

COMPARED

3103

PLAT

Jul 108 00

OAK VALLEY SUBDIVISION - DIVISION I

OWNER'S CERTIFICATION

Now on this 13 day of September, 1978, Norman Driver and Marlene Driver, husband and wife, do hereby certify that the Plat attached hereto and made a part hereof as though fully set out is a subdivision of the following described real estate, situated in Pottawattamie County, Iowa, and which real estate is not within any city or within two miles of any city coming under the provisions of Iowa Code Section 409.14, and which real estate is more particularly described as follows:

A tract of land located in part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25 and part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, and part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 36, all located in Township 76 North, Range 44 West of the 5th Principal Meridian, Pottawattamie County, Iowa, more fully described as follows:

Commencing at the Northwest corner of said Section 36 and point of beginning; thence N0 $^{\circ}$ 15'53"W along the West line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 25 a distance of 121.66 feet to the centerline of Lapworth Creek; thence along said centerline with the following courses: S72 $^{\circ}$ 02'21"E. 38.13 feet; S62 $^{\circ}$ 15'49"E, 56.53 feet; N 28 $^{\circ}$ 59'31"E, 93.56 feet; N35 $^{\circ}$ 52'06"E, 51.79 feet; N83 $^{\circ}$ 41'54"E, 128.53 feet; N76 $^{\circ}$ 38' 37"E, 66.81 feet; S69 $^{\circ}$ 39'06"E, 89.56 feet; S 49 $^{\circ}$ 46'16"E, 85.81 feet; S22 $^{\circ}$ 05'51"E, 86.44 feet; S06 $^{\circ}$ 20'35"E, 45.27 feet; S09 $^{\circ}$ 02'37"E, 29.79 feet to a point on the North line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36; thence leaving the centerline of said Lapworth Creek S89 $^{\circ}$ 33'58"E along the North line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ and along the North line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1162.37 feet to a point on the centerline of Iowa Highway No. 183; thence S20 $^{\circ}$ 38' 09"W along said centerline a distance of 385.45 feet; thence N69 $^{\circ}$ 21'51"W a distance of 200.00 feet; thence S20 $^{\circ}$ 38' 09"W and parallel with said centerline a distance of 20.40 feet to the beginning of a curve concave Southeasterly having a radius of 916.20 feet and a central angle of 14 $^{\circ}$ 22'05"; thence Southwesterly along said curve an arc length of 229.76 feet with a chord bearing and distance of S13 $^{\circ}$ 27'06"W, 229.15 feet; thence S83 $^{\circ}$ 43'56"E a distance of 200.00 feet to a point on said centerline of Iowa Highway No. 183, said point being on a nontangent curve concave Easterly having a radius of 716.20 feet and a central angle of 54 $^{\circ}$ 12'50"; thence Southeasterly along a portion of said curve an arc length of 224.45 feet with a chord bearing and distance of S02 $^{\circ}$ 42'36"E, 223.53 feet; thence S75 $^{\circ}$ 22'28"W a distance of 247.94 feet; thence S04 $^{\circ}$ 26'56"E a distance of 153.06 feet; thence N85 $^{\circ}$ 33'04"E a distance of 34.69 feet to a point on the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence S0 $^{\circ}$ 27'29"E along the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ and along the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 344.60 feet; thence S89 $^{\circ}$ 32'31"W a distance of 400.06 feet; thence N0 $^{\circ}$ 30'16"W a distance of 29.52 feet; thence S87 $^{\circ}$ 50'01"W a distance of 916.20 feet to a point on the West line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36; thence N01 $^{\circ}$ 09' 49"W along the West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ and along the West line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 1355.94 feet to the point of beginning. Said tract contains 46.356 acres, more or less, and is subject to easements of record.

NOTE: The West lines of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36 are assumed to bear N01 $^{\circ}$ 09'49"W for this description.

Entered for taxation SEP 20 1978
Douglas W. Remmer
 County Auditor

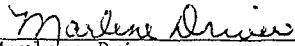
STATE OF IOWA, Pottawattamie County
 Filed for record this 20 day of September
 1978 at 2 o'clock PM and recorded
 in book 79 page 5563
Dorothy L. Lerner
 Recorder
 BY *William Carson*
 Deputy

COMPARED

Said plattors hereby state that they are the sole and only owners and proprietors in fee simple of the above described property. The subdivision of the above described real estate is made with the full knowledge and consent of said plattors and in accordance with their desire that the above mentioned real estate be subdivided and that said addition be named Oak Valley Subdivision - Division I in the County of Pottawattamie, State of Iowa. All of said lots are abutting on and laid out with reference to the streets as shown in the attached plat and said streets are hereby dedicated to the public for street purposes, such streets to be known as Oak Valley Road and Linden Road.



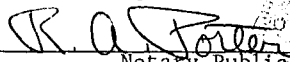
Norman Driver



Marlene Driver

STATE OF IOWA)
) SS
POTTAWATTAMIE COUNTY)

Now on this 13 day of September, 1978, personally appeared before me a Notary Public in and for said county, State of Iowa, Norman Driver and Marlene Driver, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public

