Attachment C

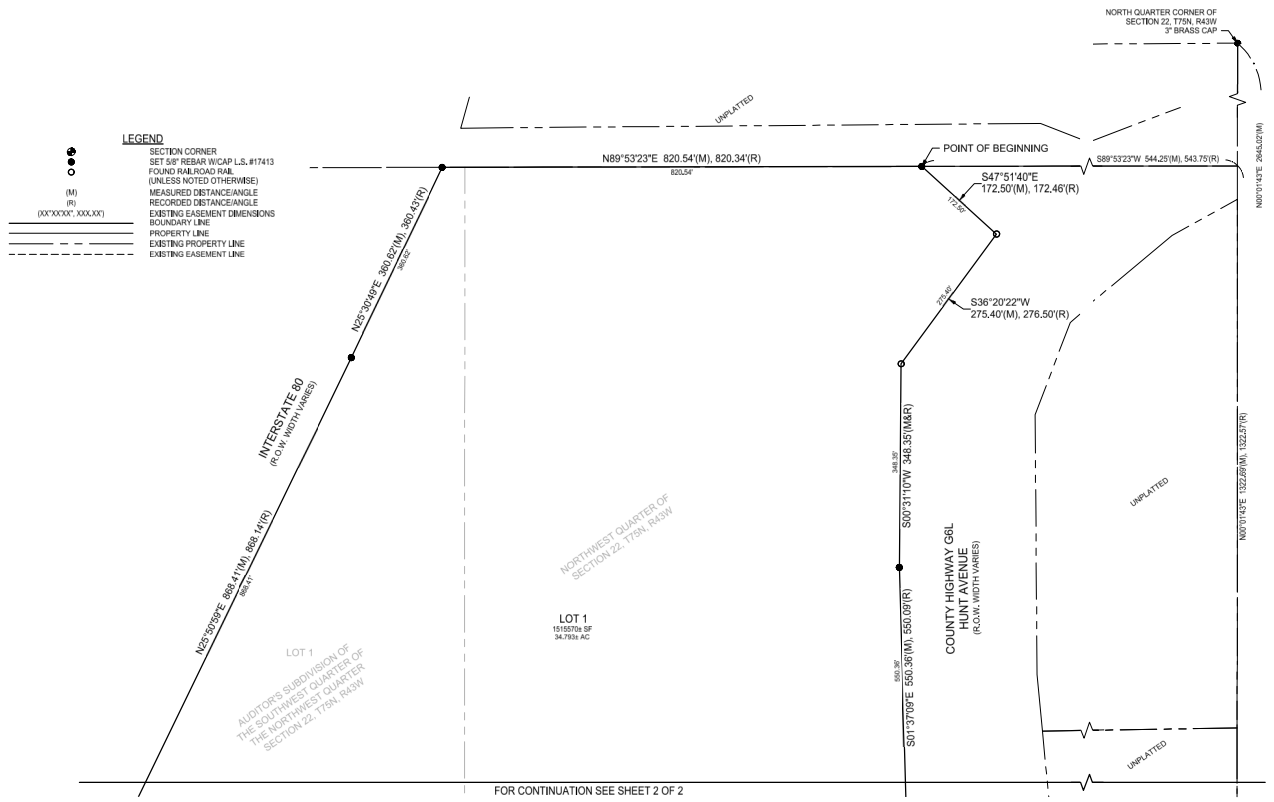
RECORDER'S INDEX
COUNTY: POTTAWATTAMIE
SECTION: 22 TOWNSHIP: 75 RANGE: 43
AUDITOR PART: S1/2 NW1/4, N1/2 SW1/4
CITY: COUNCIL BLUFFS
SUBDIVISION: COUNCIL BLUFFS COMMERCE CENTER
LOTS: 1 AND 2
OWNER: COUNCIL BLUFFS INDUSTRIAL FOUNDATION INC.
REQUESTED BY: VANTRUST REAL ESTATE LLC
PREPARED BY: OLSSON
SURVEYOR: TERRY L. ROTHANZL
COMPANY: OLSSON
2111 SOUTH 67TH ST., OMAHA, NE. 68106
402-341-1116

FINAL PLAT OF

COUNCIL BLUFFS COMMERCE CENTER

LOTS 1 AND 2

A TRACT OF LAND LOCATED IN PART OF LOT 1, AUDITOR'S SUBDIVISION OF THE SW 1/4 NW 1/4; PART OF THE SE 1/4 NW 1/4; PART OF LOTS 1, 2 AND 3, AUDITOR'S SUBDIVISION OF THE NW 1/4 SW 1/4; AND PART OF THE NE 1/4 SW 1/4, ALL LOCATED IN SECTION 22, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA.



LEGEND

- SECTION CORNER
- SET 5/8" REBAR W/CAP L.S. #17413
- FOUND RAILROAD RAIL (UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE/ANGLE
- (R) RECORDED DISTANCE/ANGLE
- (XX'XX'XX", XXX.XX) EXISTING EASEMENT DIMENSIONS
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

N

0' 50' 100' 200'
SCALE IN FEET

DEDICATION

VANTRUST REAL ESTATE LLC, AND COUNCIL BLUFFS INDUSTRIAL FOUNDATION INC., AN IOWA LIMITED LIABILITY COMPANY AS THE OWNER(S) OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAVE IN THE PURSUANCE OF THE LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF TERRY L. ROTHANZL, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS COUNCIL BLUFFS COMMERCE CENTER, LOTS 1 AND 2, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT THE CITY OF COUNCIL BLUFFS, IOWA, THE ___ DAY OF _____, 2023.

BY: VANTRUST REAL ESTATE LLC.

NAME TITLE

BY: COUNCIL BLUFFS INDUSTRIAL FOUNDATION INC., AN IOWA LIMITED LIABILITY COMPANY

NAME TITLE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2023, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____ WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF LOT 1, AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF LOTS 1, 2 AND 3, AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL LOCATED IN SECTION 22, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 22; THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER ON AN ASSUMED BEARING OF N00°01'43"E, 1322.69 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER S89°53'23"W, 544.25 FEET TO THE POINT OF BEGINNING; THENCE S47°51'40"E, 172.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY G6L; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY G6L FOR THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) S36°20'22"W, 275.40 FEET; (2) S03°31'10"W, 348.35 FEET; (3) S01°37'09"E, 550.36 FEET; (4) S09°18'54"E, 302.19 FEET; (5) S02°29'06"E, 274.99 FEET; (6) S50°55'45"W, 185.87 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY G6L AND THE NORTH RIGHT-OF-WAY LINE OF KANESVILLE BOULEVARD/US HIGHWAY 6; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF KANESVILLE BOULEVARD/US HIGHWAY 6 FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) S87°18'28"W, 239.73 FEET; (2) S86°45'30"W, 170.75 FEET; (3) S83°32'03"W, 401.19 FEET; (4) N89°33'10"W, 551.26 FEET TO A POINT INTERSECTING SAID NORTH RIGHT-OF-WAY LINE OF KANESVILLE BOULDEVARD/HIGHWAY 6 AND THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF INTERSTATE 80 FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) N26°13'09"W, 123.85 FEET; (2) N06°25'13"E, 575.10 FEET; (3) N19°11'29"E, 269.38 FEET; (4) N25°50'59"E, 868.41 FEET; (5) N25°30'49"E, 360.62 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER; THENCE ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER N89°53'23"E, 820.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,502,523.98 SQUARE FEET OR 57.450 ACRES, MORE OR LESS.

NOTES

1. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. NO DIRECT ACCESS SHALL BE PERMITTED ONTO INTERSTATE 80 FROM LOTS 1 OR 2.
3. NO DIRECT ACCESS SHALL BE PERMITTED ONTO KANESVILLE BOULEVARD/HIGHWAY 6 FROM LOT 2.
3. THERE ARE NO PRIVATE RESTRICTIONS AND/OR COVENANTS THAT WILL BE RECORDED WITH THE PLAT.

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS COUNCIL BLUFFS COMMERCE CENTER, LOTS 1 AND 2, A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

Terry L Rothanzl 5-15-2023
TERRY L. ROTHANZL DATE
IOWA L.S.17413

LICENSED LAND SURVEYOR TERRY ROTHANZL 17413 IOWA

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

I, THE UNDERSIGNED, COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR, APPROVE THE FINAL PLAT OF COUNCIL BLUFFS COMMERCE CENTER.

DATED THIS _____ DAY OF _____, 2023.

_____.
COURTNEY HARTER
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL BY COUNCIL BLUFFS CITY COUNCIL

CITY COUNCIL RESOLUTION NO._____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF COUNCIL BLUFFS COMMERCE CENTER, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

NOW THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA, THAT SAID PLAT OF COUNCIL BLUFFS COMMERCE CENTER, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

DATE _____ _____
THE HONORABLE MATTHEW J. WALSH, MAYOR

DATE _____ _____
ATTEST: JODI QUAKENBUSH, CITY CLERK

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESMENTS

I, LEA VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS _____ DAY OF _____, 2023.

_____.
LEA VOSS
TREASURER, POTTAWATTAMIE COUNTY, IOWA

AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA)
) SS
POTTAWATTAMIE COUNTY)

DOCKET NO: _____ FILED FOR

RECORDED, THIS _____ DAY OF _____, 2023, AT _____O'CLOCK ___.M. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF POTTAWATTAMIE COUNTY, IOWA.

DATED _____, 2023.

_____.
MELVYN HOUSER
POTTAWATTAMIE COUNTY AUDITOR

STANDARD UTILITY EASEMENT NOTES

A FIVE (5) FOOT-WIDE PERMANENT EASEMENT ON EACH SIDE AND REAR PROPERTY LINE(S) AND A TEN (10) FOOT-WIDE EASEMENT ALONG ALL FRONT LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

a. ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER WHICH SHALL NOT BE UNREASONABLY WITHHELD, PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.

b. CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER WHICH SHALL NOT BE UNREASONABLY WITHHELD.

c. RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.

d. REMOVAL AND REPLACEMENT: WITH THE EXCEPTION OF EXISTING STRUCTURES, 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 THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.

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

f. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, OR YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREA WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AN EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO GRANTOR AND TO GRANTOR'S SATISFACTION.

g. EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

2023

FINAL PLAT
COUNCIL BLUFFS COMMERCE CENTER
LOTS 1 AND 2
COUNCIL BLUFFS, IOWA

drawn by: DSH
checked by: TLR
approved by: TLR
QA/QC by: TLR
project no.: 022-04834
drawing no.:
date: 05.15.2023

SHEET 1 of 2

DWG: F:\2022\04501-05000\022-04834\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPLAT_2023-05-05_022048334.dwg USER: dhastings
DATE: May 10, 2023 3:30pm XREFS: TERRY_ROTHANZL_1S_JA V_XBNDY_022048334

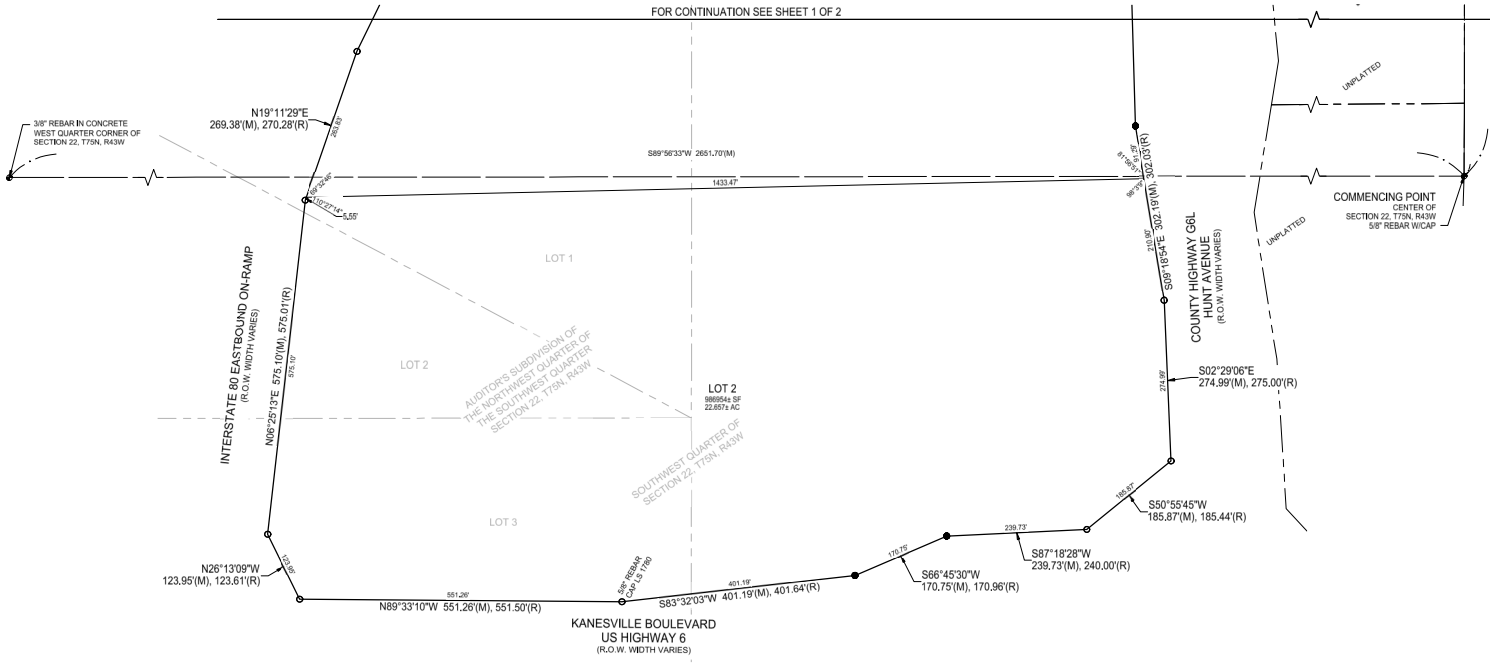
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		REVISIONS

FINAL PLAT

COUNCIL BLUFFS COMMERCE CENTER
LOTS 1 AND 2

2023

COUNCIL BLUFFS, IOWA

drawn by: DSH
checked by: TLR
approved by: TLR
QA/QC by: TLR
project no.: 022-04834
drawing no.:
date: 05.15.2023

SHEET
2 of 2

DWG: F:\2022\04501-05000\022-04834\40-Design\Survey\SRVY\Sheets\Final Plat\V_FPLAT_2023-05-05_022004834.dwg USER: dhastings
DATE: May 10, 2023 3:19pm XREFS: TERRY_ROTHANZL_1S_1A V_XBND1_022004834