

*Index
Rec'd
Comp'd*

*Plat in
Bk 3, Page 6*

FILE NO: 1516
FILED FOR RECORD 28
DAY OF August, 1974
at 2:15 P.M.
KENNETH ASMUSSEN
MILLS CO. RECORDER
FEE: \$20.50

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Home Federal Mortgage, Inc., being sole owner and proprietor of the land described in the Surveyor's Certificate and embraced within this plat of Pony Creek Lake Development No. 2 in Mills County, Iowa, have with our free consent and in accordance with our desires caused the same to be subdivided into lots and adjoining streets with utility easements 10 feet wide at the rear of said lots and 5 feet wide at the sides of said lots, said subdivision to be hereafter known as Pony Creek Lake Development No. 2 of Mills County, Iowa, with the lots numbered as shown and we hereby ratify and approve of the disposition of our property as shown on this plat.

IN WITNESS WHEREOF we do hereunto set our hands on this 27 day of August 1974:

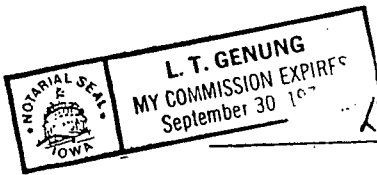


HOME FEDERAL MORTGAGE, INC.

By *[Signature]*
Darrell D. Anderson, President

STATE OF IOWA,)
(ss.
COUNTY OF MILLS.)

On this 27 day of August 1974 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Darrell D. Anderson, 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 thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Darrell D. Anderson as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it, and by him voluntarily executed.



L. T. Genung
L. T. Genung, Notary Public in and for the State of Iowa



K2

GENUNG & ROGERSATTORNEYS AT LAW
26 NORTH WALNUT STREET
GLENWOOD, IOWA 51534L.T. GENUNG
CLAROLD E. ROGERSAREA CODE 712
527-9335

August 27, 1974

TO WHOM IT MAY CONCERN:-

Title Opinion 3784

The undersigned states that he is an attorney at law residing at Glenwood, Iowa, and regularly licensed to practice law within the State of Iowa.

That he has made an examination of the Abstract of Title No. 36763 prepared by the Mills County Abstract Company to the following described real estate:

All that part of the Southwest Quarter of the Southeast Quarter of Section 28, Township 73 North, Range 43 West of the 5th P.M., lying West of Pony Creek Ditch.

That said abstract is in one part and is complete under the provisions of Chapter 614, The 1973 Code of Iowa, to August 16, 1974.

The abstract shows that fee title to the described real estate is in Home Federal Mortgage, Inc. and that the land is free from encumbrance.

At Entry 22 of the abstract there appears an easement to the Iowa Power and Light Company for an electrical supply line which, however, under the provisions of Section 409.9, The Code, is not an encumbrance.

Yours truly,

L.T. Genung

#2

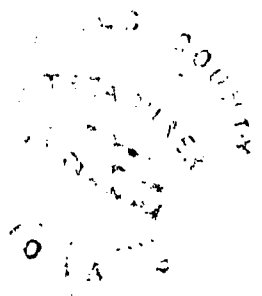
CERTIFICATE OF COUNTY TREASURER

I, F. M. Robinson, do hereby certify that I am the County Treasurer of Mills County, Iowa, and that the lands lying within the boundaries of the attached plat of Pony Creek Lake Development No. 2 of Mills County, Iowa, are free from taxes as shown by the records in my office.

Dated this 28 day of August 1974.

F. M. Robinson

F. M. Robinson, County
Treasurer of Mills
County, Iowa



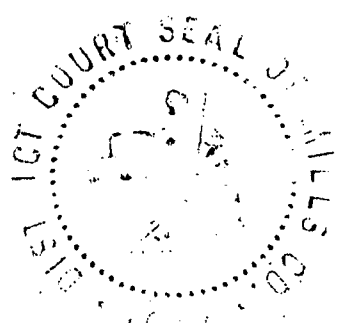
CERTIFICATE OF CLERK OF DISTRICT COURT

I, Lorraine Strand, do hereby certify that I am the Clerk of the District Court of Mills County, Iowa, and that the lands lying within the boundaries of the attached plat of Pony Creek Lake Development No. 2 of Mills County, Iowa, are free from all judgments, attachments, mechanic's, or other liens as shown by the records in my office.

Dated this 28 day of August 1974.

Lorraine Strand

Lorraine Strand, Clerk of
the District Court,
Mills County, Iowa



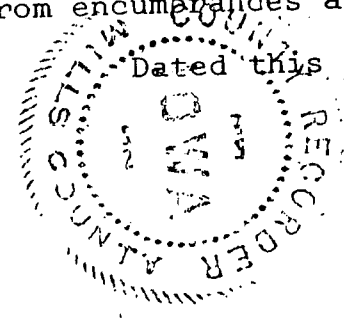
CERTIFICATE OF COUNTY RECORDER

I, Kenneth Asmussen, do hereby certify that I am the County Recorder of Mills County, Iowa, and that title in fee to the land within the boundaries of the attached plat of Pony Creek Lake Development No. 2 of Mills County, Iowa, is in Home Federal Mortgage, Inc. and that all of said lands are free from encumbrances all as shown by the records in my office.

Dated this 28 day of August 1974.

Kenneth Asmussen

Kenneth Asmussen, County
Recorder, Mills County,
Iowa



HACKBERRY

SW. COR. SW 1/4 SE 1/4
SEC. 28 T-73N R-43W

SECTION 28

THIS SUB-DIVISION IS FREE FROM ALL
SHOWN BY THE RECORDS IN THIS OFF

VOI

MILLS COUNTY TREASURER

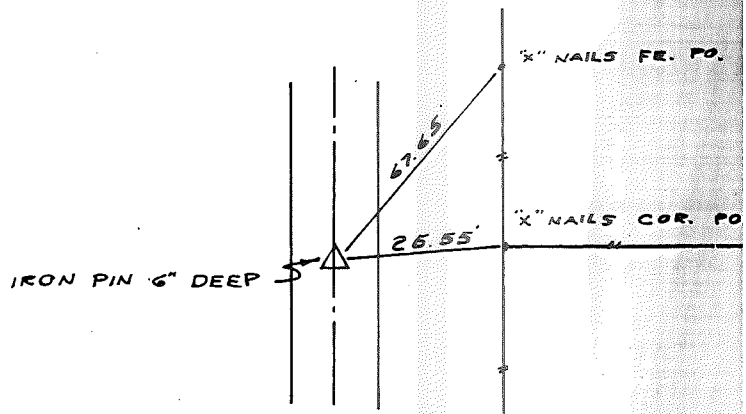
DATE _____

State of Iowa } ss.
 Mills County }
 On August 28, 1974, personally
 appeared Darrell D Anderson
 being sworn, stated he is
 President of Home Federal
 Mortgage, Inc, that seal
 is seal of said corporation
 and that he signed above
 under authority of directors
 and same is voluntary act
 & deed of said corporation
 L.T. Genung

INDUSTRIAL SEAL
 L. T. GENUNG
 MY COMMISSION EXPIRES
 September 30, 1977

I HEREBY CERTIFY THAT I HAVE MARKED
 CORNERS OF A TRACT OF LAND IN THE
 OF SECTION TWENTY EIGHT (28), TOWN
 OF THE 5TH P.M. IN MILLS COUNTY, IOWA
 SW 1/4 SE 1/4, ON THE WEST, BY THE WEST
 LINE OF SAID SW 1/4 SE 1/4, AND ON THE
 MORE PARTICULARLY DESCRIBED AS
 SAID SECTION 28, A FOUND CONCRETE
 EAST LINE OF SAID SECTION 28, A DISTANCE
 HUNDREDTHS (2617.90) FEET, TO THE
 ALONG THE SOUTH LINE OF SAID SECTION
 AND EIGHTY NINE HUNDREDTHS (2621.89)
 SECTION 28, THE POINT OF BEGINNING
 SE 1/4 OF SAID SECTION 28, A DISTANCE
 (1305.72) FEET; THENCE RIGHT (89°-30')
 28, A DISTANCE OF SIX HUNDRED FORTY
 FEET MORE OR LESS, FROM THE CENTERLINE
 THE FOLLOWING MEANDER LINES, LOCATED
 ANGLES TO THE CENTERLINE OF PONY
 HUNDREDTHS (218.04) FEET; THENCE RIGHT
 HUNDREDTHS (197.78) FEET; THENCE RIGHT
 FIVE HUNDREDTHS (190.75) FEET; THENCE
 NINETY SIX HUNDREDTHS (241.96) FEET
 NINE AND SEVENTY FIVE HUNDREDTHS (241.96)
 HUNDRED THIRTY EIGHT AND THIRTY TWO
 LINE OF SAID SW 1/4 SE 1/4; THENCE
 SECTION 28, A DISTANCE OF THREE HUNDRED
 THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND IS
 PONY CREEK.



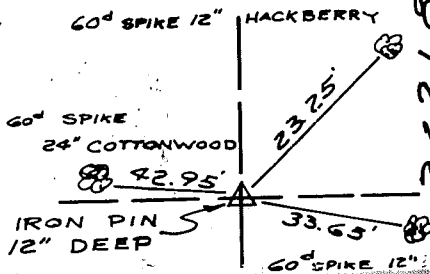
SE COR. SEC. 28
 T-73N R-43W

S.E. CORNER
 SECTION 28
 T-73N R-43W

SW CORNER SW 1/4 SE 1/4
SECTION 28
T-73N R-43W

PONY CREEK LAKE DEVELOPMENT NO. 1

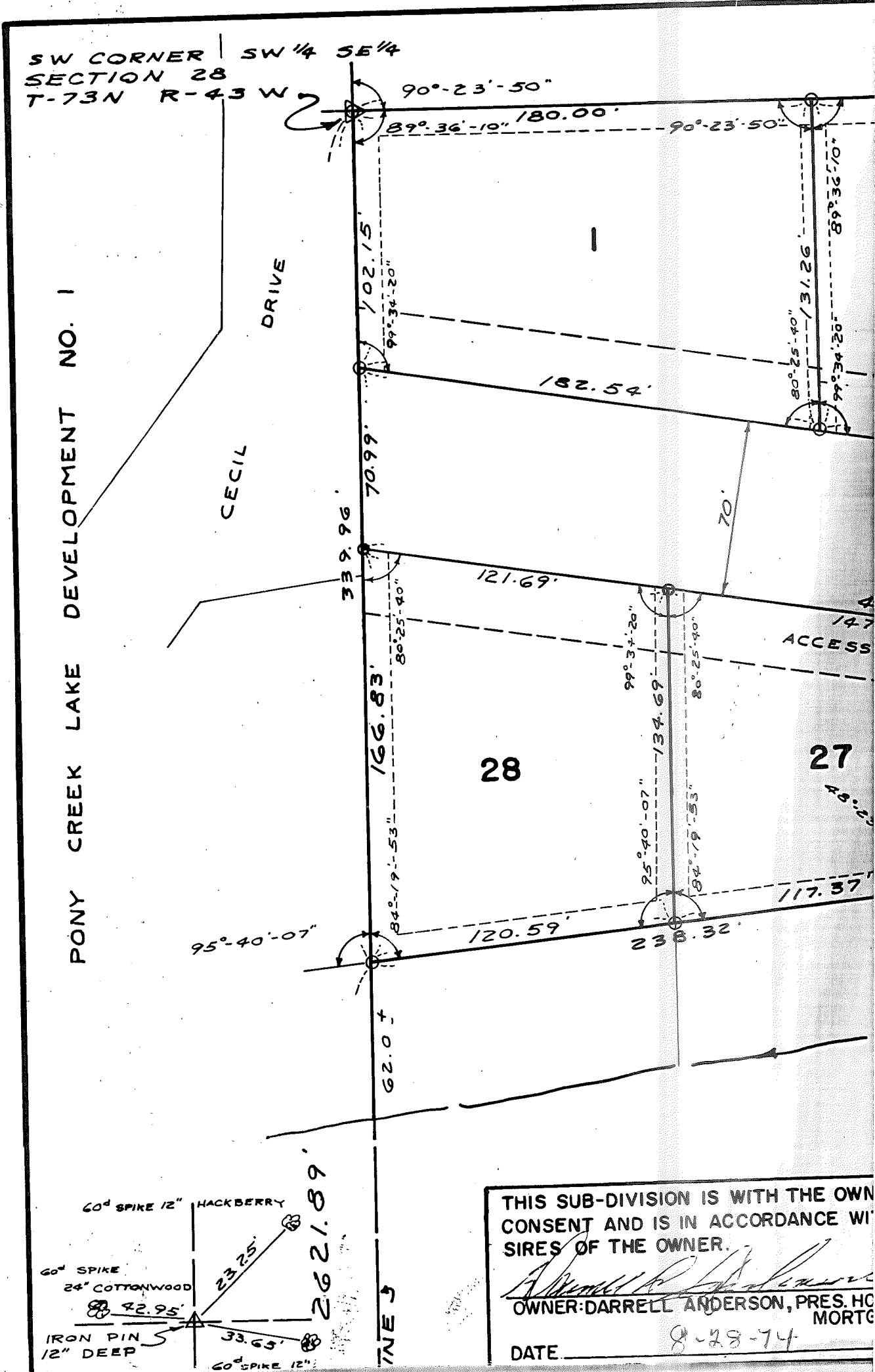
CECIL DRIVE



THIS SUB-DIVISION IS WITH THE OWN
CONSENT AND IS IN ACCORDANCE WI
SIRE'S OF THE OWNER.

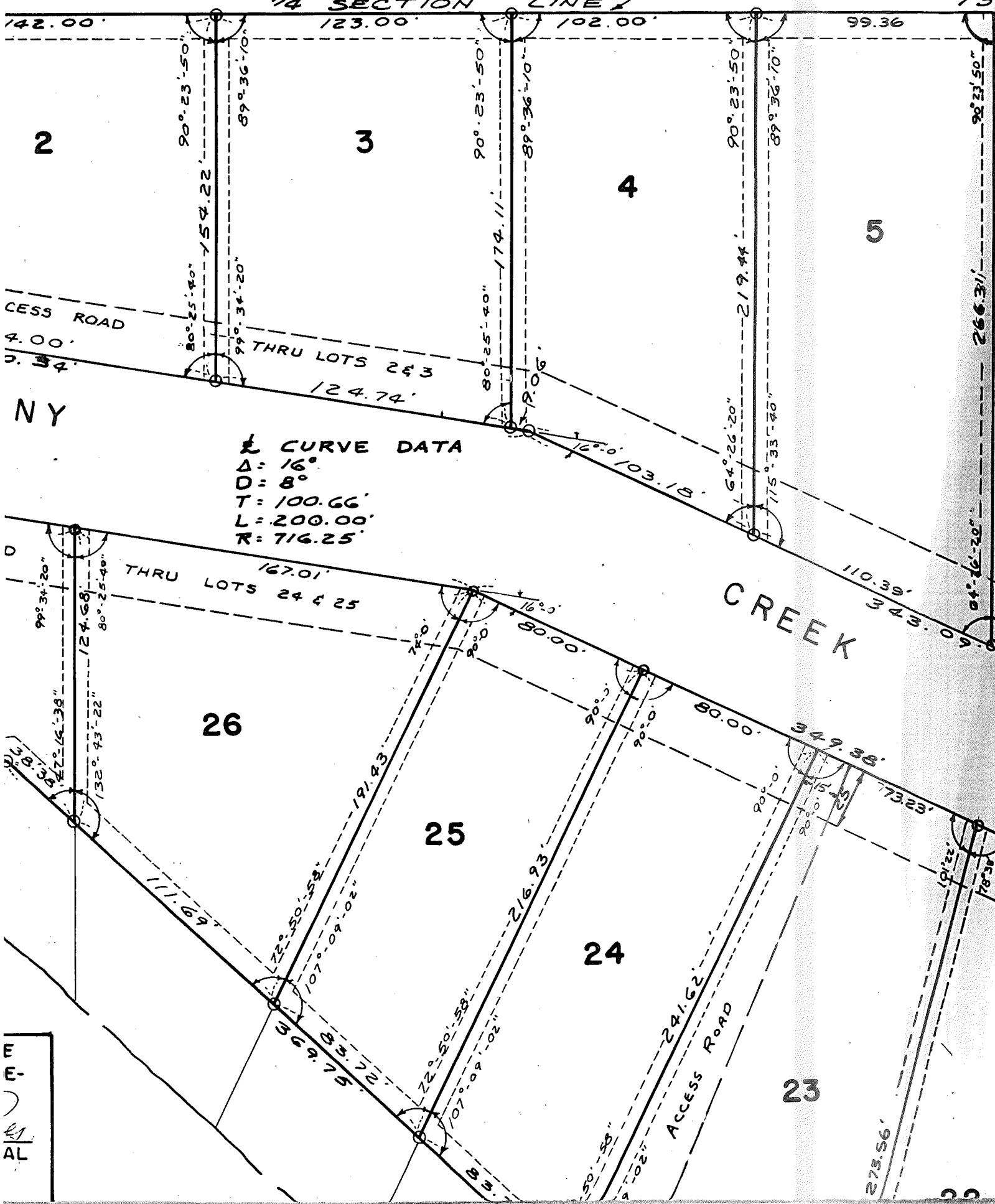
Darrell Anderson
OWNER: DARRELL ANDERSON, PRES. HC
MORTG

DATE: 8-28-74

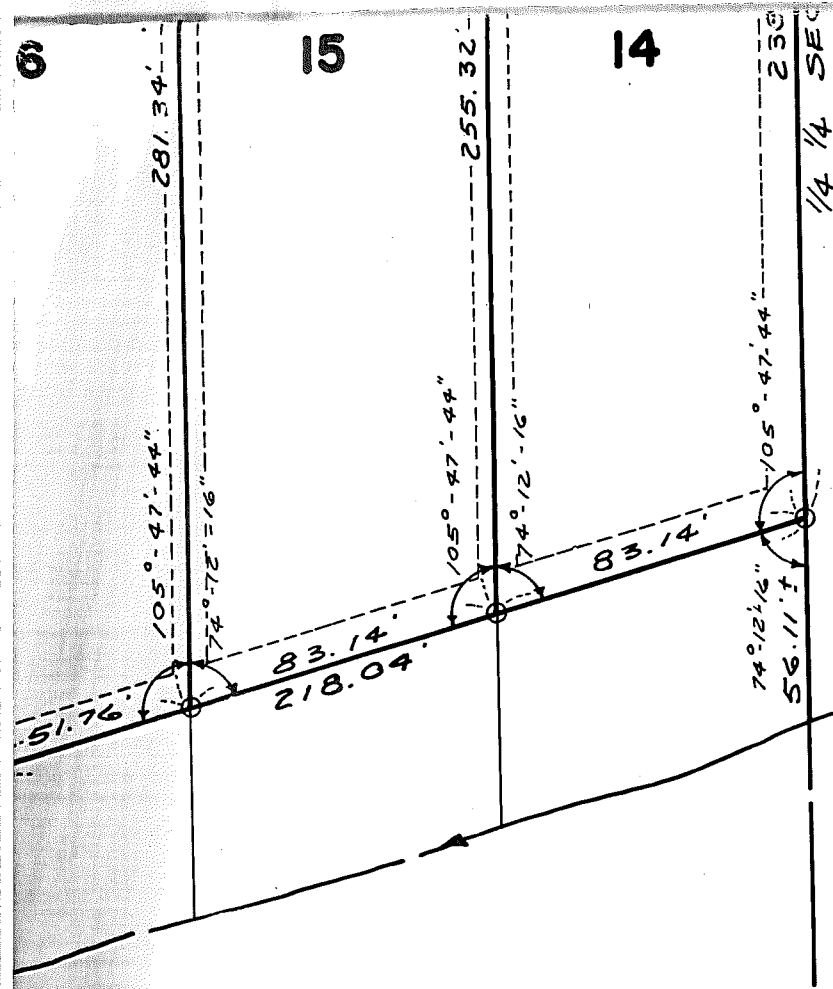


CHAS. C.

1/4 SECTION LINE 2



FF-AL



MILLS COUNTY WILL PROVIDE NO MAINTENANCE, REPAIR OR CONSTRUCTION ON PRIVATE STREETS AND ROADS.

PRIVATE STREETS AND ROADS SHALL FOREVER BE OWNED AND MAINTAINED BY "SUB-DIVISION PROPERTY OWNERS ASSOCIATION."

APPROVAL:
 BY BOARD OF SUPERVISORS
Austin L. Bass CHM.
 DATE August 27, 1974

APPROVAL:
W.C. Stone, P.E.
 MILLS COUNTY ENGINEER
 DATE August 27, 1974

PLAT
KE DEVELOPMENT NO.

OWNER & DEVELOPER
 HOME FEDERAL MORTGAGE INC.
 532 FIRST AVENUE
 COUNCIL BLUFFS, IOWA 51501

Glenn L. Johnson

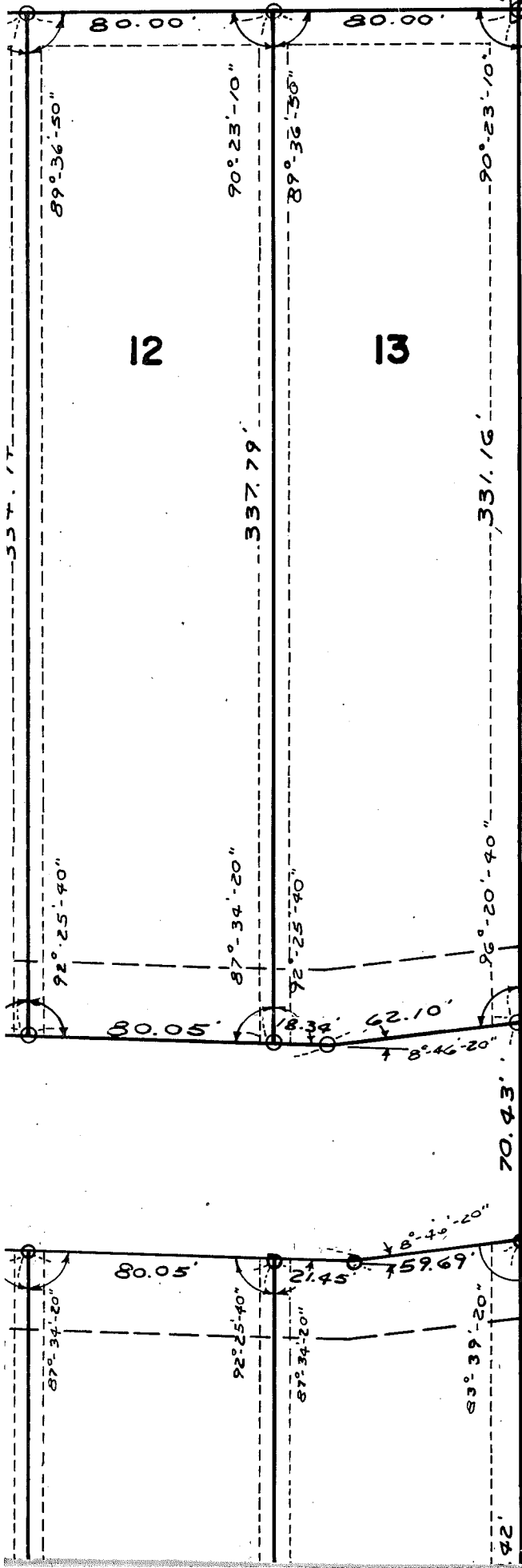
ABILD ENGINEERING COMPANY

P.O. BOX 392

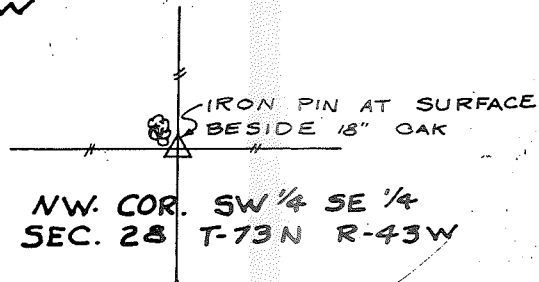
ATLANTIC, IOWA

1 MILE

NW CORNER SW 1/4 SE 1/4
SECTION 28
T-73N R-43W



89°-36'-50"



NW COR. SW 1/4 SE 1/4
SEC. 28 T-73N R-43W

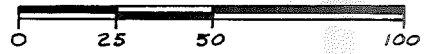
THE TITLE OF THIS SUB-DIVISION IS IN SAID OWNERS NAME AND IS FREE FROM ENCUMBRANCE OTHER THAN THAT SECURED BY THE BOND PROVIDED FOR IN SECTION 409.11 OF THE CODE OF IOWA, AS SHOWN BY THE RECORDS IN THIS OFFICE.

_____ MILLS COUNTY RECORDER

DATE _____



SCALE 1"=50'



LEGEND

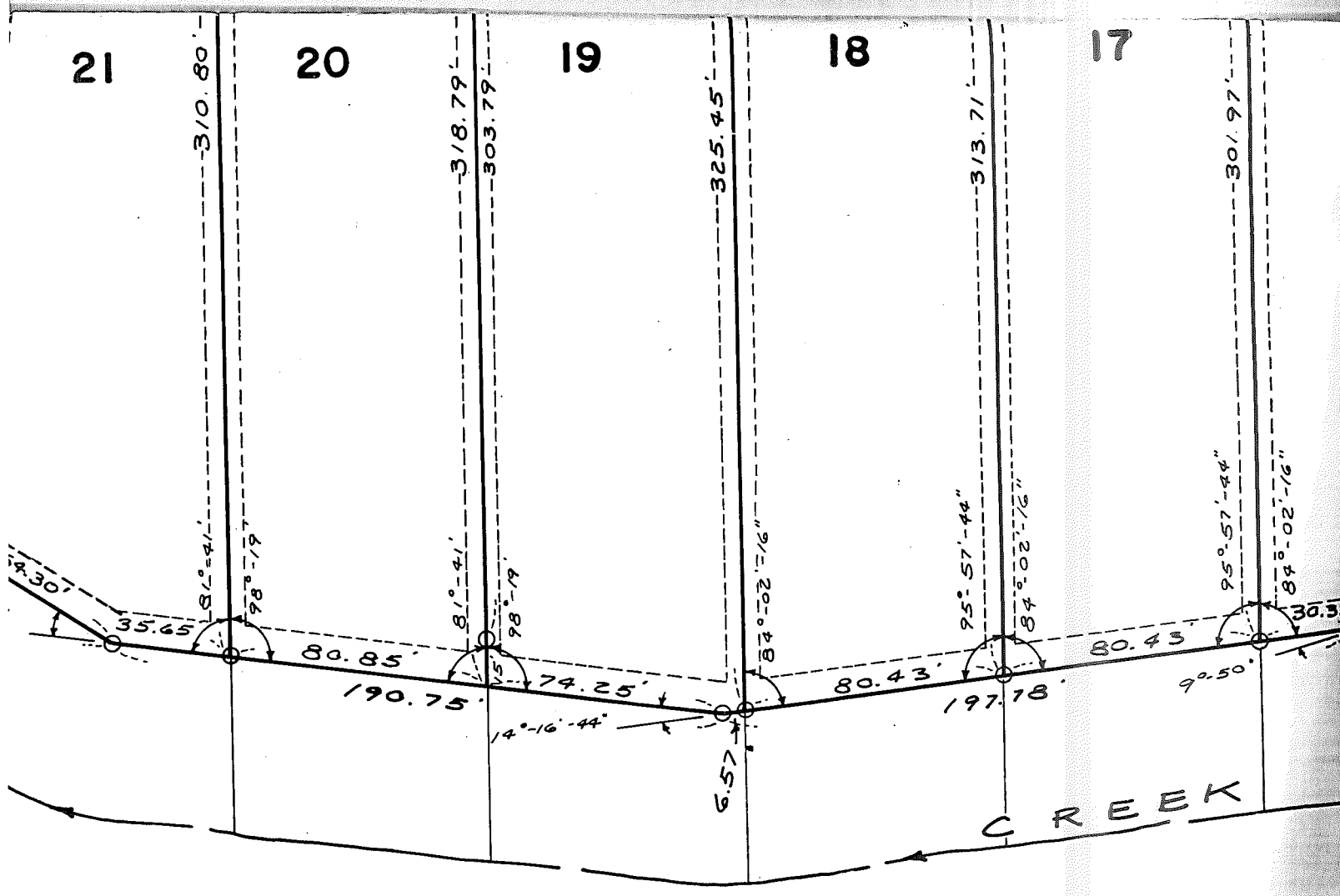
- = IRON PIN SET
- ▲ = SECTION CORNER FOUND
- △ = SECTION CORNER SET
- = UTILITY EASEMENT S' SIDE 10' REAR
- ==== = 25' SET BACK LINE

HARRY C. CROWL JR.

A LANE CONNECTS PONY CREEK LANE TO THE COUNTY ROAD.

PRIVATE WATER SUPPLY.

EACH LOT TO HAVE ITS OWN SEWAGE DISPOSAL. 1000 GALLON SEPTIC TANK.

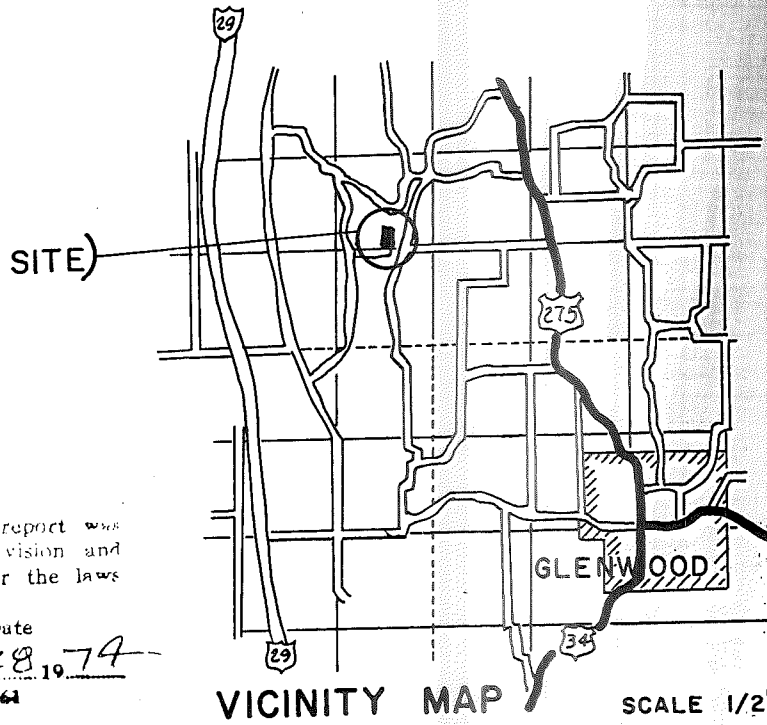


FINAL PONY CREEK LA

APPROVAL:

MILLS COUNTY AUDITOR

DATE _____



CONC. MON.

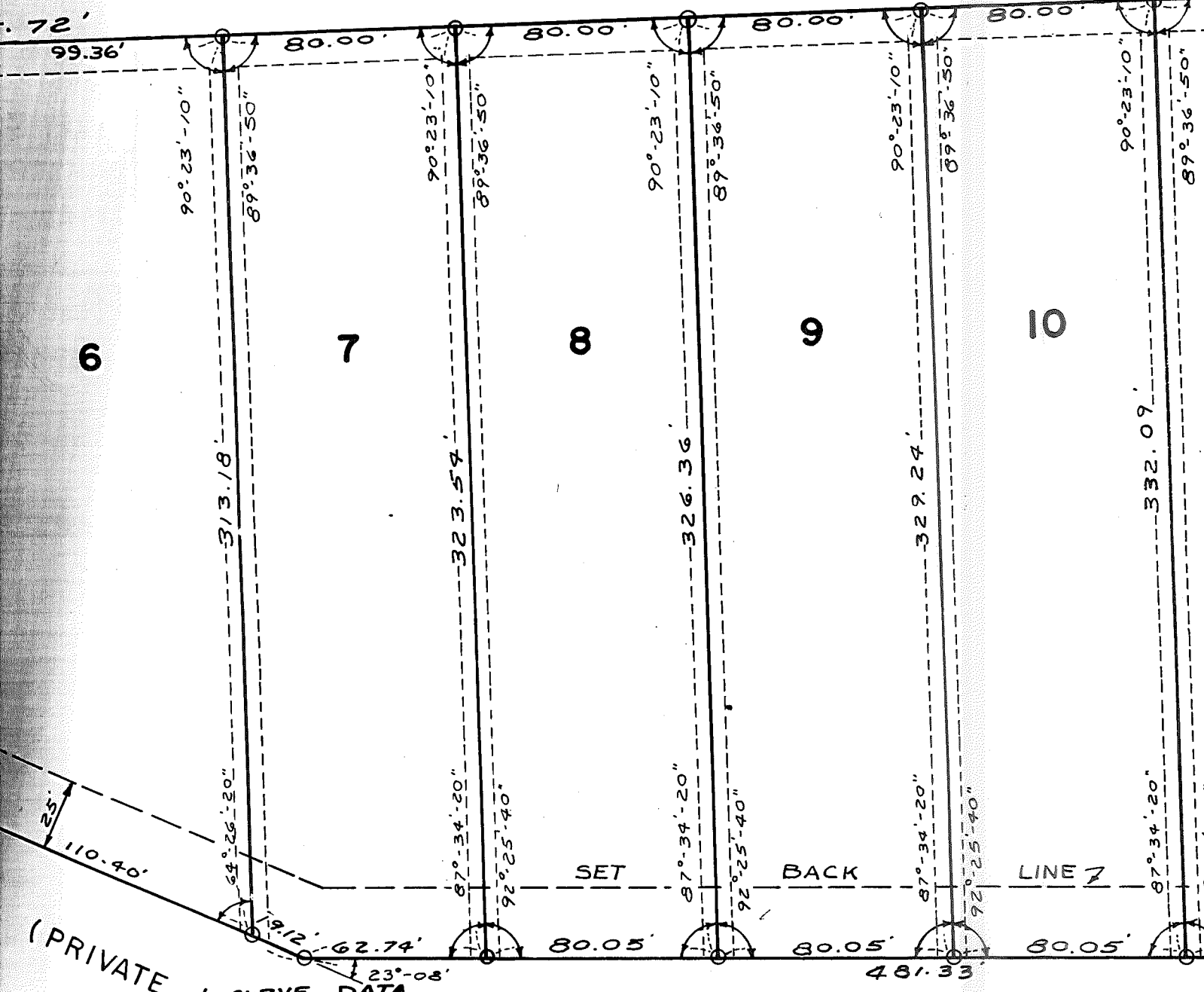
I hereby certify that this plat map, survey or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Signed Robert J. Abild Date 8-28-74

Robert J. Abild, L. S. Iowa Reg. No. 4461

OWNER
N 28
R-43 W

LUMER



(PRIVATE ROAD)
 & CURVE DATA
 $\Delta = 23^{\circ}08'$
 $D = 8'$
 $T = 146.59'$
 $L = 289.17'$
 $R = 716.25'$

ROAD)

LANE

