Attachment C

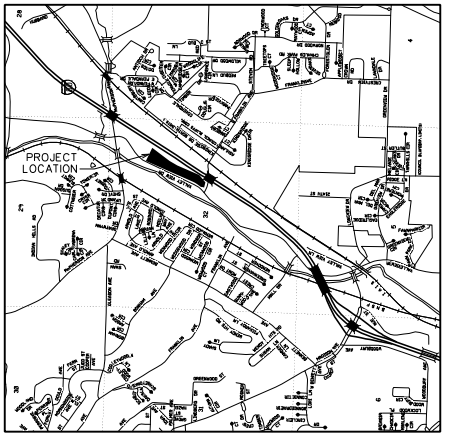
JILLA SUBDIVISION

PRELIMINARY PLAT

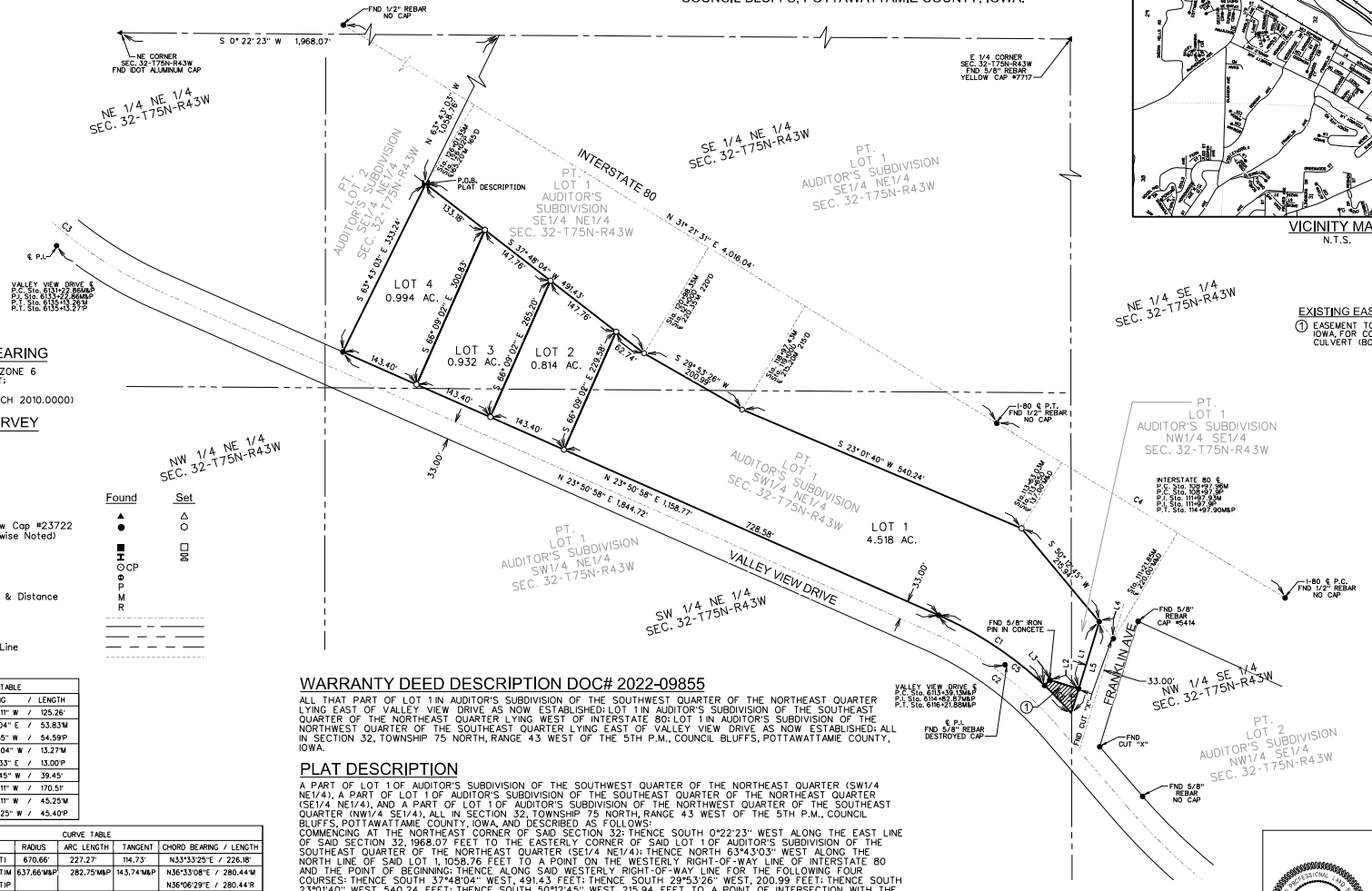
A REPLAT OF LOT 1 IN AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; LOT 1 IN AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; LOT 1 IN AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER: ALL LYING EAST OF VALLEY VIEW DRIVE AS NOW ESTABLISHED AND WEST OF INTERSTATE 80 IN SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5" P.M., COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON MEAIKE
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
TMEAIKE@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. LOT 1 AUDITOR'S SUB. SE1/4 NE1/4,
PT. LOT 1 AUDITOR'S SUB. SW1/4 NE1/4, &
PT. LOT 1 AUDITOR'S SUB. NW1/4 SE1/4
ALL IN SEC. 32-75-43 POTTAWATTAMIE COUNTY, IOWA
OWNER / REQUESTED BY:
WESTERN RIDGE APARTMENTS, LLC



VICINITY MAP
N.T.S.



BASIS OF BEARING

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

DATE OF SURVEY

February, 2023

LEGEND

Survey	Found	Set
Section Corner	▲	△
5/8" Rebar, Yellow Cap #23722 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	RR	
Control Point	⊙CP	
Bench Mark	BM	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Centerline		
Section Line		
1/4 Section Line		
1/4 Section Line		
Easement Line		

EXISTING EASEMENTS

① EASEMENT TO THE CITY OF COUNCIL BLUFFS, IOWA, FOR CONSTRUCTING AND MAINTAINING CULVERT (BOOK 77 PAGE 8724)

COURSE TABLE		
LINE #	BEARING	/ LENGTH
L1	N 73° 00' 11" W	/ 125.26'
L2	N 17° 00' 04" E	/ 53.83'M
	S 16° 31' 35" W	/ 54.59'P
L3	N 46° 44' 04" W	/ 13.27'M
	S 47° 12' 33" E	/ 13.00'P
L4	S 50° 12' 45" W	/ 39.45'
L5	N 73° 00' 11" W	/ 170.51'
L6	N 73° 00' 11" W	/ 45.25'M
	N 73° 28' 25" W	/ 45.40'P

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING / LENGTH
C1	19°24'57"(LT)	670.66'	227.27'	114.73'	N33°33'25"E / 226.18'
C2	25°24'23"(LT)M	637.66'M&P	282.75'M&P	143.74'M&P	N36°33'08"E / 280.44'M
	25°24'20"(LT)P				N36°06'29"E / 280.44'R
C3	30°40'29"(RT)M	729.21'M&P	390.40'M	200.00'M&P	N39°11'13"E / 385.75'M
	30°40'30"(RT)P		390.41'P		
C4	0°16'00"(RT)M&P	128,926.30' M&P	599.94'M	299.97'M	N31°13'31"E / 599.94'M
			600.0'P	300.0'P	
C5	25°15'39"(LT)	670.66'	295.68'	150.28'	N36°28'46"E / 293.29'
C6	5°50'42"(LT)M	670.66'M&P	68.42'M	34.24'M	N46°11'15"E / 68.39'M
	5°54'32"P		69.16'P	34.61'P	N45°44'40"E / 69.13'P

WARRANTY DEED DESCRIPTION DOC# 2022-09855

ALL THAT PART OF LOT 1 IN AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LYING EAST OF VALLEY VIEW DRIVE AS NOW ESTABLISHED; LOT 1 IN AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING WEST OF INTERSTATE 80; LOT 1 IN AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING EAST OF VALLEY VIEW DRIVE AS NOW ESTABLISHED; ALL IN SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PLAT DESCRIPTION

A PART OF LOT 1 OF AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4), A PART OF LOT 1 OF AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4), AND A PART OF LOT 1 OF AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4), ALL IN SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 0°22'23" WEST ALONG THE EAST LINE OF SAID SECTION 32, 1968.07 FEET TO THE EASTERLY CORNER OF SAID LOT 1 OF AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4); THENCE NORTH 63°43'03" WEST ALONG THE NORTH LINE OF SAID LOT 1, 1058.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR COURSES: THENCE SOUTH 37°48'04" WEST, 491.43 FEET; THENCE SOUTH 29°53'26" WEST, 200.99 FEET; THENCE SOUTH 23°01'40" WEST, 540.24 FEET; THENCE SOUTH 50°12'45" WEST, 215.94 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE NORTH 73°00'11" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 170.51 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON A 670.66 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WITH AN ARC LENGTH OF 295.68 FEET AND WHOSE CHORD BEARS NORTH 36°28'46" EAST, 293.29 FEET; THENCE NORTH 23°50'58" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1158.77 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE; THENCE SOUTH 63°43'03" EAST ALONG SAID NORTH LINE, 333.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.258 ACRES MORE OR LESS, INCLUDING 0.037 ACRES MORE OR LESS OF EASEMENT FOR CONSTRUCTING AND MAINTAINING CULVERT.

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 Meaike, PLS — Date

License Number 23722

My License Renewal Date Is December 31, 2023

Pages or sheets covered by this seal:
Sheet 1 and 2 of 2

MARK	REVISION	DATE	BY
Engineer:	TEM	Scale:	1"= 100'
Checked By:		Field Bk:	Pg:
Technician:	RLC	Date:	02/14/23
Project No:	1220489	Sheet	1 of 1

JILLA SUBDIVISION
PRELIMINARY PLAT
COUNCIL BLUFFS, IA

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

SNYDER & ASSOCIATES

Project No: 1220489
Sheet 1 of 1