL
APPROVED BY MAYOR: Matthew Walsh DATE: 3-5-14
ATTESTED TO BY: Matthew Walsh
CITY CLERK: Wardell Worden DATE: 3-5-14
COMMUNITY DEVELOPMENT DIRECTOR: DONALD GROSS

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA
I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN NEW HORIZON SUBDIVISION, REPLAT 1 IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: Lea A. Voss DATE: 3-3-14

LEGAL DESCRIPTION
LOT 4 IN NEW HORIZON SUBDIVISION IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

THE SUBDIVISION AS IT APPEARS HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF LC DEVELOPMENT, LC AND COUNCIL BLUFFS SAVINGS BANK (AS MORTGAGE HOLDER).

Edward Leazbeny
EDWARD LEAZBENY, MANAGING MEMBER
LC DEVELOPMENT, LC
Matt Condit per se at CBSS

MATT GRONSTAL, PRESIDENT
COUNCIL BLUFFS SAVINGS BANK

STATE OF IOWA
COUNTY OF POTTAWATTAMIE }
ON THIS 3rd DAY OF March, 2014, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED EDWARD LEAZBENY TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGING MEMBER FOR LC DEVELOPMENT, LC THAT NO SEAL HAS BEEN PROCURED BY THE SAID LC DEVELOPMENT, LC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LC DEVELOPMENT, LC BY AUTHORITY OF SAID LIMITED COMPANY AND SAID EDWARD LEAZBENY ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LC DEVELOPMENT, LC BY IT VOLUNTARILY EXECUTED.

Debrah L. Pete
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 12-19-14
DEBORAH L. PETE
COMMISSION NO. 1717
MY COMMISSION EXPIRES
12-19-14

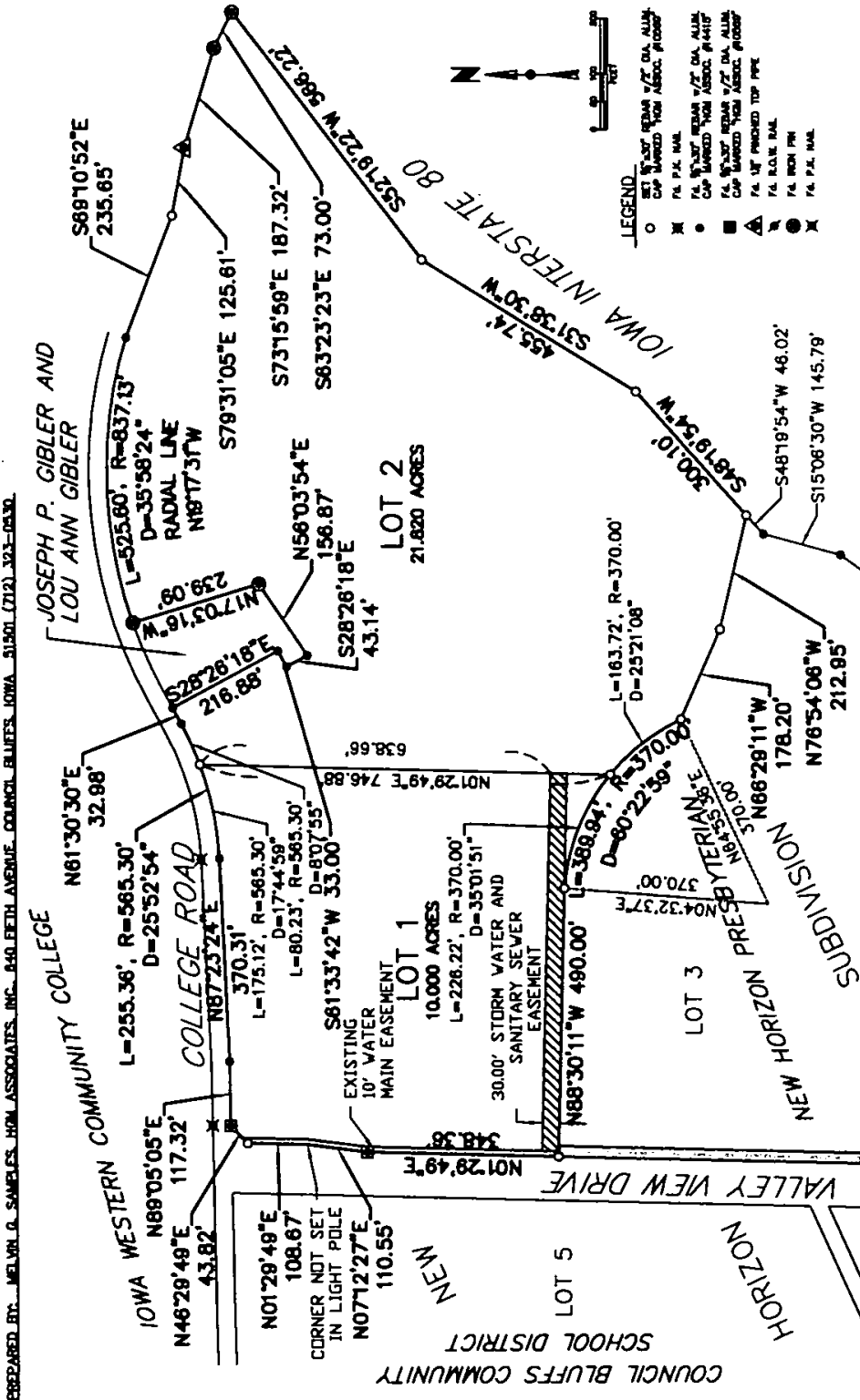
NOTES:
A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Melvin G. Samples
MELVIN G. SAMPLES
LICENSE NUMBER: 10668
DATE: FEBRUARY 20, 2014

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014.

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET NO. 1



PROPRIETOR'S STATEMENT:
KNOW ALL PERSONS BY THESE PRESENTS THAT LC DEVELOPMENT, LC BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 1 AND 2, SAID PROPERTY TO BE KNOWN AS NEW HORIZON SUBDIVISION, REPLAT 1.

AS PART OF THIS PLATTING, LC DEVELOPMENT, LC DOES HEREBY GRANT TO THE CITY OF COUNCIL BLUFFS, A MUNICIPAL CORPORATION OF THE STATE OF IOWA, AND ITS AGENTS, CONTRACTORS AND ASSIGNS, A PERMANENT NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF CONVEYING OVERLAND STORM DRAINAGE AND CONSTRUCTING, ENLARGING AND MAINTAINING STORM SEWERS TOGETHER WITH NECESSARY APPURTENANCES THEREON IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE: SAID SEWER AND DRAINAGE EASEMENT SHALL BE ACROSS THE SOUTH SIDE OF LOT 1 AS SHOWN AND DIMENSIONED HEREON. THIS EASEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- ERECTOR OF STRUCTURES PROHIBITED: GRANITOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- CHANGE OF GRADE PROHIBITED: GRANITOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.
- REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANITOR OR THEIR SUCCESSORS OR ASSIGNS.
- SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANITORS' SURFACED ROADWAY.
- DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, OR YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO GRANITOR.
- EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANITOR AND ON GRANITOR'S SUCCESSORS AND ASSIGNS.
- GRANITOR RESERVATION: GRANITOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANITEES' USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

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

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.
B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

IN WITNESS WHEREOF, I DO HEREBY ENTIRELY AND APPROVE OF THE DISPOSITION OF LC DEVELOPMENT, LC PROPERTY AS CONTAINED HEREON ON THIS 3rd DAY OF March, 2014.

BY: Edward Leazbeny
EDWARD LEAZBENY, MANAGING MEMBER
LC DEVELOPMENT, LC

NEW HORIZON SUBDIVISION, REPLAT 1
LOT 4 NEW HORIZON SUBDIVISION, COUNCIL BLUFFS, IA
LC DEVELOPMENT LC
17208 LAPWORTH LANE, CRESCENT, IOWA 51528-4150
FINAL PLAT

1 OF 1

55' SHA 1/2" SCALE
 A FEET 1" EQUALS 1/2" SCALE
 T.D.M.

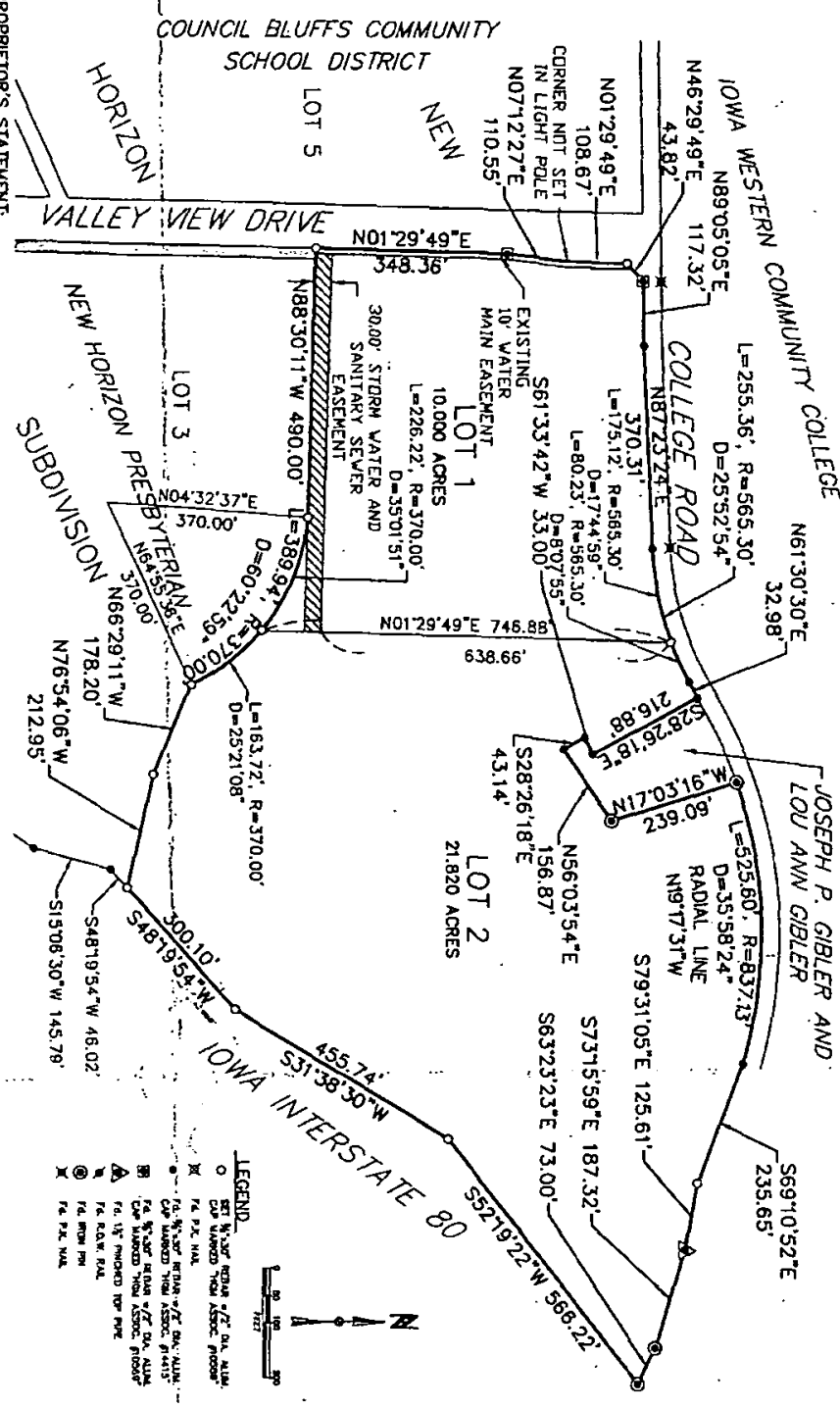
REGISTERED PROFESSIONAL SURVEYOR
 POTTAWATTAMIE COUNTY, IOWA
 2014-02-27-12
 PLS. TIME: 02/17/2014 2:25:16 PM
 REG. 53,000 AND 1 TAX
 RHA/L: 1306281:108

FINAL PLAT OF NEW HORIZON SUBDIVISION, REPLAT 1

BEING ALL OF LOT 4, NEW HORIZON SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PREPARED BY: MELVIN G. SAMPLER, JR. ASSOCIATES, INC., 840 FETH AVENUE, COUNCIL BLUFFS, IOWA 51501 (712) 323-0530

OWNERS/DEVELOPERS:
 LC DEVELOPMENT, LC
 17298 LAPWORTH LANE
 CRESCENT, IOWA 51528-4150



PROPRIETOR'S STATEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT LC DEVELOPMENT, LC BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBODIED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 1 AND 2 SAID PROPERTY TO BE KNOWN AS NEW HORIZON SUBDIVISION, REPLAT 1.

AS PART OF THIS PLATTING, LC DEVELOPMENT, LC DOES HEREBY GRANT TO THE CITY OF COUNCIL BLUFFS, A MUNICIPAL CORPORATION OF THE STATE OF IOWA, AND ITS AGENTS, CONTRACTORS AND ASSIGNS, A PERMANENT NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF CONVEYING OVERLAND STORM DRAINAGE AND CONSTRUCTING, REPAIRING, ENLARGING AND MAINTAINING STORM SEWERS TOGETHER WITH NECESSARY APPURTENANCES THEREON, IN, ON, OVER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE, SAID SEWER AND DRAINAGE EASEMENT SHALL BE ACROSS THE SOUTH SIDE OF LOT 1 AS SHOWN AND DIMENSIONED HEREON, THIS EASEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- ERECTION OF STRUCTURES PROHIBITED: GRANTEE SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- CHANGE OF GRADE PROHIBITED: GRANTEE SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.
- REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTEE OR THEIR SUCCESSORS OR ASSIGNS.
- SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANITE'S SURFACED ROADWAY.
- DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, OR YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO GRANTEE.
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- GRANTEE'S OBLIGATION: GRANTEE RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEE'S USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

WE HEREBY CERTIFY THAT WE WILL MEET ALL LEGAL OBLIGATIONS AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL STATE AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER COMPTON/COMPTON/COMPTON 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. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

IN WITNESS WHEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF LC DEVELOPMENT, LC PROPERTY AS CONTAINED HEREON ON THIS 3rd DAY OF March, 2014.

BY: Melvin G. Sampler, Jr.
 REGISTERED PROFESSIONAL SURVEYOR
 LC DEVELOPMENT, LC

CITY COUNCIL

APPROVED BY MAYOR: Melvin G. Sampler, Jr. DATE: 3-5-14
 ATTESTED TO BY: Melvin G. Sampler, Jr. DATE: 3-5-14

CITY CLERK: Melvin G. Sampler, Jr. DATE: 3-5-14

COMMUNITY DEVELOPMENT DIRECTOR: Donald Gross DATE: 3-5-14

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA
 I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THIS SUBDIVISION REPLAT 1 IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATE: 3-3-14

LEGAL DESCRIPTION

LOT 4 IN NEW HORIZON SUBDIVISION IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

THE SUBDIVISION AS IT APPEARS HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF LC DEVELOPMENT, LC AND COUNCIL BLUFFS SAVINGS BANK (AS MORTGAGE HOLDER).

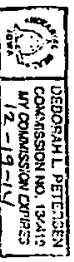
EDWARD LEZDREY, MANAGING MEMBER
 LC DEVELOPMENT, LC

Melvin G. Sampler, Jr.
 MATT GROSS, PRESIDENT
 COUNCIL BLUFFS SAVINGS BANK

STATE OF IOWA }
 COUNTY OF POTTAWATTAMIE } SS.

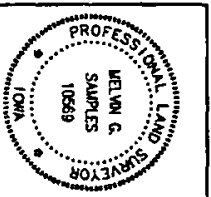
ON THIS 3rd DAY OF March, 2014, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED EDWARD LEZDREY TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS A MANAGING MEMBER FOR LC DEVELOPMENT, LC THAT NO SEAL HAS BEEN PROCURED BY THE SAID LC DEVELOPMENT, LC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LC DEVELOPMENT, LC BY EDWARD LEZDREY, MANAGING MEMBER OF SAID LC DEVELOPMENT, LC. I HAVE READ THE SAID INSTRUMENT AND THE FOREGOING AND DO NOT KNOW OF ANY REASON WHY SAID EDWARD LEZDREY SHOULD BE DEEMED UNLAWFULLY EXCLUDED.

NOTARY PUBLIC IN AND FOR SAID STATE
 MY COMMISSION EXPIRES 12-19-14

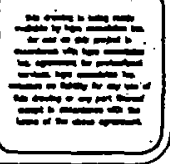


NOTES
 A 500 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 1000 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 500 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED IN ACCORDANCE WITH THE IOWA SURVEYING ACT AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



MELVIN G. SAMPLER, JR.
 LICENSE NUMBER 10689 DATE FEBRUARY 28, 2014
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1



ASSOCIATES INC.
 ENGINEERING ARCHITECTURE SURVEYING
 council bluffs omaha

DEF	_____
DES	_____
MGS	_____
DEC	_____

NEW HORIZON SUBDIVISION, REPLAT 1
 LOT 4, NEW HORIZON SUBDIVISION, COUNCIL BLUFFS, IA
 LC DEVELOPMENT LC
 17298 LAPWORTH LANE, CRESCENT, IOWA 51528-4150
 FINAL PLAT

CERTIFICATE AND RECEIPT

=====

STATE OF IOWA


} SS.

POTTAWATTAMIE COUNTY,

The undersigned, Deputy City Clerk of the City of Council Bluffs, Iowa, hereby certifies:
Resolution 14-04 and proof of publication, is the same that appears as record in this
office.

Witness my hand and seal of Council Bluffs, Iowa,

this 7th day of March, 2014



Jodi Quakenbush
Deputy City Clerk of the City of Council Bluffs

=====

RESOLUTION NO. 14-04

A RESOLUTION GRANTING FINAL PLAT APPROVAL FOR A 2-LOT SUBDIVISION TO BE KNOWN AS NEW HORIZON, REPLAT ONE.

WHEREAS, LC Development, LC is requesting final plat approval for a two-lot subdivision to be known as New Horizon, Replat One; and

WHEREAS, The parcel is located at the Southeast corner of College Road and Valley View Drive and is legally described as being a replat of Lot 4, New Horizon Subdivision, City of Council Bluffs, Pottawattamie County, Iowa; and

WHEREAS, The parcel will be subdivided into two lots and proposed Lot 1 will be sold for a single building site and proposed Lot 2 will be further subdivided at a future date; and

WHEREAS, The Community Development Department recommends: 1) approval of a 2-lot subdivision to be known as New Horizon Subdivision, Replat One, being a replat of Lot 4, New Horizon Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, as shown on Attachment A, subject to the conditions below:

1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.
2. All technical corrections required by the Community Development Department and/or Public Works Department including the modifications discussed above, shall be made on the final plat document prior to execution of the document.
3. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
4. All utilities shall be installed underground; and
5. A subdivision agreement between the owner/developer and the City of Council Bluffs requiring the extension of all utilities for the service of Lot 2, shall be required prior to any development, grading, subdividing or building permit issuance on proposed Lot 2.

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

That the final plat for a two-lot subdivision to be known as New Horizon, Replat One, as shown on Attachment "A", is hereby approved subject to the conditions set forth above and that the Mayor and City Clerk are hereby authorized and directed to endorse the final plat; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized to execute the subdivision agreement as shown on Attachment B.

RESOLUTION NO. _____


PAGE 2

ADOPTED
AND
APPROVED

January 13, 2014



MATHEW J. WALSH Mayor

Attest: 

MARCIA L. WORDEN City Clerk



ASSOCIATES INC.
hgm
 ENGINEERS AND SURVEYORS
 1001 UNIVERSITY AVENUE
 COLUMBIANA, MISSISSIPPI 39206-0100

NEW HORIZON SUBDIVISION, REPLAT 1
 500 NORTH UNIVERSITY AVENUE, SUITE 100
 COLUMBIANA, MISSISSIPPI 39206-0100
 662-253-8888

NEW HORIZON SUBDIVISION, REPLAT 1
 500 NORTH UNIVERSITY AVENUE, SUITE 100
 COLUMBIANA, MISSISSIPPI 39206-0100
 662-253-8888

1 OF 1
 118113

FINAL PLAT OF NEW HORIZON SUBDIVISION, REPLAT 1

BEING ALL OF LOT 4, NEW HORIZON SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATOMIE COUNTY, IOWA.

CITY COUNCIL

APPROVED BY MAYOR THE UNDERSIGNED THROUGH A RESOLUTION PASSED AT A REGULAR MEETING OF THE CITY COUNCIL OF COUNCIL BLUFFS, IOWA, ON THE _____ DAY OF _____, 20____.

CITY CLERK _____

COMMUNITY DEVELOPMENT DIRECTOR _____

SEGREGATED BY THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA.

THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

RECORDED IN POTTAWATOMIE COUNTY, IOWA, ON THE _____ DAY OF _____, 20____.

LEGAL DESCRIPTION

LOT 4 IN NEW HORIZON SUBDIVISION TO THE CITY OF COUNCIL BLUFFS, POTTAWATOMIE COUNTY, IOWA.

THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

EXEMPT FROM RECORDING REQUIREMENTS UNDER SECTION 409.1, IOWA CODE.

STATE OF IOWA

COUNTY OF POTTAWATOMIE

ON THE _____ DAY OF _____, 20____, I, _____, ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

BY _____

DATE _____

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

BY _____

DATE _____

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

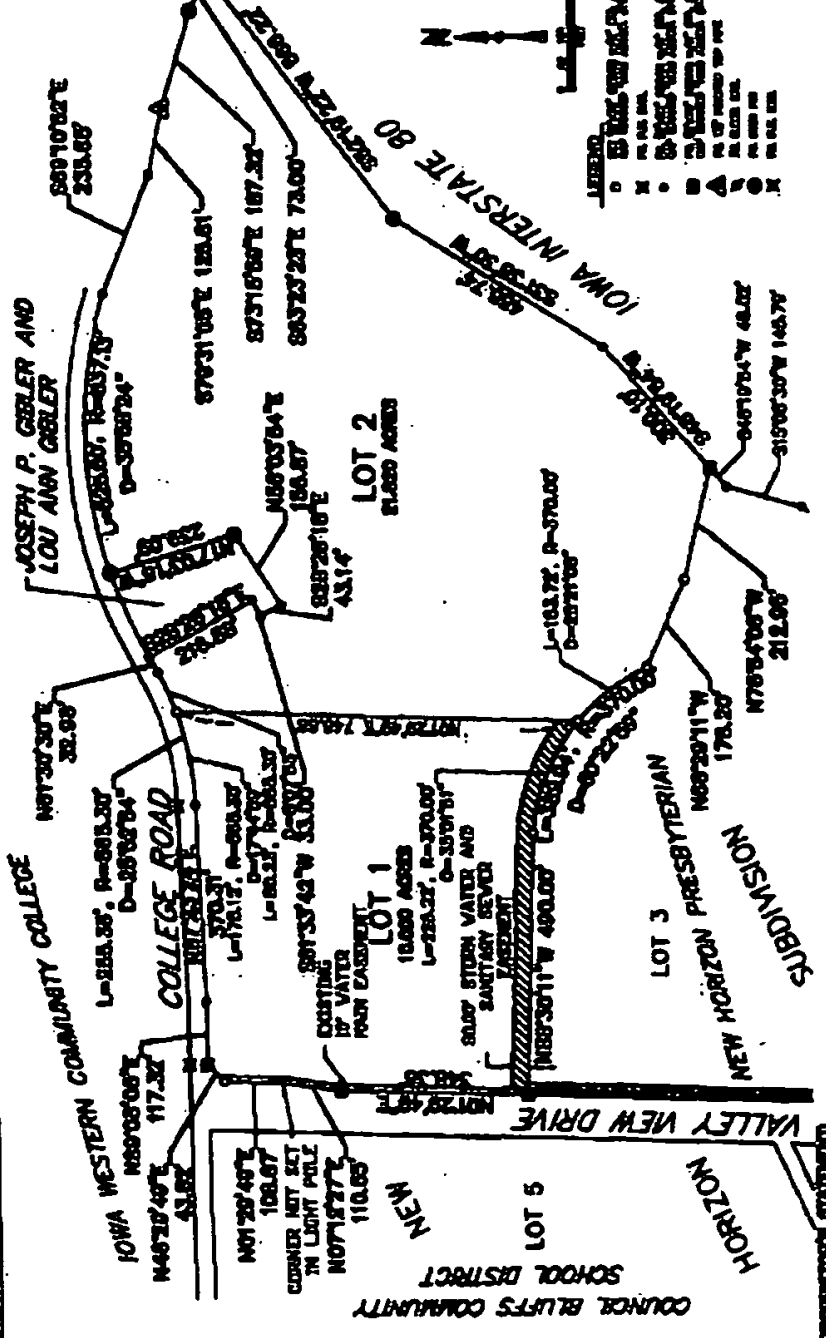
BY _____

DATE _____

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

BY _____

DATE _____



SECTIONAL ATTACHMENT

WHEREAS ALL PARTS OF THIS PLAT ARE NECESSARY TO THE PROPER DEVELOPMENT AND USE OF THE LANDS SHOWN ON THIS PLAT, AND WHEREAS THE CITY OF COUNCIL BLUFFS, IOWA, HAS ADOPTED A RESOLUTION AUTHORIZING THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, TO RECORD THIS PLAT, AND WHEREAS THE CITY OF COUNCIL BLUFFS, IOWA, HAS ADOPTED A RESOLUTION AUTHORIZING THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, TO RECORD THIS PLAT, AND WHEREAS THE CITY OF COUNCIL BLUFFS, IOWA, HAS ADOPTED A RESOLUTION AUTHORIZING THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, TO RECORD THIS PLAT.

1. THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

2. THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

3. THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

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6. THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

7. THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

8. THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

9. THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

10. THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, HEREBY CERTIFIES THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE, AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 409, IOWA CODE.

ATTACHMENT A

THIS ATTACHMENT IS NECESSARY TO THE PROPER DEVELOPMENT AND USE OF THE LANDS SHOWN ON THIS PLAT, AND WHEREAS THE CITY OF COUNCIL BLUFFS, IOWA, HAS ADOPTED A RESOLUTION AUTHORIZING THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, TO RECORD THIS PLAT, AND WHEREAS THE CITY OF COUNCIL BLUFFS, IOWA, HAS ADOPTED A RESOLUTION AUTHORIZING THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, TO RECORD THIS PLAT, AND WHEREAS THE CITY OF COUNCIL BLUFFS, IOWA, HAS ADOPTED A RESOLUTION AUTHORIZING THE ENGINEER OF POTTAWATOMIE COUNTY, IOWA, TO RECORD THIS PLAT.

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

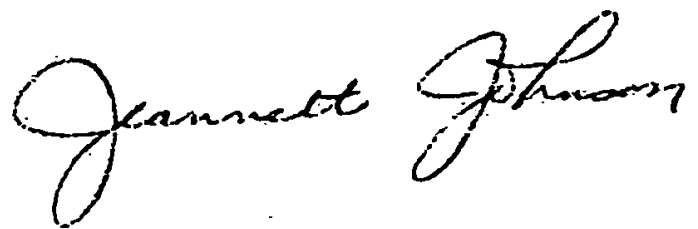
The first publication thereof began on the 5th day of January, 2014

Signed in my presence by the said Amy McKay and by her sworn to before me this 6th day of January, A.D. 2014.

NOTICE OF PUBLIC HEARINGS
TO WHOM IT MAY CONCERN:
You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request LC Development, LLC for final plan approval of a 2-401 minor subdivision to be known New Horizon Subdivision, Replat 1, being a replat of Lot 4, New Horizon Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa. Location: The southeast corner of Valley View Drive and College Road.
You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00 p.m. on the 13th day of January, 2014 in the City Council Chambers, 2nd Floor of City Hall, 203 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.
2014(1)5-1 Sunday

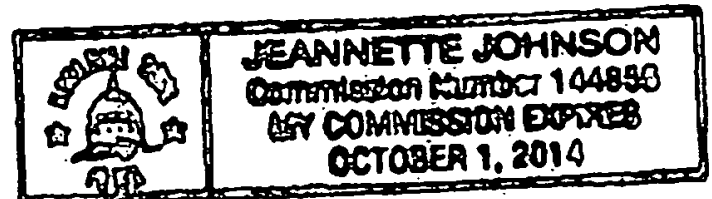


Amy McKay
Daily Nonpareil Controller



Jeannette Johnson
Notary Public

Filed this 6th day of January, A.D. 2014.
Publication Cost: \$ 11.30



Customer Number: 35700
Order Number: 20351186



PETERSEN LAW
P L L C

215 S. Main Street, Suite 301
PO Box 893
Council Bluffs, IA 51502-0893
p: 712-328-8808
f: 712-328-1562

March 12, 2014

LC Development, L.C.
17298 Lapworth Lane
Crescent, IA 51546

Re: Sale of College Road
Our File No. 8623.19

To Whom It May Concern:

At your request, we have examined the abstract of title to the following described real estate in Pottawattamie County, Iowa, to-wit:

Lot 4 in New Horizon Subdivision subject to easements, Council Bluffs, Pottawattamie County, Iowa.

The abstract has been prepared by Abstract Guaranty Company and is dated February 28, 2014 at 8:00 o'clock A.M. The abstract is in one part, contains 149 entries and is prepared pursuant to the Marketable Title Act as shown at Entry No. 1.

We find marketable title to be in LC DEVELOPMENT, L.C., by virtue of a Warranty Deed, shown at Entry No. 136 of the abstract, which is dated November 15, 2006, and filed for record on November 29, 2006, in Book 107, Page 9057 of the records of Pottawattamie County, Iowa, subject, however, to the following:

1. At Entry No. 1 of the abstract is shown the Notice that the abstract is prepared pursuant to the Marketable Title Act. Thus, all matters of record prior to the date of the recording of the root of title are omitted from the abstract, except plats and surveys, easements, party wall and other boundary line agreements, unexpired recorded leases, and patents.
2. At Entry No. 132 is shown the Plat of New Horizon Subdivision, including all accompanying documents. The Plat was recorded on July 3, 2006 in Book 107, Page 00050 of the records of Pottawattamie County, Iowa. At Entry No. 135 is shown an Affidavit of Correction to the Final Plat for the legal description. The Affidavit is dated October 24, 2013 and was recorded on October 25, 2013 in Book 2013, Page 16416.
3. At Entry No. 137 of the abstract is shown a Mortgage in favor of Council Bluffs Savings Bank. The Mortgage is dated November 15, 2006 and was filed for record on November 29, 2006, in Book 107, Page 9058 of the records of Pottawattamie County, Iowa. A Modification of Mortgage is

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LC Development, L.C.
March 12, 2014
Page Two

shown at Entry No. 138 of the abstract which modifies the Mortgage. The Modification is dated April 16, 2013 and filed for record on April 19, 2013, in Book 2013, Page 6061 of the records of Pottawattamie County, Iowa. This Mortgage constitutes a first mortgage lien against the property under examination.

4. There are numerous Ordinances and Resolutions of the City of Council Bluffs and Pottawattamie County shown in the abstract. While they may limit the use of the property under examination, they are not encumbrances to title under Iowa Code §354.11.
5. At Entry No. 148 of the abstract are shown the General Taxes for the property under examination. The General Taxes for the year 2012 and prior years are paid in full.

Sincerely,

PETERSEN LAW PLLC



DEBORAH L. PETERSEN

DLP:dcp

Prepared by and Return To: Deborah L. Petersen, 215 South Main Street, Suite 301, PO Box 893, Council Bluffs,
IA 51502-0893, (712) 328-8808

DECLARATION OF RESTRICTIONS AND COVENANTS

This Declaration is made this 11 day of March, 2014, by LC DEVELOPMENT, L.C., hereinafter called "LC".

Legal: Lots 1 and 2 of New Horizon Subdivision, Replat 1, Council Bluffs,
Pottawattamie County, Iowa

STATEMENT OF INTENT

LC owns the real estate described above. LC desires to subject said real estate to covenants and restrictions, hereinafter set forth which are for the benefit of said property.

THEREFORE, LC hereby declares that the subject real estate be held, sold, conveyed, and occupied subject to the covenants and restrictions hereinafter set forth, which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors, and assigns, and which shall inure to the benefit of each owner thereof.

1. Lot 2 shall only be used for the construction of single family residential homes as allowed by the City's R-1 zoning classification. Lot 2 is currently zoned R-1 and shall remain in such zoning as only allows the uses allowed by the current R-1 zoning. It is the intent of the property owner that only single family homes will be constructed on Lot 2. No commercial or industrial structures shall be constructed on Lot 2 at any time. No Church will be constructed on Lot 2, even if permissible under the R-1 zoning classification.
 2. This Declaration may only be modified with the consent of all owners of Lot 1 and Lot 2.
-

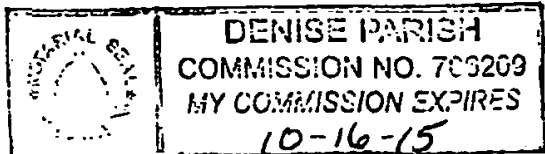
3. These restrictions and covenants shall run with the land described above and be binding thereon.

LC DEVELOPMENT, L.C.,
an Iowa limited liability company

By: *Edward Leazenby*
EDWARD LEAZENBY, Managing Member

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

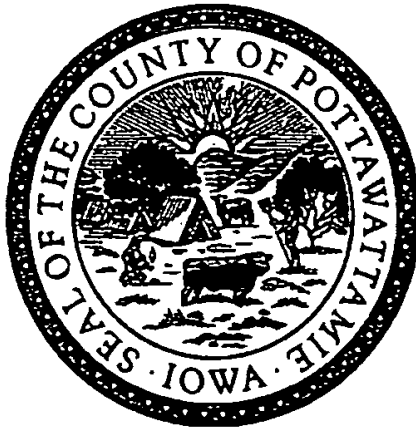
Sworn and subscribed to before me this 11th day of March, 2014 by Edward Leazenby, as Managing Member of L C Development, L.C., an Iowa limited liability company.



Denise Parish
Notary Public

Pottawattamie County Auditor's Certification Of Subdivision Name Approval

MARILYN JO DRAKE
POTTAWATTAMIE COUNTY AUDITOR
AND ELECTION COMMISSIONER
P. O. BOX 649
COUNCIL BLUFFS, IOWA 51502-0649



Kristi Everett, First Deputy - Elections
Joan Miller, First Deputy - Real Estate
Rebecca Belt, First Deputy - Tax and
Finance
Phone (712) 328-5700
FAX (712) 328-4740

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

Name of new subdivision:

NEW HORIZON SUBDIVISION REPLAT 1

Signed

Joan P. Miller Deputy Real Estate

Date

3/5/14