

PLAT AND CERTIFICATES OF TWIN
CITIES PLAZA RESIDENTIAL AREA - FIRST
PLATTING - SECOND SECTION - CONSISTING
of Lots 116 to 175, both inclusive; Lots
182 to 215, both inclusive; Lots 219 to
256, both inclusive; Lots 259 to 276,
both inclusive; and Lots 282 to 301A,
both inclusive; a Subdivision of a port-
ion of the Southeast Quarter Southwest
Quarter ($SE\frac{1}{4}SW\frac{1}{4}$) of Section Ten (10),
Township Seventy-four (74), Range Forty-
four (44), and a part of the Northeast
Quarter Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) of
Section Fifteen (15), Township Seventy-
four (74), Range Forty-four (44), all in
Pottawattamie County, Iowa.

Prepared by:

Proctor R. Perkins
Attorney at Law
412 Park Building
Council Bluffs, Iowa

12072

STATE OF IOWA, Pottawattamie County

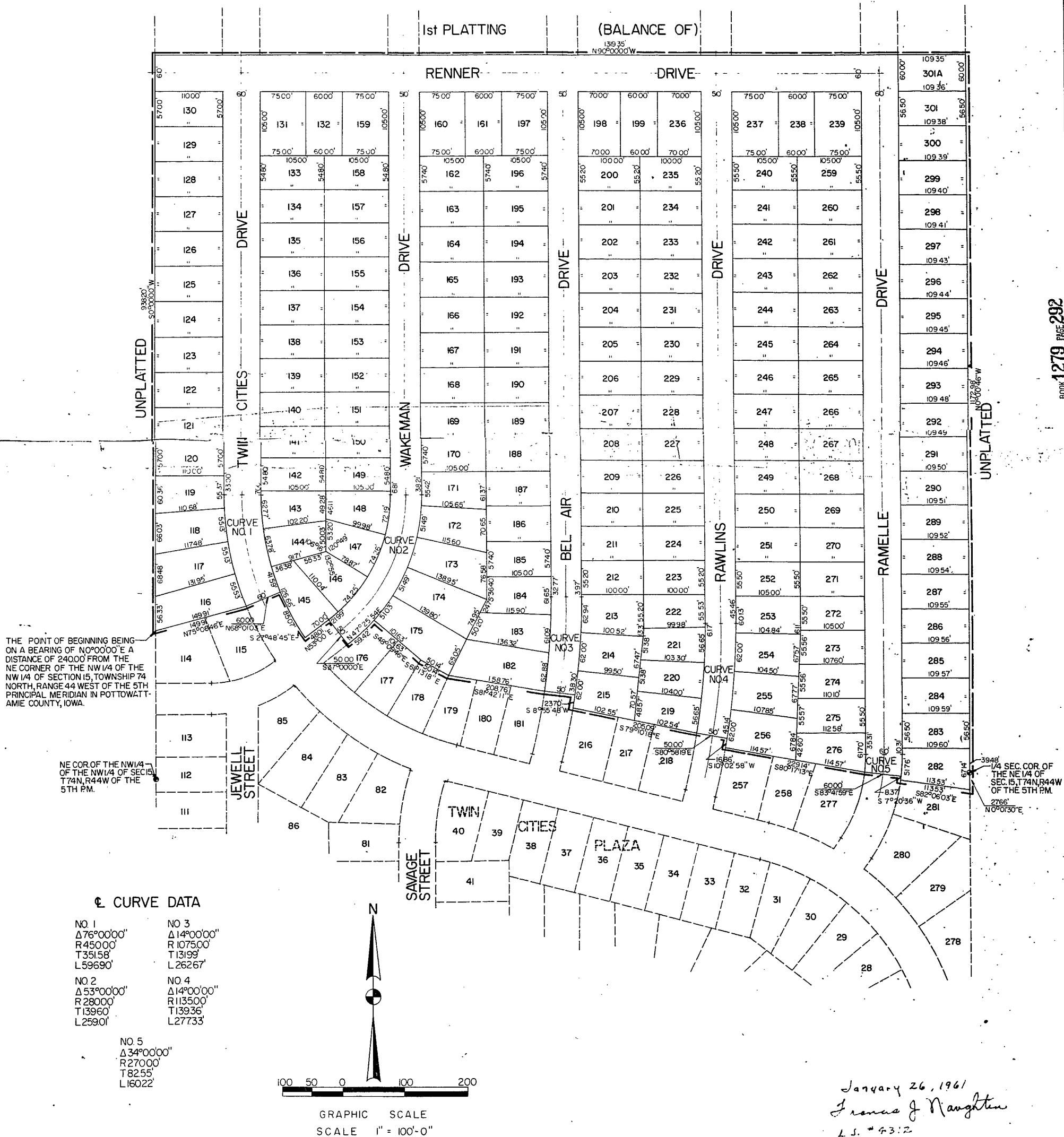
Filed for record the 17 day of April
1961 at 4 o'clock P.M. and recorded
in book 1279 page 291

[Signature]

See 1260

TWIN CITIES PLAZA

LOTS 116 TO 175 INCLUSIVE, LOTS 182 TO 215 INCLUSIVE, LOTS 219 TO 256 INCLUSIVE,
LOTS 259 TO 276 INCLUSIVE AND LOTS 282 TO 301A INCLUSIVE
A SUBDIVISION OF A PART OF THE S.E. 1/4 OF THE S.W. 1/4 OF SEC. 10, T74N, R44W, OF THE
5TH P.M. AND A PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SEC. 15, T74N, R44W, OF THE 5TH P.M.
ALL IN POTTAWATTAMIE COUNTY, IOWA.



C E R T I F I C A T E

IN CONSIDERATION OF THESE PREMISES, Twin City Plaza, Inc., a Nebraska corporation, does hereby declare and certify that the accompanying plat of TWIN CITIES PLAZA RESIDENTIAL AREA - FIRST PLATTING - SECOND SECTION, consisting of Lots 116 to 175, both inclusive, Lots 182 to 215, both inclusive; Lot 219 to 256, both inclusive; Lots 259 to 276, both inclusive; and Lots 282 to 301A, both inclusive, a suburban subdivision in Pottawattamie County, Iowa, outside the limits of the City of Council Bluffs, Iowa, but in part within one mile thereof, is a subdivision of the following described real estate situated in Pottawattamie County, Iowa, more particularly described as follows:

That portion of the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4}SW\frac{1}{4}$) of Section Ten (10), Township Seventy-four (74) North, Range Forty-four (44) West of the 5th Principal Meridian and a part of the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Forty-four (44), West of the 5th Principal Meridian, all in Pottawattamie County, Iowa, more particularly described and bounded as follows:

Commencing at a point which is the Northeast corner of the Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4}NW\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Forty-four (44), West of the 5th Principal Meridian in Pottawattamie County, Iowa; thence assuming the west line of the East Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$) of Section Ten (10), Township Seventy-four (74) North, Range Forty-four (44) West of the 5th Principal Meridian in Pottawattamie County, Iowa, to be due north and south, on a bearing of N 0° 00' 00" E and running a distance of 240.00 feet to the point of beginning, which is on the west line of the East Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$) of said Section Ten (10); thence on a bearing of N 75° 08' 46" E and running a distance of 149.91 feet to a point; thence on a bearing of N 68° 01' 03" E and running distance of 60 feet to a point; thence southeasterly on a curve to the left having a radius of 420.00 feet and running a distance of 85.07 feet to a point; thence on a bearing of N 53° 00' 00" E and running a distance of 48.01 feet to a point; thence on a bearing of S 37° 00' 00" E and running a distance of 50 feet to a point; thence northeasterly on a curve to the left having a radius of 305.00 feet and running a distance of 59.42 feet to a point; thence on a bearing of S 48° 09' 46" E and running a distance of 101.63 feet to a point; thence on a bearing of S 61° 13' 18" E and running a distance of 50.14 feet to a point; thence on a bearing of S 81° 42' 11" E and running a distance of 208.76 feet to a point; thence southwesterly on a curve to the right having

a radius of 1100.00 feet and running a distance of 23.70 feet to a point; thence on a bearing of S 79° 10' 18" E and running a distance of 205.09 feet to a point; thence on a bearing of S 80° 58' 19" E and running a distance of 50.00 feet to a point; thence southwesterly on a curve to the right having a radius of 1160.00 feet and running a distance of 16.86 feet to a point; thence on a bearing of S 80° 17' 13" E and running a distance of 229.14 feet to a point; thence on a bearing of S 83° 41' 59" E and running a distance of 60.00 feet to a point; thence southwesterly on a curve to the right having a radius of 300 feet and running a distance of 8.37 feet to a point; thence on a bearing of S 82° 06' 03" E and running a distance of 113.53 feet to a point on the east line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Fifteen (15); thence N 0° 01' 30" E and running a distance of 27.66 feet to a point which is the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Ten (10); thence on a bearing of N 0° 00' 46" W along the East line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Ten (10) and running a distance of 1172.98 feet to a point; thence on a bearing of N 90° 00' 00" W and running a distance of 1319.35 feet to a point on the west line of the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of said Section Ten (10); thence on a bearing of S 0° 00' 00" W and running a distance of 938.20 feet to the point of beginning.

Twin City Plaza, Inc., a Nebraska corporation, does hereby state that it is the sole legal owner and proprietor in fee simple, subject to easements of record, of the tract of real estate above described and as appears on the annexed plat; and that it is with the full knowledge and consent and in accordance with the desires of said corporation that the same be subdivided and platted into lots, streets, avenues, drives and other public thoroughfares as shown on said plat and shall be known as TWIN CITIES PLAZA RESIDENTIAL AREA - FIRST PLATTING - SECOND SECTION, consisting of Lots 116 to 175, both inclusive, Lots 182 to 215, both inclusive, Lots 219 to 256, both inclusive, Lots 259 to 276, both inclusive, and Lots 282 to 301A, both inclusive, a suburban subdivision in Pottawattamie County, Iowa, and that all the said streets, avenues, drives and other public thoroughfares be and the same are hereby dedicated to the public for public use, subject to the exception and reservation in the plat of a strip twenty feet in width in said streets for the construction, installation and maintenance of public utilities, including sewer.

Done at Council Bluffs, Iowa, this 11th day of April, 1961.

TWIN CITY PLAZA, INC., a Nebraska
Corporation

BY William V. Renner
President

ATTEST: Phil E. Donaldson
Secretary

STATE OF IOWA)
COUNTY OF POTTAWATTAMIE) ss.

On this 11th day of April, 1961, before me, a Notary
Public in and for said County in said State, personally appeared William
V. Renner and Phil E. Donaldson, to me personally known, who, being by me
duly sworn, did say that they are the President and Secretary, respect-
ively, of said corporation, that the seal affixed to said instrument is
the seal of said corporation, and that said instrument was signed and
sealed on behalf of said corporation by authority of its Board of Dir-
ectors, and that the said William V. Renner, President, and Phil E. Don-
aldson, Secretary, acknowledge the execution of said instrument to be the
voluntary act and deed of said corporation by it voluntarily executed.

Ranethy Strick
Notary Public in and for Pottawattamie
County, Iowa.

SURVEYOR'S CERTIFICATE

STATE OF IOWA)
)
COUNTY OF POTTAWATTAMIE) ss.

I, Francis J. Naughtin, Registered Land Surveyor, certify that
I surveyed the following described real estate situated in Pottawattamie
County, Iowa, to-wit:

That portion of the Southeast Quarter of the Southwest
Quarter ($SE\frac{1}{4}SW\frac{1}{4}$) of Section Ten (10), Township Seventy-
four (74) North, Range Forty-four (44) West of the 5th
Principal Meridian and a part of the Northeast Quarter
of the Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) of Section Fifteen (15),
Township Seventy-four (74) North, Range Forty-four (44),
West of the 5th Principal Meridian, all in Pottawattamie
County, Iowa, more particularly described and bounded as
follows:

Commencing at a point which is the Northeast corner of the
Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4}NW\frac{1}{4}$) of Sec-
tion Fifteen (15), Township Seventy-four (74) North, Range
Forty-four (44) West of the 5th Principal Meridian in Pot-
tawattamie County, Iowa; thence assuming the west line of
the East Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$) of Section
Ten (10), Township Seventy-four (74) North, Range Forty-
four (44), West of the 5th Principal Meridian in Pottawat-
tamie County, Iowa, to be due north and south, on a bearing
of N 0° 00' 00" E and running a distance of 240.00 feet to
the point of beginning, which is on the west line of the
East Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$) of said Section
Ten (10); thence on a bearing of N 75° 08' 46" E and run-
ning a distance of 149.91 feet to a point; thence on a bear-
ing of N 68° 01' 03" E and running a distance of 60 feet to
a point; thence southeasterly on a curve to the left having
a radius of 420.00 feet and running a distance of 85.07
feet to a point; thence on a bearing of N 53° 00' 00" E
and running a distance of 48.01 feet to a point; thence
on a bearing of S 37° 00' 00" E and running a distance of
50 feet to a point; thence northeasterly on a curve to the
left having a radius of 305.00 feet and running a distance
of 59.42 feet to a point; thence on a bearing of S 48° 09'
46" E and running a distance of 101.63 feet to a point;
thence on a bearing of S 61° 13' 18" E and running a dis-
tance of 50.14 feet to a point; thence on a bearing of
S 81° 42' 11" E and running a distance of 208.76 feet to
a point; thence southwesterly on a curve to the right having
a radius of 1100.00 feet and running a distance of 23.70 feet
to a point; thence on a bearing of S 79° 10' 18" E and run-
ning a distance of 205.09 feet to a point; thence on a bear-
ing of S 80° 58' 19" E and running a distance of 50.00 feet
to a point; thence southwesterly on a curve to the right
having a radius of 1160.00 feet and running a distance of
16.86 feet to a point; thence on a bearing of S 80° 17' 13"
E and running a distance of 229.14 feet to a point; thence
on a bearing of S 83° 41' 59" E and running a distance of
60.00 feet to a point; thence southwesterly on a curve to
the right having a radius of 300 feet and running a distance

8.37 feet to a point; thence on a bearing of S 82° 06' 03" e and running a distance of 113.53 feet to a point on the east line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Fifteen (15); thence N 0° 01' 30" E and running a distance of 27.66 feet to a point which is the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Ten (10) and thence on a bearing of N 0° 00' 46" W along the east line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Ten (10) and running a distance of 1172.98 feet to a point; thence on a bearing of N 90° 00' 00" W and running a distance of 1319.35 feet to a point on the west line of the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of said Section Ten (10); thence on a bearing of S 0° 00' 00" W and running a distance of 938.20 feet to the point of beginning.

I certify that I made the plat of said real estate for and on behalf of Twin City Plaza, Inc., a Nebraska corporation, the proprietors, with reference to known or permanent monuments and that said plat accurately described all the subdivision in Twin Cities Plaza Residential Area - First Platting - Second Section, consisting of Lots 116 to 175, both inclusive; Lots 182 to 215, both inclusive; Lots 219 to 256, both inclusive; Lots 259 to 276, both inclusive; and Lots 282 to 301A, both inclusive, a suburban subdivision in Pottawattamie County, Iowa, and that said subdivisions are numbered as above stated, and give the dimensions of said lots by length and breadth and the breadth and courses of all streets, avenues, drives and other public thoroughfares established therein.

Done at Council Bluffs, Iowa, this 11th day of April, 1961.

Francis J. Naughtin

Subscribed and sworn to before me by the said Francis J. Naughtin, this 11th day of April, 1961.

Donathyl Stroob

Notary Public in and for Pottawattamie County, Iowa.

PLANNING COMMISSION CERTIFICATE

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

I, Frank L. Swanson, Chairman of the City Planning Commission of the City of Council Bluffs, Iowa, do hereby certify that at a regular meeting of the City Planning Commission of the City of Council Bluffs, Iowa, held on the 28th day of February, 1961, there was passed and approved the plat of TWIN CITIES PLAZA RESIDENTIAL AREA - FIRST PLATTING - SECOND SECTION, consisting of Lots 116 to 175, both inclusive; Lots 182 to 215, both inclusive; Lots 219 to 256, both inclusive; Lots 259 to 276, both inclusive; and Lots 282 to 301A, both inclusive, a suburban subdivision in Pottawattamie County, Iowa.

Signed this 11th day of April, 1961.

Frank L. Swanson
Chairman of City Planning Commission

CITY CERTIFICATE

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

We, Don R. Lash, Mayor, and Richard G. Bunten, City Clerk, of the City of Council Bluffs, Iowa, do hereby certify that at a meeting of the City Council of said City held on the 6th day of March, 1961, there was passed and approved a Resolution accepting and approving the plat of TWIN CITIES PLAZA RESIDENTIAL AREA - FIRST PLATTING - SECOND SECTION, consisting of Lots 116 to 175, both inclusive, Lots 182 to 215, both inclusive; Lots 219 to 256, both inclusive; Lots 259 to 276, both inclusive; and Lots 282 to 301A, both inclusive, a suburban subdivision in Pottawattamie County, Iowa.

WITNESS our official signatures and the seal of the City of Council Bluffs, Iowa, this 10th day of April, 1961.


Joe R. Lohr
Mayor

Richard G. Buntin
City Clerk

TREASURER'S CERTIFICATE

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

I, William E. Kelso, County Treasurer of Pottawattamie County, Iowa, do hereby certify that the tract of land laid out as a suburban subdivision in Pottawattamie County, Iowa, by the plat upon which this certificate is endorsed, is free and clear from all unpaid taxes and tax liens.

WITNESS my hand and official signature this 19 day of April, 1961.

William E. Kelso
County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

I, Dorothy Letner, Pottawattamie County Recorder, do hereby certify that the tract of land laid out as a suburban subdivision in Pottawattamie County, Iowa, as shown by the plat upon which this certified

statement is endorsed, is free and clear from any and all encumbrances and that the title thereto in fee simple is in the name of Twin City Plaza, Inc., a Nebraska corporation, subject to easements of record, as appears from the records of this office.

WITNESS my hand and official signature this 19 day of April, 1961.

Moritz Letner
County Recorder

COUNTY CLERK'S CERTIFICATE

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

I, Nels Hansen, Clerk of the District Court in and for the County and State aforesaid, do hereby certify that the tract of land laid out as a suburban subdivision in Pottawattamie County, Iowa, as shown by the plat upon which this certified statement is endorsed, is free and clear of all unpaid judgments, mechanic's liens and other liens and that there are no suits pending which affect the title to said real estate as shown by the records of this office.

WITNESS my hand and official signature, this 19 day of April, 1961.

Nels Hansen
Clerk of the District Court

PROCTOR R. PERKINS

ATTORNEY AT LAW

410 PARK BUILDING

COUNCIL BLUFFS, IOWA

April 14, 1961

Mrs. Dorothy Letner
Pottawattamie County Recorder

Mr. Nels Hansen
Pottawattamie County Clerk

Mr. William E. Kelso
Pottawattamie County Treasurer

Dear Madam and Sirs:

I have examined abstract of title to the following described real estate situated in Pottawattamie County, Iowa, to-wit:

That portion of the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4}SW\frac{1}{4}$) of Section Ten (10), Township Seventy-four (74) North, Range Forty-four (44) West of the 5th Principal Meridian and a part of the Northeast Quarter of the Northwest Quarter ($NE\frac{1}{4}NW\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Forty-four (44), West of the 5th Principal Meridian, all in Pottawattamie County, Iowa, more particularly described and bounded as follows:

Commencing at a point which is the Northeast corner of the Northwest Quarter of the Northwest Quarter ($NW\frac{1}{4}NW\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Forty-four (44) West of the 5th Principal Meridian in Pottawattamie County, Iowa; thence assuming the west line of the East Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$) of Section Ten (10), Township Seventy-four (74) North, Range Forty-four (44) West of the 5th Principal Meridian in Pottawattamie County, Iowa, to be due north and south, on a bearing of N 0° 00' 00" E and running a distance of 240.00 feet to the point of beginning, which is on the west line of the East Half of the Southwest Quarter ($E\frac{1}{2}SW\frac{1}{4}$) of said Section Ten (10); thence on a bearing of N 75° 08' 46" E and running a distance of 149.91 feet to a point; thence on a bearing of N 68° 01' 03" E and running a distance of 60 feet to a point; thence southeasterly on a curve to the left having a radius of 420.00 feet and running a distance of 85.07 feet to a point; thence on a bearing of N 53° 00' 00" E and running a distance of 48.01 feet to a point; thence on a bearing of S 37° 00' 00" E and running a distance of 50 feet to a point; thence northeasterly on a curve to the left

having a radius of 305.00 feet and running a distance of 59.42 feet to a point; thence on a bearing of S 48° 09' 46" E and running a distance of 101.63 feet to a point; thence on a bearing of S 61° 13' 18" E and running a distance of 50.14 feet to a point; thence on a bearing of S 81° 42' 11" E and running a distance of 208.76 feet to a point; thence southwesterly on a curve to the right having a radius of 1100.00 feet and running a distance of 23.70 feet to a point; thence on a bearing of S 79° 10' 18" E and running a distance of 205.09 feet to a point; thence on a bearing of S 80° 58' 19" E and running a distance of 50.00 feet to a point; thence southwesterly on a curve to the right having a radius of 1160.00 feet and running a distance of 16.86 feet to a point; thence on a bearing of S 80° 17' 13" E and running a distance of 229.14 feet to a point; thence on a bearing of S 83° 41' 59" E and running a distance of 60.00 feet to a point; thence southwesterly on a curve to the right having a radius of 300 feet and running a distance of 8.37 feet to a point; thence on a bearing of S 82° 06' 03" E and running a distance of 113.53 feet to a point on the east line of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Fifteen (15); thence N 0° 01' 30" E and running a distance of 27.66 feet to a point which is the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Ten (10); thence on a bearing of N 0° 00' 46" W along the East line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Ten (10) and running a distance of 1172.98 feet to a point; thence on a bearing of N 90° 00' 00" W and running a distance of 1319.35 feet to a point on the West line of the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of said Section Ten (10); thence on a bearing of S 0° 00' 00" W and running a distance of 938.20 feet to the point of beginning,

and I find therefrom as of April 11, 1961, at 9:15 o'clock A. M., good and merchantable title in:

TWIN CITY PLAZA, INC.,

subject to the following:

1. At Entry #109 is a showing of an easement to Iowa Power and Light Company for electric light and power purposes dated November 17, 1960, and filed in Book 1269, Page 551 of the records of the County Recorder of Pottawattamie County, Iowa, which affects the land under examination.

2. At Entry #116 is a showing of general taxes for the year 1959 and prior years paid; general taxes for the year 1960, paid, including personal tax of Clyde Hurd.

Respectfully submitted,


Proctor R. Perkins, Examiner