Attachment 'C'

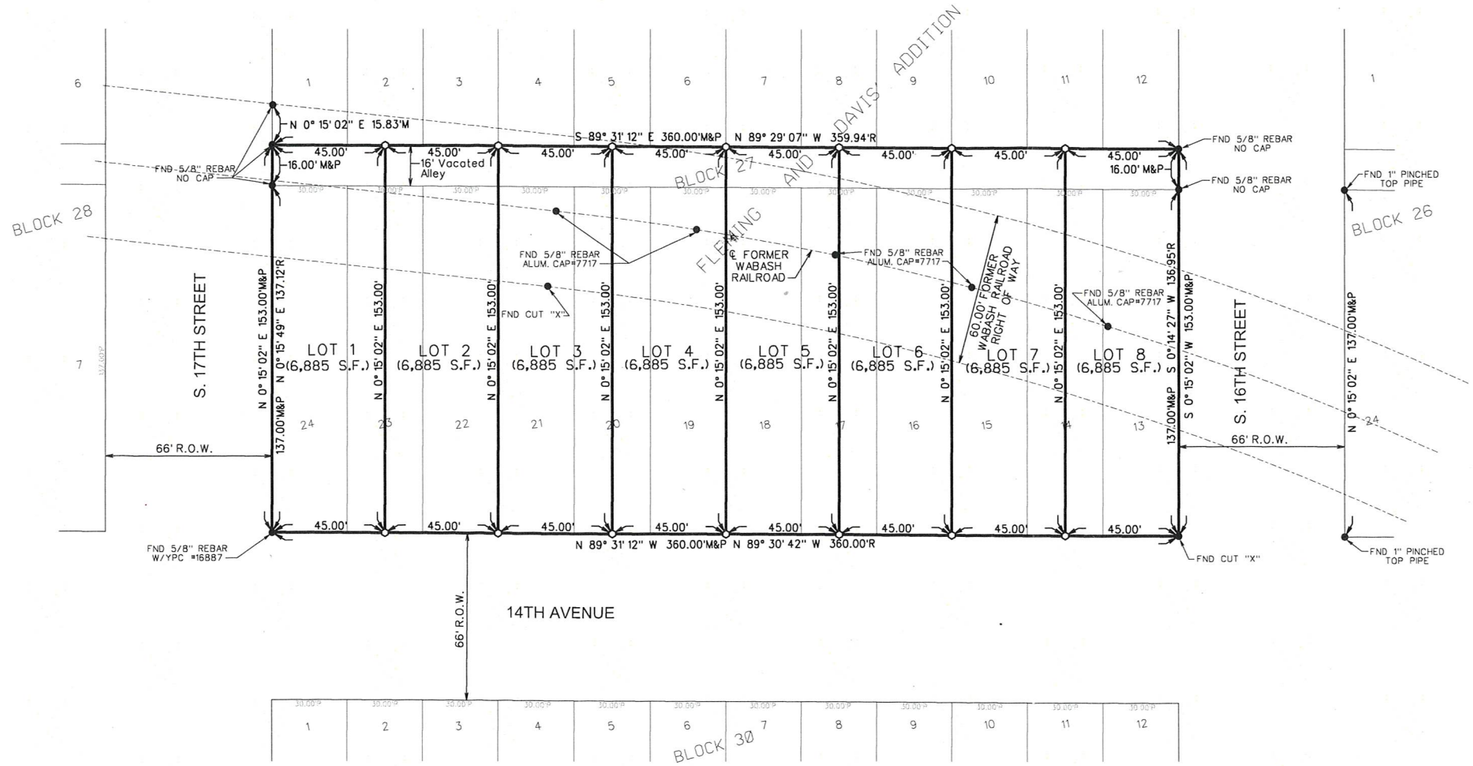
JOSIES DEVELOPMENT ADDITION

FINAL PLAT

A REPLAT OF LOTS THIRTEEN (13) THROUGH TWENTY-FOUR (24) AND THE ADJACENT SIXTEEN (16) FOOT VACATED ALLEY, BLOCK TWENTY-SEVEN (27), FLEMING AND DAVIS' ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON MEAKE
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
TMEAKE@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOTS 13-24 & VACATED 16' ALLEY
BLOCK 27
FLEMING & DAVIS' ADDITION
COUNCIL BLUFFS, IOWA
REQUESTED BY:
NEIGHBORWORKS HOME SOLUTIONS
OWNERS:
ALMOND OPPORTUNITY, LLC



PROPRIETOR'S DEDICATION

1. A 5-FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 10-FOOT WIDE EASEMENT ALONG ALL FRONT AND REAR 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, 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 PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

   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: 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: THE CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANTORS SURFACED ROADWAY.

   F. DUTY TO REPAIR: CITY AGREES THAT AND DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, 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 THE GRANTOR.

   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.

   H. GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEES USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

2. NO PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE RECORDED WITH THE SUBDIVISION ON THE PLAT.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS ____ DAY OF _____ , 2023

BY: _____
DAVID HAZLEWOOD, CHIEF EXECUTIVE OFFICER, NEIGHBORWORKS HOME SOLUTIONS

STATE OF IOWA } SS.
COUNTY OF POTTAWATTAMIE }

ON THIS _____ DAY OF _____ , 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED DAVID HAZLEWOOD, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF ALMOND OPPORTUNITY LLC AND DAVID HAZLEWOOD ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID ALMOND OPPORTUNITY LLC BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

WARRANTY DEED DESCRIPTION (DOCUMENT #2022-15315)

Parcel 1:
Lots Twenty-Three (23) and Twenty-Four (24), Block Twenty-Seven (27), EXCEPT Railroad right-of-way, in Fleming & Davis' Addition to the City of Council Bluffs, in Pottawattamie County, Iowa.
Parcel 3:
Lots Thirteen (13) through Twenty-Two (22), EXCEPT Railroad right-of-way, in Fleming & Davis' Addition to the City of Council Bluffs, in Pottawattamie County, Iowa.
Parcel 6:
Former Wabash Railroad right-of-way across Lots Thirteen (13) through Twenty-Two (22), Block Twenty-Seven (27), Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa.
AND
Former Wabash Railroad right-of-way across Lots Twenty-Three (23) and Twenty-Four (24), Block Twenty-Seven (27), Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa.

PLAT DESCRIPTION

ALL OF LOTS THIRTEEN (13) THROUGH TWENTY-FOUR (24) AND THE ADJACENT SIXTEEN (16) FOOT VACATED ALLEY, BLOCK TWENTY-SEVEN (27), FLEMING AND DAVIS' ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK TWENTY-SEVEN (27); THENCE NORTH 89°31'12" WEST ALONG THE SOUTH LINE OF SAID BLOCK TWENTY-SEVEN (27), 360.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK TWENTY-SEVEN (27); THENCE NORTH 0°15'02" EAST ALONG THE WEST LINE OF SAID BLOCK TWENTY-SEVEN (27), 153.00 FEET TO THE NORTHWEST CORNER OF SAID VACATED ALLEY; THENCE SOUTH 89°31'12" EAST ALONG THE NORTH LINE OF SAID VACATED ALLEY, 360.00 FEET TO THE NORTHEAST CORNER OF SAID VACATED ALLEY; THENCE SOUTH 0°15'02" WEST ALONG THE EAST LINE OF SAID BLOCK TWENTY-SEVEN (27), 153.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 55,080 SQUARE FEET (1.264 ACRES), MORE OR LESS.

CITY COUNCIL

_____
APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH

ATTESTED TO BY:

_____
CITY CLERK: JODI QUAKENBUSH DATE

_____
COMMUNITY DEVELOPMENT DIRECTOR: BRANDON GARRETT DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE JOSIES DEVELOPMENT ADDITION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

BASIS OF BEARING

IA REGIONAL CS ZONE 6
US SURVEY FEET: IA RTN DERIVED
NAD83(2011)(EPOCH 2010.0000)

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #23722 (Unless Otherwise Noted)	●	○
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

0 30
FEET



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 Professional Land Surveyor under the laws of the State of Iowa.

Tarron Meake 6/13/23
Tarron Meake, PLS Date

License Number 23722
My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
Sheet 1 of 1

MARK	REVISION	DATE	BY
Engineer: XXX	Checked By: TEM	Scale: 1"= 30'	
Technician: TEM	Date: 06/12/23	Field Bk:	Pg:

Project No: 1230606 Sheet 1 of 1

JOSIES DEVELOPMENT ADDITION
FINAL PLAT
COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1230606
Sheet 1 of 1

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6/13/2023
11:40:03 AM
Snyder Local
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