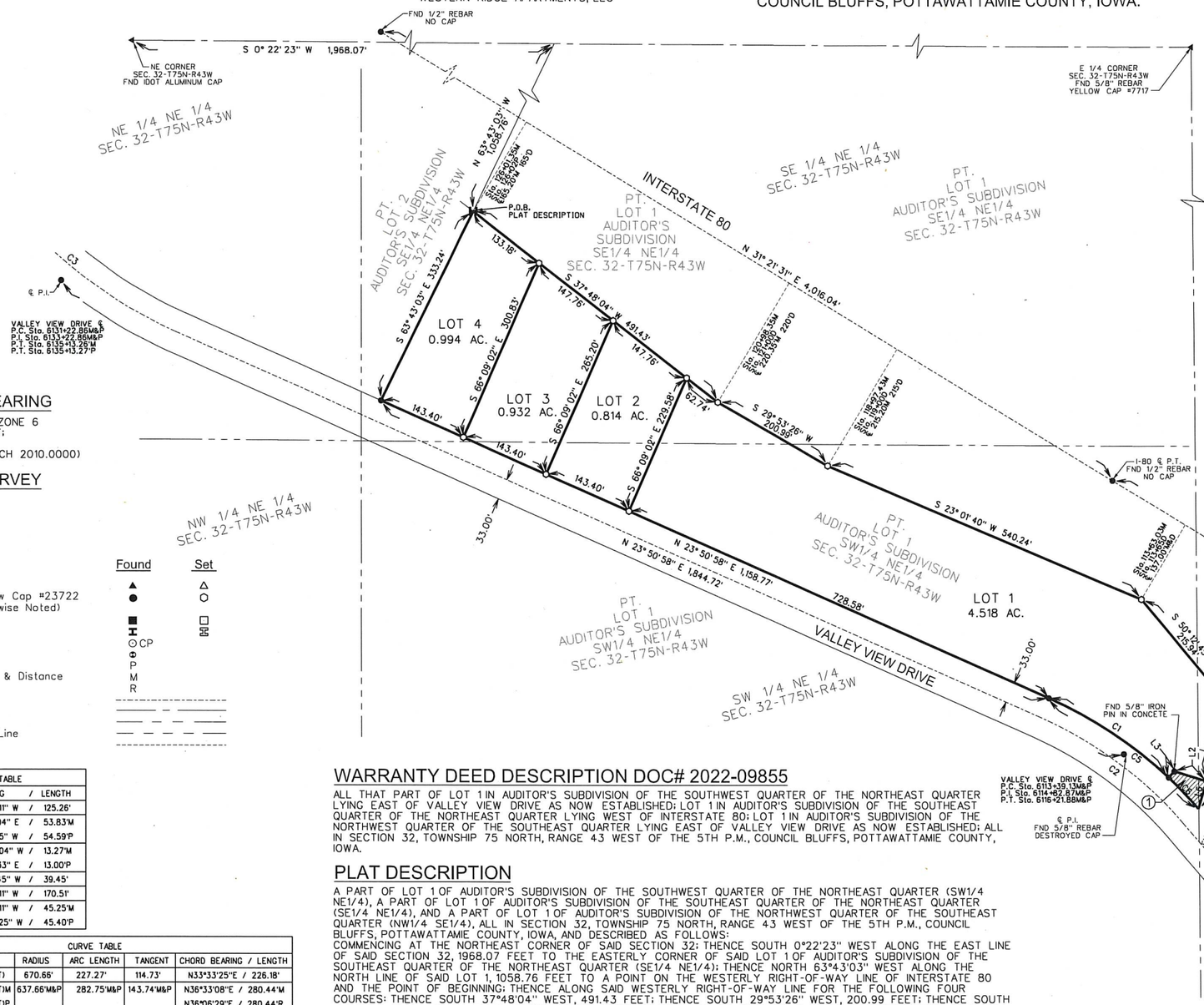
Attachment B

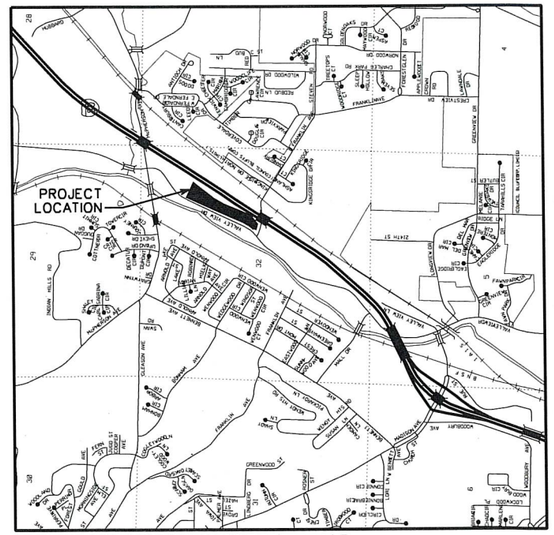
JILLA SUBDIVISION
FINAL PLAT

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 5TH 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.

EXISTING EASEMENTS

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

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	H	H
Control Point	⊙CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

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.

0 100
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 Meaike, PLS — Date 8/24/23

License Number 23722
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheet 1 and 2 of 2

TARRON MEAIKE 23722 IOWA LICENSED PROFESSIONAL LAND SURVEYOR

REVISION	DATE	BY
MARK		

Engineer: TEM | Scale: 1"= 100' | Sheet 1 of 2
Checked By: | Field Bk: | Pg:
Technician: RLC | Date: 02/14/23
Project No: 1220489

COUNCIL BLUFFS, IA

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

JILLA SUBDIVISION
FINAL PLAT

SNYDER & ASSOCIATES

Project No: 1220489
Sheet 1 of 2

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JILLA SUBDIVISION
FINAL PLAT

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.

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

BY: _____
JASON JAMES CO-OWNER OF WESTERN RIDGE APARTMENTS LLC

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 JASON JAMES, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF WESTERN RIDGE APARTMENTS LLC AND JASON JAMES ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID WESTERN RIDGE APARTMENTS LLC BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

CITY COUNCIL

_____
APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH

ATTESTED TO BY:

_____
CITY CLERK: JODI QUAKENBUSH DATE

_____
COMMUNITY DEVELOPMENT DIRECTOR: COURTNEY HARTER DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

MARK	REVISION	DATE	BY
Engineer:	Checked By: TEM	Scale: 1"= 100'	
Technician: RLC	Date: 02/14/23	Field Bk:	Pg:
Project No: 1220489		Sheet 2 of 2	

COUNCIL BLUFFS, IA

JILLA SUBDIVISION
FINAL PLAT

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712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220489
Sheet 2 of 2

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