ATTACHMENT B

RECORDER'S INDEX
LOT: 1, 4, 5, 12, 13
BLOCK: 2, 11
SUBDIVISION: BAYLISS 1ST ADDITION AUDITORS
SUBDIVISION, BAYLISS 1ST ADDITION
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: POTTAWATTAMIE DEVELOPMENT CORP.
REQUESTED BY: HABITAT FOR HUMANITY OF C.B.
DATE OF FIELD SURVEY: MAY 2, 2023

OWNER/DEVELOPER:
HABITAT FOR HUMANITY OF COUNCIL BLUFFS
1228 SOUTH MAIN STREET
COUNCIL BLUFFS, IOWA 51503

PREPARED BY: DAVID E. FORSYTHE, P.L.S., HGM ASSOCIATES INC., P.O. BOX 919, COUNCIL BLUFFS, IOWA 51502 (712)323-0530

CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

ATTESTED TO BY:

CITY CLERK: JODI QUAKENBUSH DATE

COMMUNITY DEVELOPMENT DIRECTOR: COURTNEY HARTER DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN BALDWIN COURT SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF COUNCIL BLUFFS, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 1 THROUGH 7 INCLUSIVELY. SAID PROPERTY TO BE KNOWN AS BALDWIN COURT.

AS PART OF THIS PLATTING, HABITAT FOR HUMANITY OF COUNCIL BLUFFS DOES HEREBY DEDICATE TO THE HOMEOWNER'S ASSOCIATION A 10.00 FEET WIDE PERPETUAL UTILITY EASEMENT ACROSS THE NORTH SIDE AND SOUTH SIDE OF LOT 1 THROUGH LOT 6 AND A 24.00 FEET WIDE CROSS ACCESS EASEMENT ACROSS LOTS 1 THROUGH 6 AND A 5.00 FOOT EASEMENT ALONG THE WEST SIDE OF LOT 1, EAST SIDE LOT 4, WEST SIDE LOT 5, EAST SIDE LOT 6 AND THE WEST SIDE OF LOT 7 ADJACENT TO LOT 6.

THE DEDICATION OF THESE EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

A. EASEMENT RUNS WITH THE LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.
B. ERECTION OF STRUCTURES PROHIBITED: GRANTORS 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.
C. CHANGES OF GRADE: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION, OR THE CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
D. RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA HEREIN DESCRIBED.
E. REMOVAL AND REPLACEMENT: THE COST AND 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.
F. SURFACE RESTORATION: 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.
G. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVEMENT 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.

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 FILING OF THE FINAL PLAT,

A. PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE RECORDED WITH THIS FINAL PLAT.
B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

fb: hgm: 106822

BALDWIN COURT

BEING A REPLAT OF ALL OF LOT 1, LOT 4 AND LOT 5 ALL IN BAYLISS 1ST ADDITION AUDITORS SUBDIVISION LOT 11 BLOCK 11 AND LOTS 1, 2 AND 3 BLOCK 2 BAYLISS 2ND ADDITION, AND ALL OF LOT 12 AND A PORTION OF LOT 13 IN BAYLISS 1ST ADDITION ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF ALL OF LOT 1, LOT 4 AND LOT 5 ALL IN BAYLISS 1ST ADDITION AUDITORS SUBDIVISION LOT 11 BLOCK 11 AND LOTS 1, 2 AND 3 BLOCK 2 BAYLISS 2ND ADDITION, AND ALL OF LOT 12 AND A PORTION OF LOT 13 IN BAYLISS 1ST ADDITION ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED ASS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1ST AVENUE;

THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 78 DEGREES 06 MINUTES 42 SECONDS EAST, 270.85 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT 13;

THENCE ON THE EAST LINE OF SAID WEST HALF, SOUTH 10 DEGREES 38 MINUTES 36 SECONDS WEST, 192.77 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING 16 FEET WIDE ALLEY;

THENCE ON SAID NORTH LINE, NORTH 78 DEGREES 05 MINUTES 59 SECONDS WEST, 99.55 FEET TO THE SOUTHEAST CORNER OF LOT 3 IN SAID BAYLISS 1ST ADDITION AUDITOR'S SUBDIVISION LOT 11 BLOCK 11 AND LOTS 1, 2 AND 3 BLOCK 2 BAYLISS 2ND ADDITION;

THENCE ON THE EAST LINE OF SAID LOT 3, NORTH 11 DEGREES 29 MINUTES 55 SECONDS EAST, 75.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ON THE NORTH LINE OF SAID LOT 3, NORTH 88 DEGREES 31 MINUTES 15 SECONDS WEST, 14.63 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID BAYLISS 1ST ADDITION AUDITOR'S SUBDIVISION LOT 11 BLOCK 11 AND LOTS 1, 2 AND 3 BLOCK 2 BAYLISS 2ND ADDITION;

THENCE ON THE EAST LINE OF SAID LOT 2, NORTH 00 DEGREE 15 MINUTES 11 SECONDS EAST, 49.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE ON THE NORTH LINE OF SAID LOT 2, NORTH 88 DEGREES 31 MINUTES 15 SECONDS WEST, 133.30 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 8TH STREET;

THENCE ON SAID EAST RIGHT-OF-WAY LINE, NORTH 00 DEGREES 24 MINUTES 01 SECOND EAST, 97.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 33,409 S.F. (0.767 ACRE), MORE OR LESS.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF HABITAT FOR HUMANITY OF COUNCIL BLUFFS PROPERTY AS CONTAINED HEREIN ON THIS _____DAY OF_____, 2023.

BY: _____
BLAKE JOHNSON EXECUTIVE DIRECTOR

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 BLAKE JOHNSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE EXECUTIVE DIRECTOR OF HABITAT FOR HUMANITY OF COUNCIL BLUFFS, THAT NO SEAL HAS BEEN PROCURED BY SAID HABITAT FOR HUMANITY OF COUNCIL BLUFFS, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF HABITAT FOR HUMANITY OF COUNCIL BLUFFS BY AUTHORITY OF THE BOARD AND SAID BLAKE JOHNSON ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID HABITAT FOR HUMANITY OF COUNCIL BLUFFS BY IT VOLUNTARILY EXECUTED.

_____ _____
NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES

PROFESSIONAL LAND SURVEYOR
DAVID E. FORSYTHE
25604
IOWA

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.

JULY 13, 2023
DAVID E. FORSYTHE DATE
LICENSE NUMBER 25604
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 3, SHEET 2 OF 3 AND SHEET 3 OF 3

FOR REVIEW

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hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

JNS drawn
DEF designed
DEF approved
JUL '23 date
date revision

project BALDWIN COURT
client HABITAT FOR HUMANITY OF COUNCIL BLUFFS
1228 SOUTH MAIN STREET, COUNCIL BLUFFS, IA 51503
sheet REPLAT

project no. 104523
sheet 1 OF 3

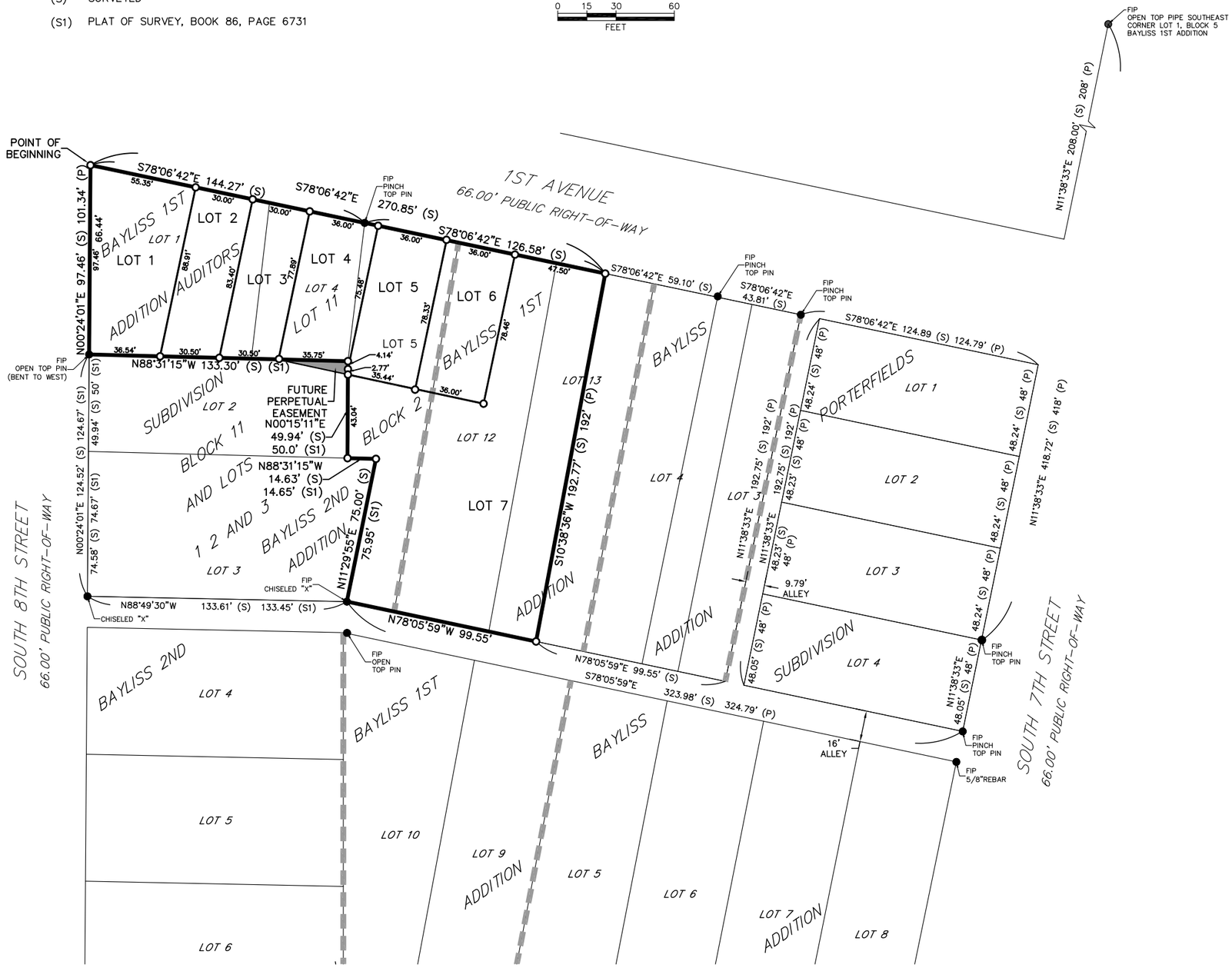
BALDWIN COURT

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LEGEND

- ● FOUND PROPERTY PIN AS NOTED
- ○ SET 5/8"x18 REBAR w/ALUMINUM CAP MARKED "HGM ASSOC. PLS 25604"
- (P) PLATTED
- (S) SURVEYED
- (S1) PLAT OF SURVEY, BOOK 86, PAGE 6731

0 15 30 60
FEET



AREA SUMMARY		
LOT	AREA (S.F.)	AREA (AC.)
1	4,241 S.F.	0.097
2	2,585 S.F.	0.059
3	2,419 S.F.	0.055
4	2,687 S.F.	0.062
5	2,817 S.F.	0.065
6	2,822 S.F.	0.065
7	15,838 S.F.	0.364
TOTAL	33,409 S.F.	0.767

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JNS drawn
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JULY '23 date
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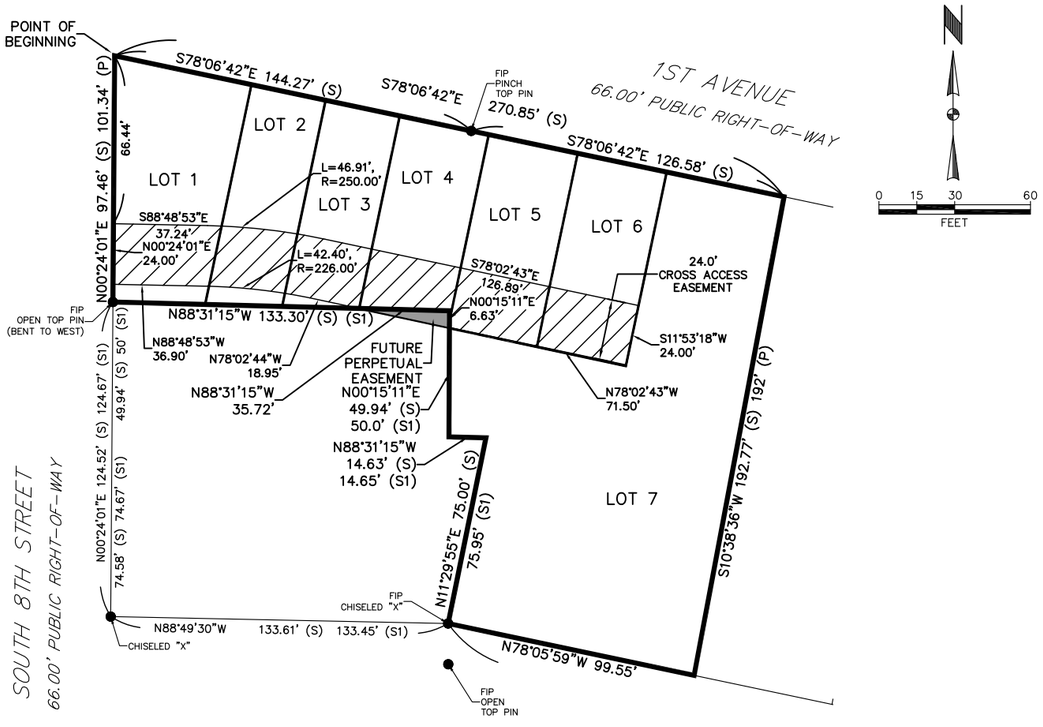
project BALDWIN COURT
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sheet REPLAT

project no. 104523
sheet 2 OF 3

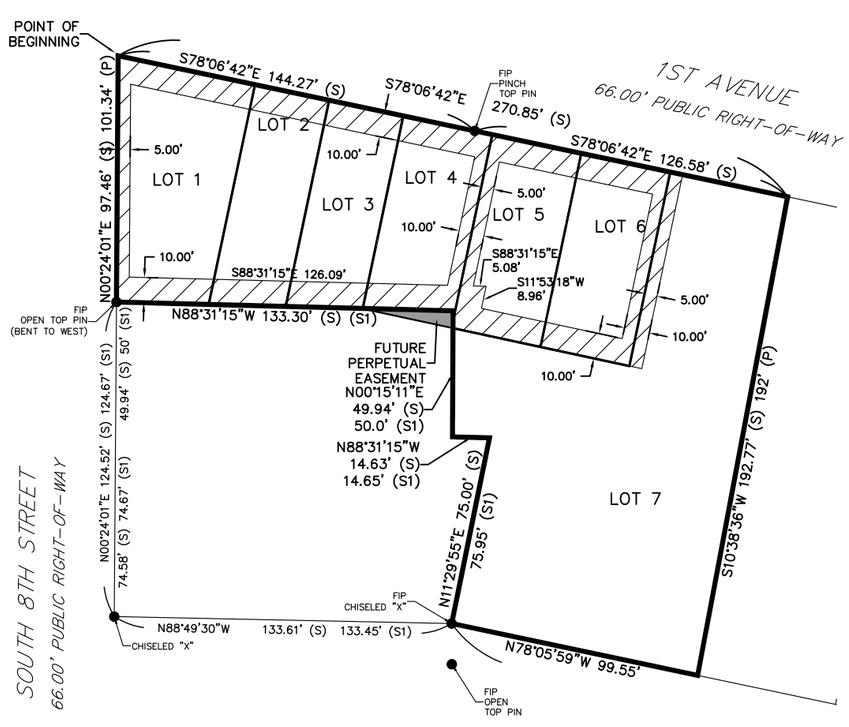
hgm: 106822
By:

BALDWIN COURT

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CROSS ACCESS EASEMENT DETAIL



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JNS drawn
DEF designed
DEF approved
JULY '23 date
revision date

project BALDWIN COURT
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1228 SOUTH MAIN STREET, COUNCIL BLUFFS, IA 51503
sheet **REPLAT**

project no. 104523
sheet **3 OF 3**

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