

FINAL PLAT OF
RON PIERCE'S SUBDIVISION

BEING A REPLAT OF LOTS 76 THRU 83, INCLUSIVE, LAKOMA ANNEX, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 13, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNERS / DEVELOPERS: HABITAT FOR HUMANITY
OF COUNCIL BLUFFS, INC.

LEGAL DESCRIPTION:

LOTS 76 THRU 83, INCLUSIVE, LAKOMA ANNEX, A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 13, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 76 AND POINT OF BEGINNING; THENCE NORTH 89°38'23" WEST, ALONG THE SOUTH LINE OF SAID LOT 76, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 96°27'27"; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 76 AND ALONG SAID CURVE AN ARC LENGTH OF 33.67 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 47°52'02" WEST, 29.83 FEET TO THE END OF SAID CURVE; THENCE NORTH 6°05'42" WEST, ALONG THE WESTERLY LINE OF SAID LOTS 76 THRU 81, A DISTANCE OF 244.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 14.35 FEET AND A CENTRAL ANGLE OF 147°58'23"; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 81 AND ALONG SAID CURVE AN ARC LENGTH OF 37.06 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 67°53'29" EAST, 27.59 FEET TO THE END OF SAID CURVE; THENCE SOUTH 38°07'19" EAST, ALONG THE EASTERLY LINES OF SAID LOT 81, SAID LOT 80, SAID LOT 82 AND SAID LOT 83, A DISTANCE OF 334.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 9.00 FEET AND A CENTRAL ANGLE OF 92°49'09"; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 83 AND ALONG SAID CURVE AN ARC LENGTH OF 14.58 FEET AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 26°07'09" WEST, 13.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°38'23" WEST, ALONG THE SOUTH LINE OF SAID LOT 83, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.751 OF AN ACRE, MORE OR LESS.

NOTE: THE SOUTH LINE OF SAID LOT 76 IS ASSUMED TO BEAR NORTH 89°38'23" WEST FOR THIS DESCRIPTION.

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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

CARL H. ROGERS, JR. OCTOBER 16, 2006
DATE

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1

CITY COUNCIL:

APPROVED BY MAYOR, THE HONORABLE THOMAS P. HANAFAN DATE 10-16-06

ATTESTED TO BY:

MARCIA L. WORDEN 10/17/06
DATE

COMMUNITY DEVELOPMENT:

APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, DONALD GROSS DATE 10/17/06

LEGEND:

- - SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
● - FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
(S) - SURVEYED AS
(R) - RECORDED AS

SCALE: 1" = 40'
40' 20' 0 40' 80'

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF COUNCIL BLUFFS, INC. BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS 1 THRU 4, INCLUSIVE, AND TO BE KNOWN AS RON PIERCE'S SUBDIVISION. SAID HABITAT FOR HUMANITY OF COUNCIL BLUFFS, INC. HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA ALL RIGHTS OF DIRECT ACCESS TO NAVAJO STREET. SAID HABITAT FOR HUMANITY OF COUNCIL BLUFFS, INC. HEREBY RATIFIES AND APPROVES OF THE PLATTING OF THE PROPERTY AS SHOWN ON THIS PLAT.

AND HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY 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 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 THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF HABITAT FOR HUMANITY OF COUNCIL BLUFFS, INC. PROPERTY AS CONTAINED HEREIN ON THIS

16 DAY OF OCTOBER, 2006.

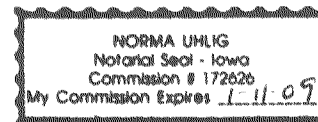
BY: JOHN AUFFART, PRESIDENT

STATE OF IOWA)
COUNTY OF POTTAWATTAMIE)

ON THIS 16 DAY OF October, 2006, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED JOHN AUFFART, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF HABITAT FOR HUMANITY OF COUNCIL BLUFFS, INC. AND THIS INSTRUMENT WAS SIGNED ON BEHALF OF SAID HABITAT FOR HUMANITY OF COUNCIL BLUFFS, INC. AND SAID JOHN AUFFART ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID HABITAT FOR HUMANITY OF COUNCIL BLUFFS, INC. BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA.

MY COMMISSION EXPIRES 1-11-09



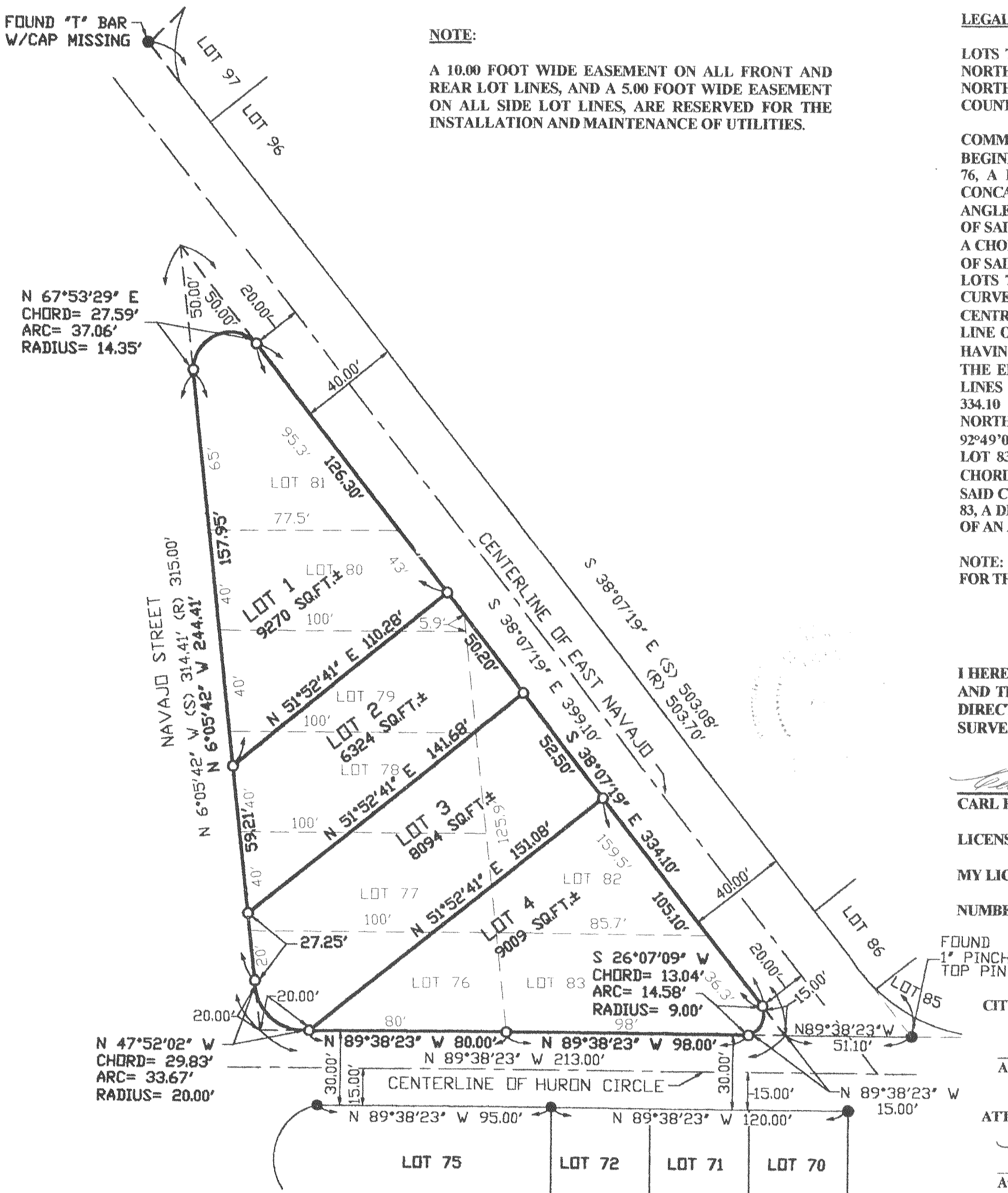
ROGERS SURVEYING 1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA		
SCALE: 1" = 40'	PHONE: (712) 366-9009	DRAWN BY: S.R.R.
DATE: 10-16-2006		REVISED
TITLE: FINAL PLAT OF RON PIERCE'S SUBDIVISION		
CLIENT: HABITAT FOR HUMANTY OF COUNCIL BLUFFS, INC. P.O. BOX 213 COUNCIL BLUFFS, IOWA 51502		SHEET 1 OF 1

INST # 009188
RECORDING FEE 40.00
AUDITOR FEE
RMA FEE 1.00 ECOM 1.00

PREPARED BY: CARL H. ROGERS, JR. PHONE: (712) 366-9009
1688 ROLLING HILLS LOOP, COUNCIL BLUFFS, IOWA

NOTE:

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

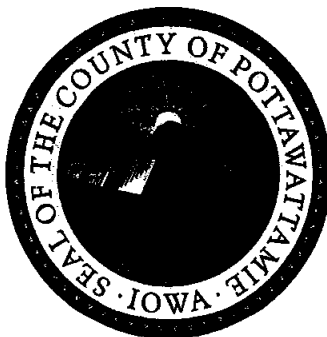


I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN RON PIERCE'S SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

JUDY ANN MILLER 10-16-06
TREASURER OF POTTAWATTAMIE COUNTY, IOWA. DATE

COMPARED
COPIES

MARILYN JO DRAKE
POTTAWATTAMIE COUNTY AUDITOR
AND ELECTION COMMISSIONER
227 S. 6th St, Room 243
P. O. BOX 649
COUNCIL BLUFFS, IOWA 51502-0649



Gary Herman, First Deputy - Elections
Paula Glade, First Deputy - Real Estate
Donna West, First Deputy - Tax and Finance
Phone (712) 328-5700
FAX (712) 328-4740

County Auditor's Certification

Pottawattamie County, Iowa

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:

Ron Pierce's Subdivision

Paula E Glade
Signed
1st Deputy
Real Estate

11-30-06

Date

STATEMENT FROM MORTGAGE HOLDER

Comes now Wells Fargo Bank, N.A., the mortgage holder on the property that comprises Ron Pierce's Subdivision, being a replat of Lots 76 thru 83, inclusive, Lakoma Annex, a Subdivision of part of the NE¼ of the SE¼, Section 13, Township 74 North, Range 44 West of the 5th P.M., Pottawattamie County, Iowa, said property being owned by Habitat for Humanity of Council Bluffs. Wells Fargo Bank, N.A. hereby states that the Final Plat of Ron Pierce's Subdivision is prepared with our free consent and in accordance with our desire and in accordance with Iowa Code Section 354.11.

Dated this 25th day of October, 2006.

WELLS FARGO BANK, N.A.

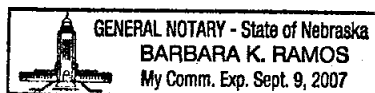
By Jenna Fullerton

STATE OF Nebraska)
Douglas COUNTY)

The foregoing instrument was acknowledged before me on the 25 day of October, 2006, by Jenna Fullerton (name) as Officer (title) of Wells Fargo Bank, an association under the laws of the United States of America, on behalf of the association.

Barbara K Ramos

Notary Public



A.W. (TONY) TAUKE
STEPHEN C. EBKE
ANGELA WEATHERHEAD
ASSOCIATE
RICHARD A. PORTER (1927-1999)

PORTER TAUKE & EBKE

ATTORNEYS AT LAW
42 NORTH 2ND STREET
P.O. Box 457
COUNCIL BLUFFS, IOWA 51502-0457

TELEPHONE (712) 322-5588
FAX (712) 322-8308
E-MAIL: PTEBKE@QWEST.NET

November 28, 2006

Habitat for Humanity of Council Bluffs
Attention: Ron Pierce
P. O. Box 213
Council Bluffs, Iowa 51502-0213

Dear Ron:

I have examined the abstract of title to:

Lots 76, 77, 78, 79, 80, 81, 82 and 83 in Lakoma Annex, a subdivision of part of the NE ¼ of the SE ¼, Section 13, Township 74, Range 44, Pottawattamie County, Iowa.

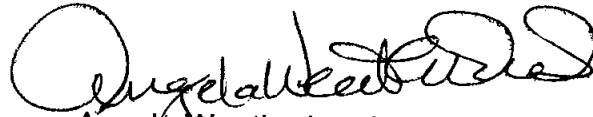
This abstract does not cover matters included in Chapter 614.29 through 614.38 of the Code of Iowa as amended, the Marketable Title Act and Chapter 11 of the Iowa Land Title Examination Standards and the Abstracting Standards of the Iowa Land Title Association, which are excluded thereunder except plat and surveys, easements, party wall and other boundary line agreements, unexpired recorded leases, and patents, and is certified to October 13, 2006, at 8:00 o'clock A.M. by Abstract Guaranty Company, and is in one part containing 53 entries. From my examination I find marketable title to be in - - -

HABITAT FOR HUMANITY OF COUNCIL BLUFFS, subject to the following:

1. Entry #32 sets forth a Mortgage in the amount of \$132,000.00 from Habitat for Humanity of Council Bluffs to Wells Fargo Bank, National Association dated August 2, 2005 and recorded August 30, 2005 in Book 106, Page 4239. This mortgage includes property other than that under examination. This mortgage also has a maturity date of August 1, 2006.
2. Entries #33, 34 and 35 set forth various county zoning ordinances which appear to affect the property under examination. For further particulars you are referred to said ordinances and said entries.
3. Entries #36, and 37 set forth various city zoning ordinances which appear to affect the property under examination. For further particulars you are referred to said ordinances and said entries.

4. Entry #53 shows the General Taxes for the year 2005 and prior years paid.
5. Your examiner notes that the Final Plat of Ron Pierce's Subdivision that is being recorded concurrently with this opinion and which covers the property under examination references a 10.00 foot wide easement on all front and rear lot lines and a 5.00 foot wide easement on all side lot lines for the installation and maintenance of utilities.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Angela Weatherhead', written over a circular stamp or mark.

Angela Weatherhead
TGD #3333

AMW: ph

CERTIFICATE AND RECEIPT

=====

STATE OF IOWA

} SS.

Pottawattamie County,

The undersigned, Acting City Clerk of the City of Council Bluffs, Iowa, hereby certifies that: Resolution 06-236 and Attachment "A" is as the same appears of record in this office.

Witness my hand and seal of Council Bluffs, Iowa,

this 26th day of October A.D. 2006



Maria L. Warden
Acting City Clerk of the City of Council Bluffs

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RESOLUTION NO. 06-236

A RESOLUTION granting final plat approval for a 4-lot residential minor subdivision to be known as Ron Pierce's Subdivision.

WHEREAS, Habitat for Humanity of Council Bluffs has applied for final plat approval for a 4-lot minor residential subdivision to be known as Ron Pierce's Subdivision; and

WHEREAS, the property is currently subdivided into eight lots on a triangular piece of property located north of Huron Circle between Navajo Street and East Navajo; and

WHEREAS, Planning Commission comments have been requested due to the unusual placement and configuration of the proposed lots; and

WHEREAS, the subject property is zoned R-3/Low Density Multi-Family Residential District and does not require a change in zoning classification to accommodate the replat; and

WHEREAS, the appropriate city departments and utilities have reviewed the final plat; and

WHEREAS, the Planning Commission concurs with the Community Development Department recommendation to approval the final plat for a minor residential subdivision, to be known as Ron Pierce's Subdivision, as shown on Attachment "A", subject to the following conditions:

1. All technical corrections required by the Community Development Department and/or Public Works Department shall be made on the final plat document prior to execution of the document.
2. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
3. Sidewalk shall be installed along the abutting street frontage of each lot prior to issuance of a Certificate of Occupancy for each house, at no cost to the City.
4. Direct street access for Lots 1, 2 and 3 shall be limited to East Navajo. That restriction shall be noted on the plat.

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

That the final plat for Ron Pierce's Subdivision, as shown on Attachment "A", is hereby granted, subject to the conditions set forth above; and

BE IT FURTHER RESOLVED

That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND Sept. 25, 2006
APPROVED

Thomas P. Hanafan
THOMAS P. HANAFAN Mayor

Attest: Marcia L. Worden
MARCIA L. WORDEN Acting City Clerk

ROGERS SURVEYING 1698 BOWLING HILLS LOOP COUNCIL BLUFFS, IOWA	
SCALE 1" = 40' DATE 10-16-2006	PHONE: (712) 366-9095 DRAWN BY: SKR REVISION:
TITLE FINAL PLAT OF RON PIERCE'S SUBDIVISION	
CLIENT: INVERTING FOR J R. D. BROWN, JR. COUNCIL BLUFFS, IOWA 51902	SHEET 1 OF 1