COMPARED

Pottawattamie County, IA 2007-015796 Recorder John Sciortino Book-Page: 2007-015796 File Time: 10/02/2007 @ 08:56:12 AM Rec-\$55.00 Aud-\$0.00 RMA-\$1.00 ECM-\$1.00 Current Transfer Tax Paid: \$0.00

R Fee <u>SSO</u>

A Fee \_\_\_\_

T Tax \_\_\_\_

#### **BILL OF SALE**

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006

Douglas P. Drummey, General Manager. Reviewed and approved by legal counsel for the Board of Water Works Trustees of the City of Council Bluffs, Iowa.

Taxpayer Information: (Name and complete address)

Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006 Douglas P. Drummey, General Manager.

Return Document To: (Name and complete address)

Council Bluffs Water Works, P. O. Box 309, Council Bluffs, IA 51502, Phone 712.328.1006 Douglas P. Drummey, General Manager.

**Grantors:** 

**Grantees:** 

Eagles Nest, L.L.C.

City of Council Bluffs, Iowa, for the use and benefit of The Board of Water Works Trustees of the City of Council Bluffs, Iowa

Legal Description: See next page.

Document or instrument number of previously recorded documents if applicable:

C:\Data\MSWORD\Forms\CBWW MEAs\Main Ext Agmt 2\_C1.doc Revised 5/2/2006 10:06 AM

# COMPARED

Prepared for Council Bluffs City Water Works, 2000 N. 25th St., P. O. Box 309, Council Bluffs, IA 51502, telephone (712) 328-1006 by Douglas P. Drummey, General Manager. Reviewed and approved by legal counsel for the Board of Water Works Trustees of the City of Council Bluffs, Iowa.

### BILL OF SALE

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, Eagles Nest, L.L.C., an Iowa limited liability company (the "Seller"), does hereby sell, assign, transfer and set over unto the City of Council Bluffs, Iowa, for the use and benefit of The Board of Water Works Trustees of the City of Council Bluffs, Iowa (the "Buyer"), the following described personal property, to-wit:

all water lines and appurtenances thereto lying either within a certain easement granted to the Buyer by the Seller, which easement is over, across and through the real estate situated in Pottawattamie County, lowa, as described in the plat attached hereto as Exhibit 1 or the public rights-of-way identified in said plat

which personal property is currently in the possession of Seller.

The above named Buyer does hereby assent to becoming the owner of the above described property.

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the context.

Signed the month, day and year appearing opposite the signature block.

Eagles Nest, L.L.C.

Dated: 9/26/07

922 North Walnut Street Avoca, Iowa 51521 Tolonhamo: (712) 243, 2204	
Telephone: (712) 343-2304	
·	
STATE OF IOWA ) ) ss	
COUNTY OF POTTAWATTAMIE )	
On this <u>36</u> day of <u>Supt</u> , 2007, before me, a Notary Public in and for the sa	
State, personally appeared Robelt P. McCarthy, to me personally known, who being by me de	aid uly
sworn did say that that person is a member of Eagles Nest, LLC, an lowa limited liability company and that as	•
company, that no seal has been procured by the said limited liability company and that sainstrument was signed on behalf of the said limited liability company by authority of its members.	
and the said Robert P. McCarthy acknowledged the execution of said instrument to be t	
voluntary act and deed of said limited liability company by it voluntarily executed.	

Notary Public in and for said State

CHERYL OVERGAARD Commission Number 198197 MY COMMISSION EXPIRES AUGUST 31, 2010

## FINAL PLAT OF EAGLE TRAIL SUBDIVISION PHASE 1

OWNERS/DEVELOPERS: EAGLES NEST, L.L.C. P.O. BOX 683 AVOCA, IOWA 51521

GITY COUNCE.	·
APPROVED BY MAYOR. THE HONORABLE THOMAS P. HANAFAN	DATE
ATTESTED TO BY:	
CITY CLERK: CHERYL PUNTENCY DATE	
COMMANNITY DEVELOPMENT DIRECTOR: CONALD GROSS DATE	
CERTIFICATE OF TREASURER OF POTTAWATFALLIE COUNTY, 10WA	
I, THE TREASURER OF POTTAWATTAME COUNTY, 10MA, HEREBY CERTIFY THE PROPERTY INCLUDED IN EAGLE TRAIL SUBDIVISION, IS FREE FROM CERTIFIED SPECIAL ASSESSMENTS.	нат
TREASURER OF POTTAWATTAME COUNTY, 10WA: JUDY ANN MILLER	OATE
WE MEREBY CRATIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES, Y THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWN RECORDER CONTEMPORATIONSLY WITH THE FUNNE OF THE FINAL PLAT.	NE HEREBY CERTIFY
A ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH THE SUBJECT DEVELOPMENT.	WILL BE A PARY OF
B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE WATCH THE RICH! TO REVIEW.	E SUBDIVISION OR
LEGAL DESCRIPTION  A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER (NW)/4) OF WEST OF THE SID PRINCIPAL MERIONAN, CITY OF COUNCIL BLUFFS, POTTAWATTAWA SE FOLLOWS.	F SECTION 19, TOWNSHIP 74 NORTH, RANGE 43 BE COUNTY, NOWA, MORE PARTICULARLY DESCRIBED
COMMENCING AT THE WEST QUARTER CORNER (WI/4) OF SAID SECTION 19;	
THENCE ALONG THE SOUTH LINE OF SAID HORTHWEST QUARTER (HW1/4), SOUTH 611.57 FEET;	89 DEGREES 30 MINUTES 17 SECONOS EAST.
THENCE NORTH OD DEGREES 20 MINUTES 43 SECONDS WEST, 647.87 FEET TO A NORTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 64 DEGREES 36 POINT BEING THE TRUE POINT OF BECKNING;	POINT ON A NON-TANGENT CURVE, CONCAVE MANUTES 55 SECONDS EAST, 414.80 FEET, SAID
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 TO A PORKT ON THE SOUTHERLY RICHT-OF-WAY LINE OF EAST MANAMA DRIVE. CONCAVE NORTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 12 DEFECT;	DEGREES OF MANUTE 47 SECONDS, 123,29 FEET SAID POINT BEING ON A NON-TANGENT CURVE, GREES 42 MINUTES 28 SECONDS EAST, 355,00
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SUDEGREES 28 MANUTES 56 SECONDS, 488.14 FEET;	AND CURVE THROUGH A CENTRAL ANGLE OF 78
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST MANAWA DRIV WEST, 806.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NA	NE. NORTH OT DEGREE 13 LIBRUTES 58 SECONDS LYAJO ROAD;
THENCE ALONG SAMD KORTHERLY LINE, MORTH BB DECREES 48 MINUTES 02 SECONESTERLY PROHIT—OF—WAY LINE OF HARRIER HOLLOW:	ONDS EAST, 100.00 FEET TO A POINT ON THE
THENCE NORTH 84 DEGREES 31 JUNUTES 44 SECONDS EAST, $50.14$ FEET TO A P SAID HARRIER HOLLOW,	ONLY ON THE EASTERLY RIGHT-OF-WAY LINE OF
THEMCE MORTH 88 DEGREES 48 MANUTES 02 SECONDS EAST, 100.00 FEET;	
THENCE SOUTH OI DECREE II WHILITES 58 SECONDS EAST, 122.00 FEET;	
THENCE NORTH 87 DEGREES S6 MANUTES 46 SECONDS EAST, 102:20 FEET;	
THENCE SOUTH 12 DEGREES 43 MINUTES 18 SECONDS WEST, 410.16 FEET;	
THERCE SOUTH BO DEGREES OF MANUTES 14 SECONDS EAST, 102.73 FEET TO A LINE OF MERLIN LANE:	
THEMCE MORTH 63 DEGREES 28 MANUTES 57 SECONDS EAST, 65.02 FEET TO A FUNE OF SAID MERUN LANE;	POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY
THENCE SOUTH 63 DEGREES 38 MANUTES 24 SECONDS EAST, 98.81 FEET;	
THENCE NORTH 30 DECREES 46 IMMUTES 20 SECONDS EAST, 759.53 FEET;	
THENCE SOUTH 59 DEGREES 13 MINUTES 40 SECONDS EAST, 100,00 FEET TO A LINE OF REDTAIL ROAD;	
THENCE SOUTH 3) DEGREES 37 MINUTES 33 SECONOS EAST, 56.42 FEET TO A P	POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT EAGLES NEST, LLC. BEING THE SOLE OWNER OF THE PROPERTY OF SCREED WITHOUT SOLE OWNER OF THE PROPERTY TO BE SUBMYINGED AS LOTS; THROUGH 54, INCLUSIVE, OUTLOT 1 AND PLAIT, MAS CAUSED SAMD PROPERTY TO BE SUBMYINGED AS LOTS; THROUGH 54, INCLUSIVE, OUTLOT 1 AND PLAIT, MAS CAUSED BOOK AND PROPERTY TO BE KNOWN AS EAGLE TRATS, BUBDHYSON PHASE 1, 5AD EAGLES NEST, LLC. OCES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFTS, IOWAN, THE RIGHT-OF-WAY FOR HARRIER HOLLOW (0.700 ACRES, MORE OR LESS), MEDIAN ROAD (0.155) ACRES, MORE OR LESS, ARDINA OR CLESS), ARDINA FOR HARRIER HOLLOW (0.700 ACRES, MORE OR LESS), ARDINA PRAD (1.551 ACRES, MORE OR LESS), EAGLES NEST, LLC. DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFTS, IOWAN APPROPEIDAL STORM SEWER AND DRAINAGE ORDINAL ARRES, MORE OR LESS), ARDINA PROPEIDAL STORM SEWER AND DRAINAGE ORDINAL STORM SEWER AND DRAINAGE ORDINAL STORM SEWER AND DRAINAGE ORDINAL STORM SEWER AND DRAINAGE ASSEMENT 25 FEET IN WOTH, BOING 12.50 FEET IN WOTH ON EACH SORE OF THE COT LINE COMMON TO LOTS AND AND ARBIT AND ARRANGE MESS AND SOR AND ARRANGE ASSEMENT AS FREET IN WOTH, BOING 12.50 FEET IN WOTH ON EACH SORE OF THE COT LINE COMMON TO LOTS AND AND ARRANGE ASSEMENT AS SOROM ON THE ORNAMIC BASES MESS. ILC. DOES SHEEPED FROM THE OUTLON'T 1 DEAGLE TRAIL HOLDS ON THE COMMON ON THE ORNAMIC BASES MESS. ILC. DOES SHEEPED FROM THE OUTLON'T 1 DEAGLE TRAIL FILL OF COMMON ON THE ORNAMIC BASE MESS. THE STORM SEWER OWNERS ASSOCIATION OF THE COMMON TO LOTS AD AND ARRANGE AND CONSTRUCTED ON OUTLOOT 3. THE OEDICAL DRIVE PROPERTIES OF THE LOT IN MAINTAIN OUTLOOT 3. DUMPHING, EASSEMENT SHAD AND CONSTRUCTED ON OUTLOOT 3. THE OEDICAL DRIVE BASE OF THE LOT ON THE REPORTS OF THE LOT HAND AND DECONSTRUCTED ON OUTLOOT 3. THE OEDICAL DRIVE BASE OF THE LOT ON THE MAINTAIN OUTLOOT 3. DUC ORSTRUCTED ON OUTLOOT 3. THE OEDICAL DRIVE BASE DASCEDENT SHAD AND CONSTRUCTED ON OUTLOOT 3. THE OEDICAL DRIVE BASE DASCEDENT SHAD AND OUTLOOT S. THE CASSMENT SHAD I SHAD AND OUTLOOT S.

EASEMENT RUNS with the land. This easement shall be deemed to run with the land and shall be binding on eagles nest, i.l.c. , its successors or assigns.

ERECTION OF STRUCTURES PROMBITED: EACLES NEST, LLC., OR ITS SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER NOR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

CHANCE OF GRADE EAGLES NEST, E.L.C., OR ITS SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE, ELEVATION, NOR THE CONTOURS OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

RIGHT OF ACCESS: THE CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF MORESS AND ECRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA HEREIN DESCRIBED.

REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED SUPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSTATED BY THE EXERGSE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY SAID EAGLES NEST, LLC., OR ITS SUCCESSORS OR ASSIGNS.

assigns.

Surface restoration: city's liability to restore the surface within the easement area shall be limited to grading and seeding.

DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN THE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER HAPROVEWENT OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY WADE THROUGH AN EXPROSE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO SAID EAGLES NEST, LLC., OR ITS SUCCESSIORS OR ASSIGNS.

IN MTNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF EAGLES NEST, LLC'S PROPERTY AS CONTAINED HEREM ON TRIS

BY: MANAGENTONICAL STATES

STATE OF IOWA ) SS.
COUNTY OF POTTAWATTAME )

ON THIS DATE OF THE STATE OF IOWA PERSONALLY APPEARED JOHN H.

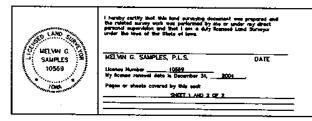
JERKONICH, TO HE PERSONALLY KNOWN, WHO BEING BY HE DILLY SWORN, DID SAT VIE IS
ONE OF THE SHE HEIBERS OF FACLES INSTITLLED. THAT HO SELE HAS BEEN PROCURED BY
THE SHID LIMITED LUBBILITY COMPANY, AND THAT SHO WISTRUMENT WAS SCRED ON BEHALF
OF THE SHID LIMITED LUBBILITY COMPANY BY AUTHORITY OF THE MISTRUMENT OF THE SHO THE SHO
JOHN H. JERKOWCH ACKNOWLEDGED THE EXECUTION OF THE MISTRUMENT TO BE THE
WOULINTARY ACT AND DEED OF SHO LIMITED LUBBILITY COMPANY BY IT VOLUNTARY.

EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES\_\_\_\_\_

NOTE:

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



10483 1 OF 2 EAGLE TRAIL SUBDIVISION PHASE 1

SAID PARCEL CONTAINS 17.123 ACRES MORE OF LESS INCLUDING THE FOLLOWING RICHT-OF-WAY, NAVAJO ROAD (0.115 ACRES), HARBER HOLLOW (0.700 ACRES) REDTAIL ROAD (1.551 ACRES), MERLIN LANE (0.097 ACRES) AND GOSHAWK CLEN (0.11 ACRES).

THENCE SOUTH 59 DEGREES 13 MINUTES 40 SECONDS EAST, 135.00 FEET TO A POINT ON THE HORITHWESTERLY RIGHT-OF-WAY OF MIDWEST POWER (MIDAMERICAN ENERGY) PROPERTY;

THENCE CONTINUING ALONG SAID RICHT-OF WAY, SOUTH O1 DEGREE 28 MINUTES 18 SECONDS EAST, 301.85 FEET TO A POINT ON THE OLD MOSQUITO CREEK CHANNEL;

EAGLES NEST, L.L.C. 922 NORTH WALNUT AVOCA, IOWA 51521

THENCE ALONG SAID RICHT-OF-WAY SOUTH 30 DEGREES 46 MINUTES 20 SECONDS WEST, 397.55 FEET:

SOUTH 63 DEGREES 16 MINUTES 30 SECONDS WEST, 395.41 FEET.
 SOUTH 67 DEGREES 20 MINUTES 22 SECONDS WEST, 381.18 FEET TO THE TRUE POINT OF GEGINNING.

-- FINAL PLAT

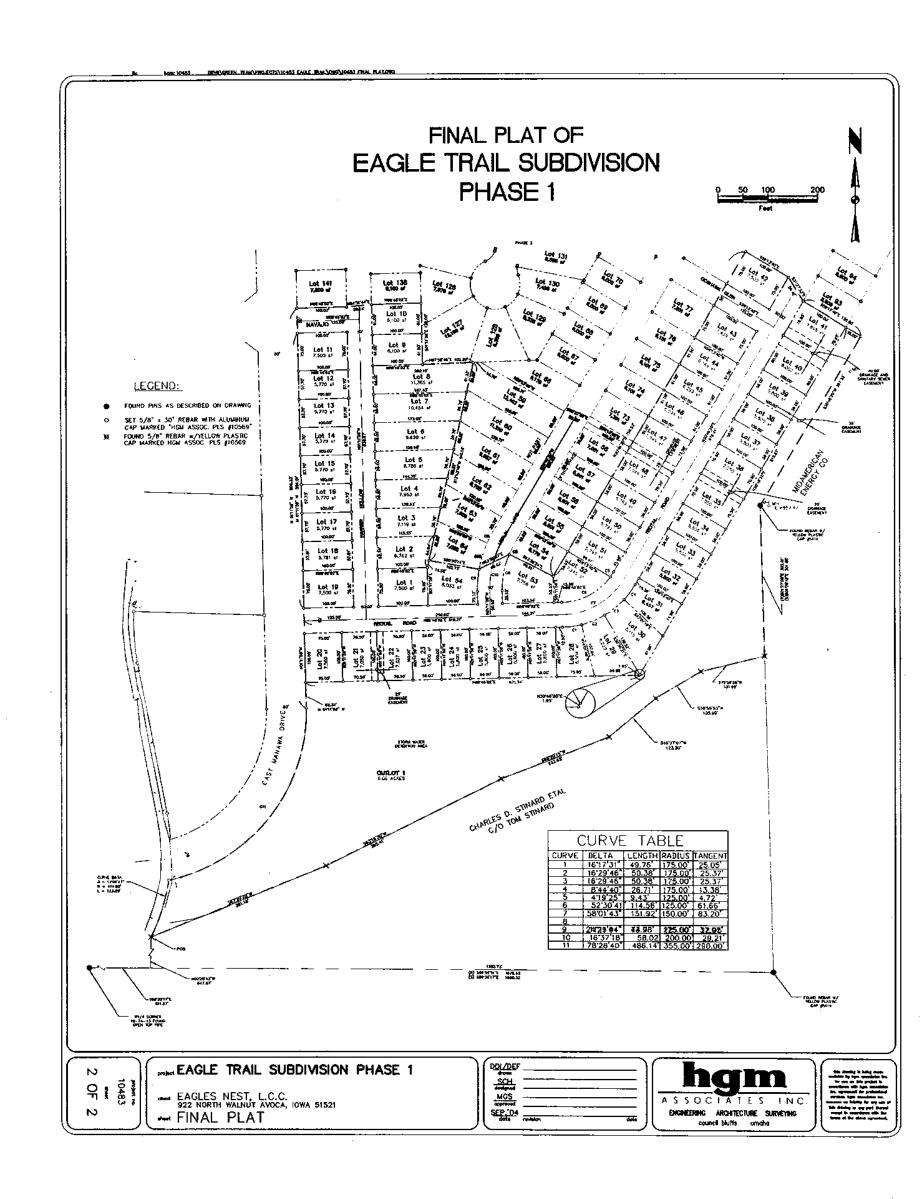
THENCE ALONG SAID CHANNEL THE FOLLOWING 6 COURSES:

1. SOUTH 75 DEGREES SA MIRUTES SA SECONDS WEST, 131.99 FEET:
2. SOUTH 58 DEGREES 55 MIRUTES 53 SECONDS WEST, 105.99 FEET:
3. SOUTH 49 DEGREES 37 MIRUTES 07 SECONDS WEST, 123.30 FEET:
4. SOUTH 58 DEGREES 20 MIRUTES 15 SECONDS WEST, 233.65 FEET:

ODI/DEF	
SCH -	
MGS -	
SEP. 04	
date mulatura	dote

A S S O C I A T E S I N C.
ENGNEZENIC ARCHITECTURE SURVEYING

which by the committee has been as the project to referent the jump consideration of the project to the project to provide a reason to provide the reason to the project to the project to the project to the project to the property to considerate also per tree of the states agreement.



## FINAL PLAT OF EAGLE TRAIL SUBDIVISION PHASE 2

OWNERS/DEVELOPERS: EAGLES NEST, L.L.C. Prepared by: Mehh G. Somples, HGM Associotes, Inc., 640 Fifth Avenue, Council Skutts, Iowa 51502 (712) 323-0530 P.O. BOX 683 AVOCA, IOWA 51521 CITY COUNCIL DEDICATION: REDIGATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT EAGLES NEST, LLC. BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED MITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVINGED AS LOTS 55 THROUGH 65, MCLUSINE, AND PUBLIC STREET RIGHT-OF-WAY FOR MERLIN LAME. SAID PROPERTY TO BE KNOWN AS EAGLE TRAIL SUBDIVISION PHASE 2. SAID EAGLES NEST, LLC. DOES HERESY DEDICATE TO THE CITY OF COUNCE BUMPFS, KNOWA THE RIGHT-OF-WAY FOR MERLIN LAME (0.388 AGRES, MORE OR LESS), EAGLES NEST, LLC. DOES HERESY DEDICATE TO THE CITY OF COUNCE, BUMPFS, KNOWA AND PERSETUAL STORM SERVER AND ORANAGE EASEMENT 12.50 FEET IN WHOTH ON THE SOUTH SIDE OF THE NORTH LINE OF LOT 61. APPROVED BY MAYOR: THE HONORABLE THOMAS P. HANAFAN DATE ATTESTED TO BY: EASEMENT RUNS WITH THE LAND: THIS EASEMENT SHALL BE DEFINED TO RUN WITH THE LAND AND SHALL BE BRIGING ON EAGLES NEST, LL.C. , ITS SUCCESSORS OR ASSIGNS. CITY CLERK: CHERYL PUNTENEY DATE ERECTION OF STRUCTURES PROHIBITED: EAGLES NEST, LLC., OR ITS SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER NOR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PROR WITHIN THE CITY ENGINEER. COMMUNITY DEVELOPMENT DIRECTOR: DONALD GROSS CHANGE OF GRADE: EAGLES NEST, LLC., OR ITS SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE, ELEVATION, NOR THE CONTIONES OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRICE WHITEN CONSENT OF THE CITY EMGNEER. DATE RIGHT OF ACCESS. THE CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF MURESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA HEREN DESCRIBED. CERTIFICATE OF TREASURER OF POTTAWATTAME COUNTY, IOWA I, THE TREASURER OF POTTAWATTAWE COUNTY, KOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN EAGLE TRAIL SUBDIVISION PHASE 2 IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS. 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 SAID EAGLES NEST, LLC., OR ITS. SUCCESSORS OR ASSIGNS. surface restoration: city's liability to restore the surface within the easement area shall be limited to grading and seeding. TREASURER OF POTTAWATTAME COUNTY, IOWA: JUDY ANN MILLER DATE DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVENIENT OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AM EXERCISE OF THE OTTYS RICHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO SAID EAGLES NEST, LLCC, OR ITS SUCCESSORS OR ASSICHS. WE 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 FURG 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 SUBOLVISION OR WATVING THE RIGHT TO REVIEW. LEGAL DESCRIPTION A PARCEL OF LAND BEING A PORTION OF THE HORTHWEST QUARTER (NWI/4) OF SECTION 19, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5th PRINCIPAL MERICIAN, CITY OF COUNCIL BLUFFS, POTTAWATFAME COUNTY, KIWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS. in witness thereof, I do hereby ratify and approve of the disposition of eagles nest, llic's property as contained herein on this COMMENCING AT THE WEST QUARTER CORNER (WI/4) OF SAID SECTION 19; THENCE ALONG THE SOUTH LINE OF SAID HORTHWEST QUARTER (NWI/4), SOUTH 89 DEGREES 30 MINUTES 17 SECONDS EAST, 811.57 FEET; THENCE NORTH OO DEGREES 20 MANUTES 43 SECONDS WEST, 647.87 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 64 DEGREES 38 MERVIES 55 SECONDS EAST, 414.60 FEET; THENCE MORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 18 MENUTE 47 SECONDS, 123.29 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MANAWA DRIVE, SAID POINT BEING ON A MON-TANGENT CURVE, CONCAVE MORTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 12 DEGREES 42 MINUTES 28 SECONDS EAST, 355.00 FEET; COUNTY OF POTTAWATTAME SS. ON THIS DAY OF THE STATE OF HOWA, PERSONALLY APPEARED JOHN H.

JERKONICH, TO HE PERSONALLY KNOWN, WHO BEING BY HE DULY SWORN, DID SAY HE IS

ONE OF THE KENDERS OF FAGGES NEST, LLC., THAT HO SEAL HAS BEEN PROQUED BY

THE SAID LIMITED LUBBILITY COMPANY, AND THAT SAID INSTRIMENT WAS SONED ON BEHALF

OF THE SAID LIMITED LUBBILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND THE SAID

JOHN H. JERKONICH ACKNOWLEDGED THE EXCUITION OF THE INSTRIMENT TO BE THE

VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY BY IT VOLUNTARLY

EXECUTED. THÉNCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78 DEGREES 28 MANUTES 40 SECONDS, 486.14 FEET; THERMOE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID EAST MANAWA DRIVE, NORTH OF DEGREE 11 MANUTES 58 SECONDS WEST, 152.32 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF REDTAIL ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 88 DECREES 48 MARUTES 92 SECONDS EAST, 250.00 FEET; THENCE NORTH OF DEGREES 11 MANUTES 58 SECONDS WEST, 125.00 FEET; THENCE NORTH 12 DEGREES 43 MINUTES 18 SECONDS EAST, 14 58 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 12 DEGREES 43 MANUTES 18 SECONOS EAST, 410.16 FEET; NOTARY PUBLIC IN AND FOR SAID STATE THENCE NORTH 87 DECREES S6 MANUTES 46 SECONDS EAST, 14.78 FEET; MY COMMISSION EXPIRES THENCE SOUTH 59 DEGREES 13 MINUTES 40 SECONDS EAST, 196.11 FEET: THENCE SOUTH 85 DEGREES 37 MANUTES 38 SECONDS EAST, 50.32 FEET; THENCE SOUTH 59 DEGREES 13 MINUTES 40 SECONDS EAST, 100.01 FEET; THENCE SOUTH 30 DEGREES 46 MINUTES 20 SECONOS WEST, 302.53 FEET; THENCE NORTH 83 DEGREES 38 MINUTES 24 SECONDS WEST, 98.61 FEET; THÉNCE SOUTH 63 DEORGES 28 MARUTES 57 SECONDS WEST, 68.02 FEET; THENCE NORTH 80 DECREES OF MANUTES 14 SECONDS WEST, 102.73 FEET TO THE TRUE POINT OF BEGINNANC. SAID PARCEL CONTAINS 2406 ACRES HORE OF LESS, INCLUDING THE RICHT-OF-WAY OF MERLIN EARE (0.388 ACRES). 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.

| LAND |

10483 OF 2 MEAGLE TRAIL SUBDIVISION PHASE 2

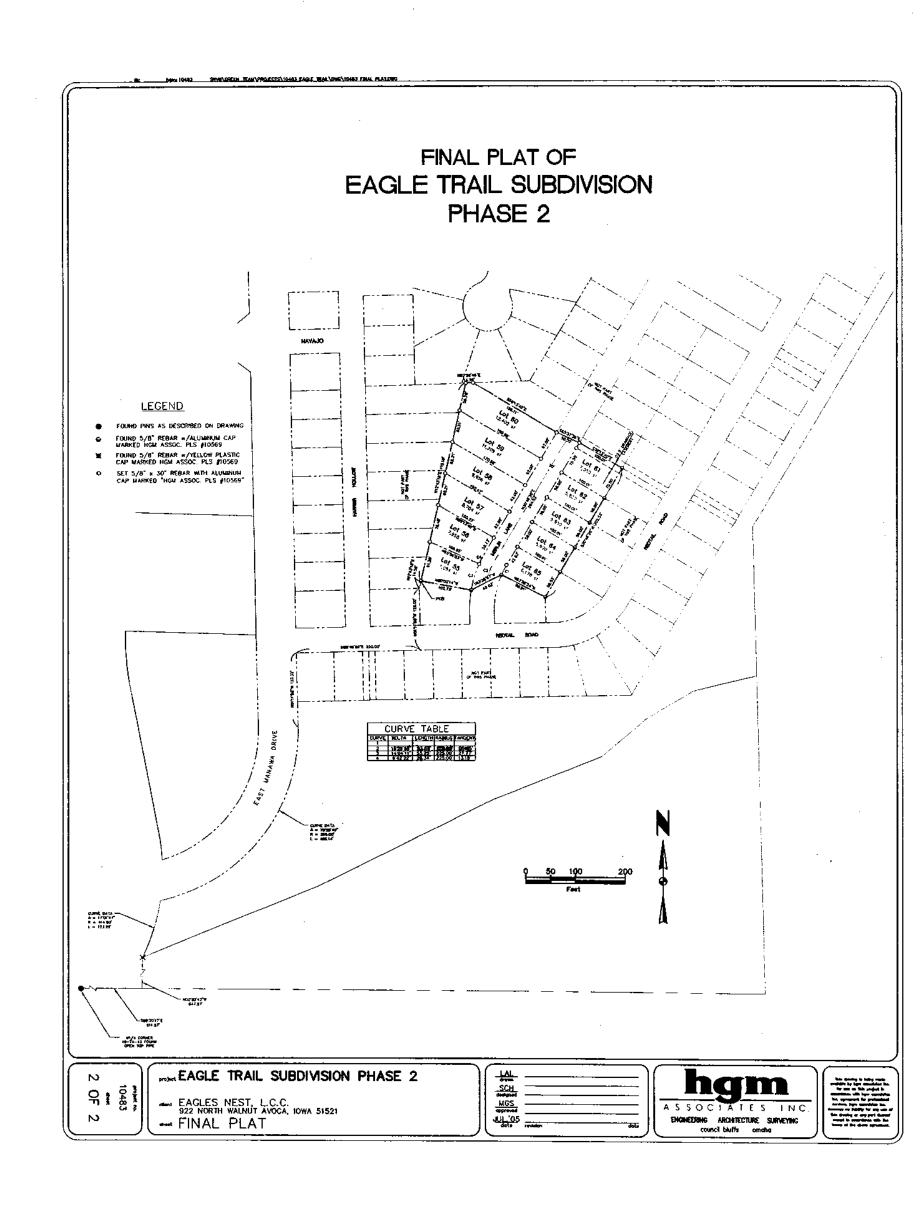
SHOP EAGLES NEST, L.L.C. 922 NORTH WALNUT AVOCA, 10WA 51521

LAL dream SCH designed MGS designed LUL '05 certain design

A S S O C I A T E S I N C.

DIGNETING ARCHITECTURE SURVEYING

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Prepared by. Melvin G. Samples, HOM Associates, Inc., 540 Fifth Avenue, Council Buffs, Ioea 51502 (712) 323-0530

DATE

DATE

APPROVED BY MAYOR: THE HONORABLE THOMAS P. HANAFAN

COMMUNITY DEVELOPMENT DIRECTOR: DONALD GROSS

CERTIFICATE OF TREASURER OF POTTAWATTAWE COUNTY, HOWA

COMMENCING AT THE WEST DUARTER CORNER (WI/4) OF SAID SECTION 19;

THENCE HORTH 59 DEGREES 13 MINUTES 40 SECONDS WEST, 100.00 FEET; THENCE SOUTH 30 DECREES 46 LANUTES 20 SECONOS WEST, 457.00 FEET;

THENCE HORTH 59 DECREES 13 MINUTES 40 SECONDS WEST, 196.11 FEET; THENCE NORTH BY DEGREES 56 MINUTES 46 SECONDS EAST, 114.37 FEET; THENCE NORTH 30 DEGREES 45 MINUTES 20 SECONDS EAST, 300,00 FEET;

THENCE NORTH DO DEGREES 13 MINUTES 54 SECONDS WEST, 37.46 FEET; THENCE NORTH BY DEGREES 46 MINUTES OF SECONDS EAST, 67.73 FEET;

THENCE ALONG SAID CHANNEL THE FOLLOWING 6 COURSES:

THE TREASURER OF POTTAWATTAIDE COUNTY, TOWN, HEREBY CERTIFY THAT THE PROPERTY HICLIDED IN EAGLE TRUL SUBDIVISION PHASE 2 IS FREE FROM CERTIFIED TAKES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAME COURTY, KOWA: JUDY ANN MILLER DATE

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTURITY AND FAR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL QUIDELINES, WE MEREBY CERTIFY THAT THE FOLLOWING DOOLMENTS WILL BE RECORDED WITH THE POTLAMATIANIE 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. CERBITED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WALNESS THE RICHT TO REVIEW.

A PARCEL OF LAND BEING A PORTION OF THE NORTHNEST OWARTER (NWI/A) OF SECTION 19, TOWNSHIP 74 HORTH, RANGE 43 WEST OF THE SIN PRINCIPAL MERGMAN, CITY OF COUNCE BLUFFS, POTTAWATTAME COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (MMT/4), SOUTH B9 DEGREES 30 MINUTES 17 SECONDS EAST, 611.57 FEET; THENCE NORTH DO DEGREES 20 MINUTES 43 SECONDS WEST, 647.87 FEET TO A POINT ON THE OLD MOSQUATO CREEK CHANNEL:

1. NORTH 67 DEGREES 20 MINUTES 22 SECONDS EAST, 381.18 FEET
2. HORTH 63 DEGREES 16 MINUTES 30 SECONDS EAST, 385.41 FEET,
3. NORTH 68 DEGREES 20 MINUTES 15 SECONDS EAST, 233.65 FEET,
4. HORTH 49 DEGREES 37 MINUTES 15 SECONDS EAST, 123.30 FEET,
5. NORTH 58 DEGREES 55 MINUTES 50 SECONDS EAST, 123.30 FEET,
6. NORTH 57 DEGREES 58 MINUTES 53 SECONDS EAST, 103.99 FEET, 10 A PORT ON THE NORTHWESTERLY RIGHT—OF—WAY OF MINUMEST POWER (MIDAMERICAN ENERGY) PROPERTY;

THENCE CONTINUED ALONG SAID RIGHT-OF-WAY, NORTH 30 DEGREES 46 MINUTES 20 SECONDS EAST, 397.55 FEET TO THE TRUE PROFIT OF BEGINNING. THENCE HORTH 59 DEGREES 13 MINUTES 40 SECONDS WEST, 135.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LIME OF REDTAIL ROAD; THENCE NORTH 31 DECREES 37 MINUTES 33 SECONDS WEST, 56.42 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID REDTAIL ROAD;

THENCE NORTH 59 DEGREES 13 MINUTES 40 SECONDS WEST, 100.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY UNK OF MERCH LAME:

THENCE NORTH 65 DEGREES 37 MINUTES 36 SECONDS WEST, 50.32 FEET TO A POINT ON THE NORTHWESTERLY RICHT-OF-WAY LINE OF SAID MERCH LANE:

THENCE SOUTH 59 DECREES 13 MANUTES 40 SECONDS EAST, 61.24 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LICRUM LAME:

THENCE ALONG SAID RIGHT-OF WAY, MORTH 30 DEGREES 48 MINUTES 20 SECONDS EAST, 102.90 FEET TO A POINT OF CURVATURE:

THENCE ALONG SAID RIGHT-OF WAY, NORTH OD DEGREES 13 MINUTES 54 SECONDS WEST, 151.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KESTREL COURT; THENCE NORTH TO DEGREES 42 MINUTES 46 SECONDS WEST, 50.85 FEET TO A POINT ON THE NORTHEFILY RIGHT-OF-WAY LINE OF SAID KESTREL COURT:

THENCE HORRH OD DECREES 15 MINUTES 54 SECONDS WEST, 120,00 FEET TO A POINT ON THE NORTH LINE NW1/4 SECTION 19,

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 30 DEGREES 46 MINUTES 20 SECONDS WEST, 897.42 FEET TO THE TRUE POINT OF REGINNANCE

SAID PARCEL CONTAINS 11.256 ACRES MORE OF LESS, INCLUDING THE FOLLOWING RIGHT-OF-WAY: COSHAWK GLEN (0.115 ACRES), MEPUN LANE (0.968 ACRES), KESTREL COURT (0.292 ACRES) AND REDTAIL ROAD (0.786 ACRES).

hence along said line, north 89 degrees 46 minutes ob seconds east. 755.92 feet to a point on the northwesterl Krit-of-Way of Midwest power (Midamerican Energy) property;

THENCE ALONG SAID RIGHT-OF WAY, NORTH OF DEGREE 28 MINUTES 18 SECONDS WEST, 301.85 FEET;

CHTY COUNCIL

ATTESTED TO BY:

LEGAL DESCRIPTION

CITY CLERK: CHERYL PUNTENEY

#### FINAL PLAT OF **EAGLE TRAIL SUBDIVISION PHASE 3**

OWNERS/DEVELOPERS: EAGLES NEST, L.L.C. P.O. 80X 683 AVOCA, IOWA 51521

DEDICATION.

RHOW ALL PERSONS BY THESE PRESENTS THAT EAGLES HEST, LLC. BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED MITHIN THE LEGAL DESCRIPTION AND EMBRACED MITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS BE THROUGH 108, NOLUSINE, OUTDO 1 JAND PUBLIC STREET RIGHT-OF-WAY FOR JERRIN LANG, SAID PROPERTY TO BE KNOWN AS EAGLE TRAIL SUBDIVISION PHASE 3. SAID EAGLES NEST, LLC. DOES MERERY DEDICATE TO THE CITY OF COUNCE, BUSINS, IOWAN FOR JUST LANG (0.388 ACRES, MORE OR LESS), COSTAM CARD, LOSS ACRES, MORE OR LESS), MORE OR LESS, AND REDTAY, ROAD (0.786 ACRES, MORE OR LESS). EAGLES NEST, LLC. DOES MERERY DEDICATE TO THE CITY OF COUNCE, BUSINS, MORE OR LESS). SAID RECORD TO COUNCE, BUSINS, LOSS ACRES, MORE OR LESS), PROPERTY OF COUNCE, BUSINS, LOSS ACRES, MORE OR LESS). PROPERTY OF COUNCE, BUSINS, LOSS ACRES, MORE OR LESS). DEADLESS NEST, LLC. DOES MERERY DEDICATE TO THE CITY OF COUNCE, BUSINS, BUSINS, LLC. DOES MERERY DEDICATE TO THE CITY OF COUNCE, BUSINS, BUSINS, LLC. DOES MERERY DEDICATE TO THE CITY OF COUNCE, BUSINS, BUSINS, LLC. DOES MERERY DEDICATE TO THE CITY OF COUNCE, BUSINS, BUSINS, LLC. DOES MERERY DEDICATE OUTDO TO THE CITY OF COUNCE BUSINS, BUSINS, LLC. DOES MERERY DEDCATE OUTDO TO THE CITY OF COUNCE BUSINS, BUSINS, LLC. DOES MERERY DEDCATE OUTDO TO THE CITY OF COUNCE BUSINS, AND SAID OF COUNCE BUSINS, AND CONSTRUCTION OF MAINTAIN DUTION OF MAINTAIN DUTION OF THE SE PASSIMENT SOURCE OF THE MAY BE CONSTRUCTING OR MAINTAINING AN APPROXIMENT OF THESE EASSMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

EASEMENT RUNS WITH THE LAND: THAS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BANDING ON EAGLES NEST, LL.C., ITS SUCCESSORS OR ASSIGNS.

ERECTION OF STRUCTURES PROMERTED: EAGLES NEST, LLLC., OR ITS SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER NOR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTIN CONSENT OF THE OTTY ENGINEER

CHANGE OF GRADE: EAGLES NEST, L.L.C., OR ITS SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE, REEVATION, NOR THE CONTOURS OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WITHEN CONSENT OF THE CITY ENGINEER.

RIGHT OF ACCESS: THE CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF WIGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA HERRIN DESCRIPCO.

REHOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED SUPPONEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY SAID EAGLES NEST, LL.C., OR ITS SUCCESSORS OR ASSIGNS.

SURFACE RESTORATION: CITY'S LIABRITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED TO GRADING AND SEEDING.

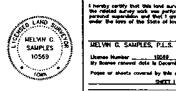
OUTY TO REPAIR. DITY AGREES THAT ANY DRAIN THE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVEMENT OUTSIDE OF THE EASEMENT AREA WHOCH MAY BE DAMAGED AS A RESULT OF ANY ENTRY WADE THROUGH AN EXPROSE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO SAID EAGLES NEST, LLC. OR ITS SUCCESSORS OR ASSIGNS

IN WITNESS THEREOF, I DO HEREBY RATEY AND APPROVE OF THE DISPOSITION OF EAGLES NEST, LLC.'S PROPERTY AS CONTAMED HEREIN ON THIS ) SS.
COUNTY OF POTTAWATTAME ) ON THIS DAY OF STATE OF NOWA PERSONALLY APPEARED JOHN H. JERKOVICH, TO HE PERSONALLY KNOWN, WHO BEING BY HE DULY SWORM, DID SAY HE IS ONE OF THE REBERTS OF EARLES NEST, LLC. THAT NO SEAL HAS BEEN PROCURTO BY THE SAD UNITED LIABILITY COMPANY, AND THAT SAD UNSTRUMENT WAS SKINED ON BEHALF OF THE SAD LIMITED LIABILITY COMPANY, AND THAT SAD UNSTRUMENT WAS SKINED ON BEHALF OF THE SAME LIBITED AND THE SAD UNITED LIABILITY COMPANY BY AUTHORITY OF ITS RUBBERS AND THE SAD OWNERS AND THE SAD OWNERS AND THE SAD OWNERS AND THE SAD UNITED LIABILITY COMPANY BY IT VOLUNTARY ACT AND DEED OF SAD UNITED LIABILITY COMPANY BY IT VOLUNTARY. NOTARY PUBLIC IN AND FOR SAID STATE

> MY COMMUSSION EXPIRES\_\_\_\_ WITH THE PLATTING OF THIS SUBDIVISION THE CITY OF COUNCE, BLUFTS DOES HEREBY RELIGIOUSH ALL RIGHTS TO A PORTION OF AN EXISTING STORM DRAWAGE EASTMENT RECORDED IN THE POTTAMATAME COUNTY RECORDERS OFFICE IN BOOK 98, PAGE 31706. THE PORTION TO BE RELIMOUSHED IS A STRIP OF LAND ON THE NORTH SIDE OF LOTS 104 TRROUGH 108 AS SHOWN ON THE DRAWNEC.

THE HONORABLE THOMAS P. HANAFAN

A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT MIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT MIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE DISTALLATION AND MAINTENANCE OF LITHLINES.



rai diple is Dec 99 900 0000 SHEET I AND 2 OF 2

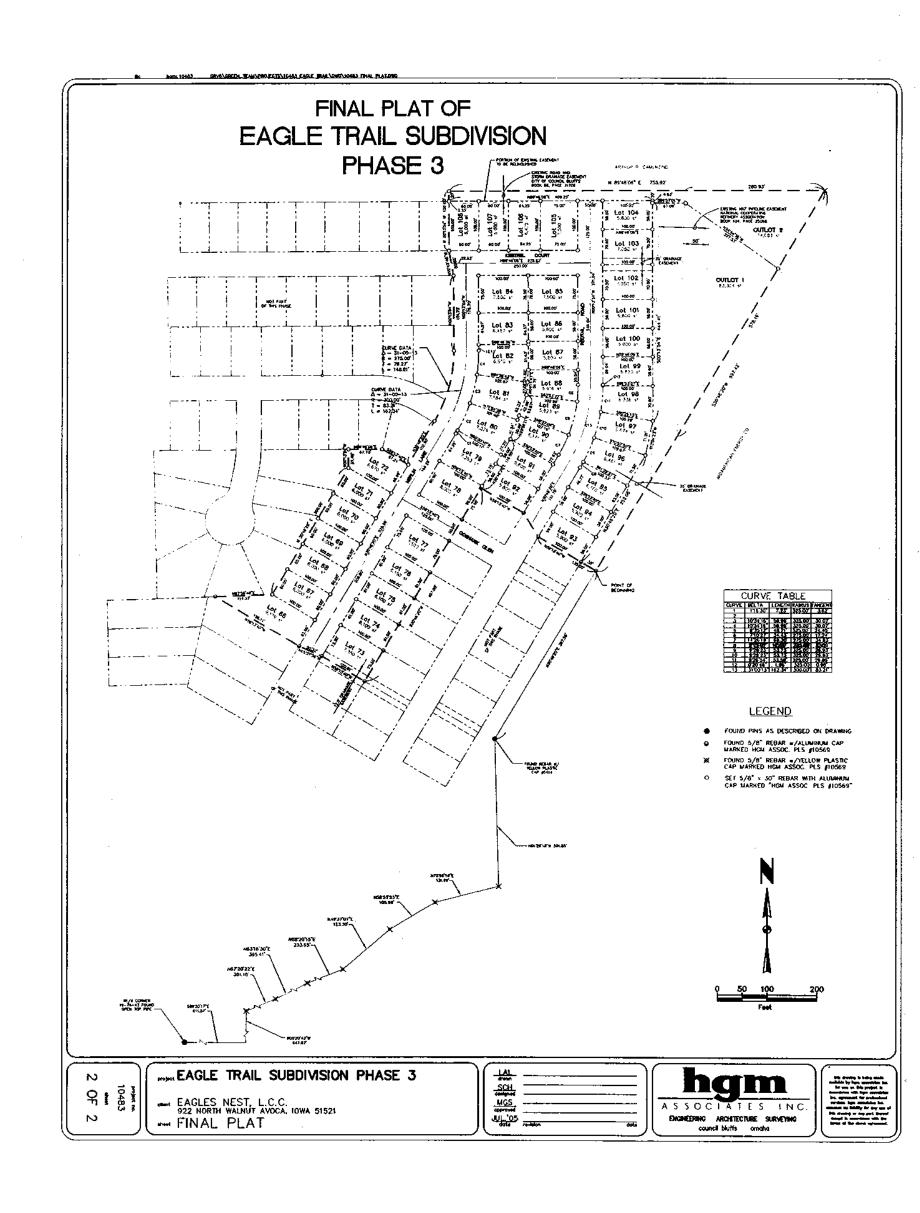
#### EAGLE TRAIL SUBDIVISION PHASE 3

**ទា**រខ្លឹ

caux EAGLES NEST, L.L.C.
922 NORTH WALNUT AVOCA, IOWA 51521
4444 FINAL PLAT

SCH MGS ML:05

ASSOCIATES INC ENGINEERING ARCHITECTURE SURVEYING



Metvin G. Samples, HGM Associates, Inc., 640 Fifth Avenue, Council Bluffs, Ioes 51502 (712) 323-0530

## FINAL PLAT OF EAGLE TRAIL SUBDIVISION PHASE 4 LOTS 109 THROUGH 174 AND OUTLOT 1 INCLUSIVE

orgo by: Methy G. Samples, HGN Associates, Inc., 640 Fifth Ayenus, Council Bluffs, Iong 51502 (712) 323-0530	OWNERS/DEVELOPERS: EAGLES NEST, L.L.C. P.O. BOX 683 AVOCA, IOWA 51521
APPROVED BY MAYOR: THE HONORABLE THOMAS P. HANAFAN DATE	
ATTESTED TO BY:	•
CITY CLERK: JUDITH H. RIDGELEY DATE	
COMMUNITY DEVELOPMENT DIRECTOR: DONALD GROSS DATE	
CERTIFICATE OF TREASURER OF POTTAWAITAME COUNTY, IOWA	<u>DEDICATION:</u> KNOW ALL PERSONS BY THESE PRESENTS THAT EAGLES MEST, L.L.C. BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED
I, THE TREASURER OF POTTAWATTAME COUNTY, IOWA, HERBY CERTIFY THAT THE PROPERTY RECLUDED IN EAGLE TRAIL SUBDIVISION PHASE 4 IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.	MITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIMINED AS LOTS 109 THROUGH 174, HOLLUSINE, DULLOT I AMD PUBLIC STREET RIGHT-OF-WAY FOR HARBER HOLLOW, KESTREL COURT, PERECRONE PLACE AND OSPREY CROLE. SAID PROPERTY TO BE KNOWN AS EAGLE THAL SUBDIVISION PHASE 4, SAID EAGLES NEST, LOT, DOES HEREBY DEDICATE TO THE CITY OF COUNCE BLUFFS, KOWA, THE RIGHT-OF-WAY FOR HARBERT HOLLOW (0.707 ACRE, MORE OR LESS), KESTREL COURT (0.708 ACRE, MORE
TREASURER OF POTTAWATTAME COUNTY, IOWA: JUDY ANN MILLER DATE	OR LESS), PEREGRAIE PLACE (0.789 ACRE, MORE OR LESS) AND OSPREY ORCLE (0.414 ACRE, MORE OR LESS), EAGLES NEST, LLLC. DOES HEREBY DEDUCATE OUTLOT 1 TO THE CITY OF COUNCIL BULFFS, NOWA EAGLES NEST, LLC. DOES HEREBY DEDUCATE TO THE CITY OF COUNCIL BILIFFS, NOWA ALL RIGHTS OF DIRECT ACCESS TO EAST
WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL QUIDELINES, WE HEREBY CERTIFY THAT THE FOLLOWING DOLLINETS WILL BE RECORDED WITH THE POTTAWATTAMIC COUNTY RECORDER CONTEMPORANGOUSLY WITH THE FILING OF THE FINAL PLAT.	TO THE CITY OF COUNCIL BLUFFS, KOWA ALL RIGHTS OF DIRECT ACCESS TO EAST MANAMA DRIVE.
A ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.	
<ol> <li>CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAINING THE RIGHT TO REVIEW.</li> </ol>	WITHESS THEREOF, I DO HEREBY RATHY AND APPROVE OF THE DISPOSITION OF EAGLES NEST, LL.C.'S PROPERTY AS CONTAINED HEREIN ON THIS  DAY OF
EGAL DESCRIPTION	Alto NINDA
PARCEL OF LAND BENG A PORTION OF THE NORTHWEST QUARTER (NIM/4) OF SECTION 19, TOWNSHIP 74 NORTH, RANGE 43 EST OF THE 5th Principal Merdian, City of Council Buffs, Pottawattame County, Iowa, More Particularly Described Is follows:	SY: COHI VI. ESTONICH
EQUINARIES AT THE NORTHWEST CORNER OF EAGLE TRAIL SUBDIVISION PHASE 1 IN THE CITY OF COUNCIL BLUFFS, SAID POINT BEING IN THE EAST RIGHT—OF—WAY LINE OF EAST MANANIMA DRIVE;	STATE OF KIWA
HENCE ALONG SAID EAST RIGHT-DF-WAY LINE THE FOLLOWING 3 COURSES: NORTH OF DEGREE 11 LIMITES 58 SECONDS WEST, 249.58 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY HAVING	COUNTY OF POITAWATTALAE ) SS.
A RADIUS OF 995.37 FEET;  HORD-BERY ALONG SAU CLEVE. THROUGH A CENTRAL ANGLE OF 19 DEGREES OF MENUTES 09 SECONDS, 332.20 FEET TO THE BECHNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAYING A RADIUS OF 815.37 FEET;  HORT-BERY ALONG SAU CURVE, THROUGH A CENTRAL ANGLE OF 08 DEGREES 41 MINUTES 25 SECONDS, 138.84 FEET TO A POWN TO M THE NORTH LIME OF SAU ONGTHINES TURNSTEED.	ON THES DAY OF DAY OF ON THE STATE OF IOWA, PERSONALLY APPEARED JOHN H. JERKONCH, TO ME PERSONALLY KNOWN, WHO BEING BY ME DALY SWORM, DID SAY HE IS ONE OF THE MEMBERS OF EAGLES MEST, LLC., THAT HO SEAL MAS BEEN PROCURED BY SAO LIMITED MABBLITY COMPANY, AND THAT SAOD INSTRUMENT WAS SIGNED ON BEHALF OF
HENCE ALONG SAID HORTH LINE, HORTH B9 DEGREES 46 MANUTES OB SECONDS EAST, 943.07 FEET TO THE HORTHWEST CORNER F EAGLE TRAIL SUBDIMISION PHASE 3 IN THE CITY OF COUNCIL BLUFFS;	SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SHORTD ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS AND THE SAID JOHN H. SERKONCH ACROSMEDGED THE EXCLUTION OF THE RISTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY BY IT VORINTARILY EXECUTED.
REMOR ALONG SAID EAGLE TRAIL SUBDIVISION PHASE 3 THE FOLLOWING 9 COURSES: SOUTH OD DEGREES 13 MINUTES 54 SECONDS EAST, 120.00 FEET; SOUTH 10 DEGREES 42 MINUTES 48 SECONDS EAST, 50.85 FEET; SOUTH 100 DEGREES 13 MANUTES 54 SECONDS EAST, 151.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE HORTHWESTERLY,	
	NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES
SOUTHWESTERY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 DEGREES OD MINUTES 13 SECONDS, 148.81 FLET; SOUTH 30 DEGREES 46 MARNITES 20 SECONDS WEST, 102.90 FLET; NORTH 39 DEGREES 15 MINUTES 40 SECONDS WEST, 61.24 FLET; SOUTH 80 DEGREES 46 MARNITES 08 SECONDS WEST, 67.73 FLET; SOUTH 80 DEGREES 46 MARNITES 08 SECONDS WEST, 67.73 FLET; SOUTH 80 DEGREES 48 MARNITES 08 SECONDS EAST, 37.46 FLET;	
SOUTH SO DELICES SO MIRCLES 20 SECONDS WEST, SUBJECT FEET TO A MOINT ON THE KORTH LINE OF LOT 85 OF SAID EAGLE TRAIL SUBDIVISION PHASE 3;	WITH THE PLATTING OF THIS SUBDIVISION THE CITY OF COUNCIL BLUFFS DOES HEREBY RELITIONSH ALL RIGHTS TO A PORTION OF AN EXISTING STORM DRAWAGE EASEMENT RECORDED IN THE POTTAWATTAMIE COUNTY RECORDERS OFFICE IN BOOK 96, PAGE 31706. THE PORTION TO BE RELINDUISIED IS A STRIP OF LAND ON THE MORTH SOIC OF LOTS 109
MEMOE ALONG SAID HORTH LINE AND IT'S MESTERLY PROLONGATION, SOUTH 87 DEGREES 58 MANUTES 46 SECONDS WEST, 201.33 TET TO A POINT ON THE EAST LINE OF LOT 9 IN SAID EAGLE TRAIL SUBDIVISION PHASE 1;	THROUGH 122 AS SHOWN ON THE DRAWING.
RENCE ALONG SAID EACLE TRAIL SUBDIVISION PHASE 1 THE FOLLOWING 4 COURSESS MORTH OF DEBREE 11 MINUTES 52 SECONDS WEST, 102.00 FEET; SOUTH 85 DEGREES 48 MINUTES 02 SECONDS WEST, 102.00 FEET; SOUTH 86 DEGREES S1 MINUTES 44 SECONDS WEST, 102.00 FEET TO THE POINT OF BECHNING.	THE HONORABLE THOMAS P. HANAFAN DATE
AND PARCEL CONTAINS AN AREA OF 13.728 ACRES MORE OR LESS, INCLUDING THE FOLLOWING RIGHT-OF-WAY; HARRIER HOLLOW 1.707 ACRE), RESTREL COURT (0.793 ACRE), PEREGRINE PLACE (0.789 ACRE) AND OSPREY CIRCLE (0.414 ACRE).	
	NOTE:  A 5.00 FOOT WOE PERVANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT UNES, A 10.00 FOOT WOE PERVANENT EASEMENT ALONG ALL FRONT LOT UNES, AND A 5.00 FOOT WOE PERVANENT EASEMENT ALONG ALL REAR LOT UNES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTULTIES.
	I hereby perify the title food accepting document one proposed and the related survey went was performed by one or under my direct personal appearance magnetistion on the following the period to the food of the State of love.  MS_WM G.
	SAMPLES SAMPLES DATE

10483 OF 2

FINE EAGLE TRAIL SUBDIVISION PHASE 4

EAGLES NEST, L.L.C.
922 NORTH WALNUT AVOCA, IOWA 51521

DEF SCH MGS PEB 107

A S S O C I A T E S I N C.

ENGNEERING ARCHITECTURE SURVEYING

council bluffs ornaha

License Number \_\_\_\_\_\_\_10589
My Scenee ranewoll data in December 31, \_\_\_\_\_2005

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