Attachment B

INDEX LEGEND
DATE OF SURVEY: JULY 22, 2023
SURVEYOR: JASON D. THOMPSON, LICENSE 17898
SURVEYOR COMPANY: EGAN, FIELD & NOWAK – 13057 W. CENTER RD. SUITE 4, OMAHA, NE 68144 – (402) 932–5352
PROPRIETOR(S): 1700 Council Bluffs, LP; 1700 16th Ave, LLC; Almond Opportunity, LLC
COUNTY: POTTAWATTAMIE
SUBDIVISION: FLEMING AND DAVIS' ADDITION
BEING A RE–PLATTING OF PART OF FLEMING AND DAVIS' ADDITION, BLOCK 29, LOTS 1 THROUGH 6, INCLUSIVE, AND BLOCK 36, LOTS 7 THROUGH 12, INCLUSIVE, ALSO VACATED 16TH AVENUE ADJOINING BLOCK 36, ALSO PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED FOR RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

1700 COUNCIL BLUFFS, LP BEING THE SOLE OWNER OF;

A PARCEL OF LAND SITUATED IN THE NORTH HALF (N1/2) OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 44 WEST AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, STATE OF IOWA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH–SOUTH CENTERLINE OF SAID SECTION 2, FROM WHICH POINT THE CENTER OF SAID SECTION BEARS SOUTH, 264.98 FEET; THENCE NORTH 89°50'17" EAST, 200.00 FEET; THENCE NORTH 00°00'17" EAST, 2150.79 FEET TO THE SOUTH LINE OF 16TH AVENUE; THENCE ALONG SAID SOUTH LINE SOUTH 89°30'12" WEST, 200.00 FEET TO A POINT ON SAID NORTH–SOUTH CENTERLINE OF SECTION 2; THENCE ALONG SAID NORTH–SOUTH CENTERLINE NORTH 20.90 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 35, NORTH 00°21'09" WEST, 60.00 FEET TO A POINT ON THE NORTH LINE OF 16TH AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 36, FLEMING AND DAVIS ADDITION; THENCE SOUTH 89°38'51" WEST, 16.00 FEET; THENCE NORTH 00°21'09" WEST, 646.37 FEET TO A POINT ON THE SOUTH LINE OF 14TH AVENUE PROLONGED, SAID POINT BEING SOUTH 89°38'53" WEST, 16.00 FEET FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 29, FLEMING AND DAVIS ADDITION; THENCE SOUTH 89°38'53" WEST, 379.00 FEET; THENCE SOUTH 75°42'26" WEST, 399.46 FEET; THENCE SOUTH 82°12'26" WEST, 126.58 FEET; THENCE SOUTH 21°28'31" EAST 2490.70 FEET TO A POINT ON THE NORTH–SOUTH CENTERLINE OF SAID SECTION 2; THENCE ALONG SAID NORTH–SOUTH CENTERLINE, SOUTH 441.28 FEET TO THE POINT OF BEGINNING.

ALONG WITH

PART OF THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 75 NORTH RANGE 44 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST (NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 75 NORTH, RANGE 44 WEST) THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, BEARINGS BASED ON IOWA RCS ZONE 6, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE AND THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 36, FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE NORTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, A DISTANCE OF 16.00 FEET TO A LINE PARALLEL WITH AND 16.00 FEET WESTERLY OF SAID EAST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 325.68 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF 15TH AVENUE; THENCE SOUTH 89 DEGREES 40 MINUTES 19 SECONDS EAST, ALONG SAID WESTERLY EXTENSION OF THE CENTERLINE OF 15TH AVENUE, A DISTANCE OF 16.00 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE SOUTH 00 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 325.68 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 5.211 SQUARE FEET OR 0.11963 ACRES, MORE OR LESS.

ALONG WITH

PART OF THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 75 NORTH RANGE 44 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST (NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 75 NORTH, RANGE 44 WEST) THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, BEARINGS BASED ON IOWA RCS ZONE 6, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SAID LINE ALSO BEING THE WESTERLY LINE OF SAID FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS A DISTANCE OF 563.88 FEET TO THE CENTERLINE OF THE ALLEY LOCATED IN BLOCK 29 OF SAID FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS AND THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED; THENCE NORTH 89 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF SAID LAST CENTERLINE A DISTANCE OF 16.00 FEET TO A LINE PARALLEL WITH AND 16.00 FEET WESTERLY OF SAID EAST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 141.45 FEET TO THE SOUTHERLY RIGHT OF WAY OF 14TH AVENUE; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY OF 14TH AVENUE, A DISTANCE OF 16.00 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE SOUTH 00 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 141.41 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,263 SQUARE FEET OR 0.05195 ACRES, MORE OR LESS.

THE PROPERTY DESCRIED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS ICECAP ADDITION AND WILL NOW BE KNOW AS LOT 1.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF 1700 COUNCIL BLUFFS, LP PROPERTY AS CONTAINED HEREIN ON THIS_____DAY OF_____, 2023

_____

OWNER: 1700 COUNCIL BLUFFS, LP MEMBER: _____

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAME)

ON THIS_____DAY OF_____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF 1700 COUNCIL BLUFFS, LP AND SAID _____ ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____

NOTARY PUBLIC IN AND FOR SAID STATE

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED FOR RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

1700 16TH AVE, LLC BEING THE SOLE OWNER OF;

LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), BLOCK THIRTY–SIX (36), FLEMING & DAVIS' ADDITION TO THE CITY OF COUNCIL BLUFFS, IN POTTAWATTAMIE COUNTY, IOWA.

ALONG WITH

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 74 NORTH RANGE 44 WEST AND THAT PART OF THE 60 FOOT WIDE DEDICATED PUBLIC RIGHT OF WAY OF MISSOURI AVENUE IN THE PLAT OF FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS, NOW KNOWN AS 16TH AVENUE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST (NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 75 NORTH, RANGE 44 WEST) THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, BEARINGS BASED ON IOWA RCS ZONE 6, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE AND THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 36, FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE SOUTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, ALONG SAID TO THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE, A DISTANCE OF 180.55 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 17TH AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 7, BLOCK 36, FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE SOUTH 00 DEGREES 21 MINUTES 01 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY RIGHT OF WAY LINE OF 17TH AVENUE, A DISTANCE OF 80.98 FEET TO THE SOUTHERLY RIGHT OF WAY OF 16TH AVENUE AS LAID OUT AND TRAVELED; THENCE NORTH 89 DEGREES 47 MINUTES 16 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY OF 16TH AVENUE, A DISTANCE OF 180.69 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 74 NORTH, RANGE 44 WEST; THENCE NORTH 00 DEGREES 42 MINUTES 32 SECONDS EAST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 20.90 FEET TO SAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 14,615 SQUARE FEET OR 0.33551 ACRES, MORE OR LESS.

THE PROPERTY DESCRIED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS ICECAP ADDITION AND WILL NOW BE KNOW AS LOT 1.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF 1700 16TH AVE, LLC PROPERTY AS CONTAINED HEREIN ON THIS_____DAY OF_____, 2023

_____

OWNER: 1700 16TH AVE, LLC MEMBER: _____

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 _____ TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF 1700 16TH AVE, LLC AND SAID _____ ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____

NOTARY PUBLIC IN AND FOR SAID STATE

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE FILING OF THE FINAL PLAT:

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C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED FOR RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

ALMOND OPPORTUNITY, LLC BEING THE SOLE OWNER OF;

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6), IN BLOCK TWENTY–NINE (29), FLEMING AND DAVIS' ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

THE PROPERTY DESCRIED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS ICECAP ADDITION AND WILL NOW BE KNOW AS LOT 1.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF ALMOND OPPORTUNITY, LLC PROPERTY AS CONTAINED HEREIN ON THIS_____DAY OF_____, 2023

_____

OWNER: ALMOND OPPORTUNITY, LLC MEMBER: _____

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 _____ TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF ALMOND OPPORTUNITY, LLC AND SAID _____ ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____

NOTARY PUBLIC IN AND FOR SAID STATE

ICECAP RAIL PARK

BEING A RE–PLATTING OF PART OF FLEMING AND DAVIS' ADDITION, BLOCK 29, LOTS 1 THROUGH 6, INCLUSIVE, AND BLOCK 36, LOTS 7 THROUGH 12, INCLUSIVE, ALSO VACATED 16TH AVENUE ADJOINING BLOCK 36, ALSO PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER: 1700 Council Bluffs, LP
129 N. 10th Street, Ste. 313
Lincoln, NE 68508

OWNER: Almond Opportunity, LLC
129 N. 10th Street, Ste. 313
Lincoln, NE 68508

OWNER: 1700 16th Ave, LLC
129 N. 10th Street, Ste. 313
Lincoln, NE 68508

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH HALF (N1/2) OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 44 WEST AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, STATE OF IOWA, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH–SOUTH CENTERLINE OF SAID SECTION 2, FROM WHICH POINT THE CENTER OF SAID SECTION BEARS SOUTH, 264.98 FEET; THENCE NORTH 89°50'17" EAST, 200.00 FEET; THENCE NORTH 00°00'17" EAST, 2150.79 FEET TO THE SOUTH LINE OF 16TH AVENUE; THENCE ALONG SAID SOUTH LINE SOUTH 89°30'12" WEST, 200.00 FEET TO A POINT ON SAID NORTH–SOUTH CENTERLINE OF SECTION 2; THENCE ALONG SAID NORTH–SOUTH CENTERLINE NORTH 20.90 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION 35, NORTH 00°21'09" WEST, 60.00 FEET TO A POINT ON THE NORTH LINE OF 16TH AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 36, FLEMING AND DAVIS ADDITION; THENCE SOUTH 89°38'51" WEST, 16.00 FEET; THENCE NORTH 00°21'09" WEST, 646.37 FEET TO A POINT ON THE SOUTH LINE OF 14TH AVENUE PROLONGED, SAID POINT BEING SOUTH 89°38'53" WEST, 16.00 FEET FROM THE NORTHWEST CORNER OF LOT 1, BLOCK 29, FLEMING AND DAVIS ADDITION; THENCE SOUTH 89°38'53" WEST, 379.00 FEET; THENCE SOUTH 75°42'26" WEST, 399.46 FEET; THENCE SOUTH 82°12'26" WEST, 126.58 FEET; THENCE SOUTH 21°28'31" EAST 2490.70 FEET TO A POINT ON THE NORTH–SOUTH CENTERLINE OF SAID SECTION 2; THENCE ALONG SAID NORTH–SOUTH CENTERLINE, SOUTH 441.28 FEET TO THE POINT OF BEGINNING.

ALONG WITH

PART OF THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 75 NORTH RANGE 44 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST (NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 75 NORTH, RANGE 44 WEST) THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, BEARINGS BASED ON IOWA RCS ZONE 6, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE AND THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 36, FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE NORTH 89 DEGREES 38 MINUTES 37 SECONDS WEST, A DISTANCE OF 16.00 FEET TO A LINE PARALLEL WITH AND 16.00 FEET WESTERLY OF SAID EAST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 325.68 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF 15TH AVENUE; THENCE SOUTH 89 DEGREES 40 MINUTES 19 SECONDS EAST, ALONG SAID WESTERLY EXTENSION OF THE CENTERLINE OF 15TH AVENUE, A DISTANCE OF 16.00 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE SOUTH 00 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 325.68 FEET TO SAID POINT OF BEGINNING.

ALONG WITH

PART OF THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 75 NORTH RANGE 44 WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST (NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 75 NORTH, RANGE 44 WEST) THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, BEARINGS BASED ON IOWA RCS ZONE 6, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SAID LINE ALSO BEING THE WESTERLY LINE OF SAID FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS A DISTANCE OF 563.88 FEET TO THE CENTERLINE OF THE ALLEY LOCATED IN BLOCK 29 OF SAID FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS AND THE POINT OF BEGINNING OF THE PROPERTY TO BE DESCRIBED; THENCE NORTH 89 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF SAID LAST CENTERLINE A DISTANCE OF 16.00 FEET TO A LINE PARALLEL WITH AND 16.00 FEET WESTERLY OF SAID EAST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, ALONG LAST SAID PARALLEL LINE, A DISTANCE OF 141.45 FEET TO THE SOUTHERLY RIGHT OF WAY OF 14TH AVENUE; THENCE SOUTH 89 DEGREES 39 MINUTES 49 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY OF 14TH AVENUE, A DISTANCE OF 16.00 FEET TO SAID EAST LINE OF THE SOUTHWEST QUARTER, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE SOUTH 00 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 141.41 FEET TO SAID POINT OF BEGINNING.

ALONG WITH

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), AND SIX (6), IN BLOCK TWENTY–NINE (29), FLEMING AND DAVIS' ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

ALONG WITH

LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), BLOCK THIRTY–SIX (36), FLEMING & DAVIS' ADDITION TO THE CITY OF COUNCIL BLUFFS, IN POTTAWATTAMIE COUNTY, IOWA.

ALONG WITH

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2 TOWNSHIP 74 NORTH RANGE 44 WEST AND THAT PART OF THE 60 FOOT WIDE DEDICATED PUBLIC RIGHT OF WAY OF MISSOURI AVENUE IN THE PLAT OF FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS, NOW KNOWN AS 16TH AVENUE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST (NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 75 NORTH, RANGE 44 WEST) THENCE NORTH 00 DEGREES 21 MINUTES 23 SECONDS EAST, BEARINGS BASED ON IOWA RCS ZONE 6, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 36, FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE SOUTH 89 DEGREES 48 MINUTES 44 SECONDS EAST, ALONG SAID TO THE NORTHERLY RIGHT OF WAY LINE OF 16TH AVENUE, A DISTANCE OF 180.55 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 17TH AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 7, BLOCK 36, FLEMING AND DAVIS ADDITION TO COUNCIL BLUFFS; THENCE SOUTH 00 DEGREES 21 MINUTES 01 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF SAID WESTERLY RIGHT OF WAY LINE OF 17TH AVENUE, A DISTANCE OF 80.98 FEET TO THE SOUTHERLY RIGHT OF WAY OF 16TH AVENUE AS LAID OUT AND TRAVELED; THENCE NORTH 89 DEGREES 47 MINUTES 16 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY OF 16TH AVENUE, A DISTANCE OF 180.69 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 74 NORTH, RANGE 44 WEST; THENCE NORTH 00 DEGREES 42 MINUTES 32 SECONDS EAST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 20.90 FEET TO SAID POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS ICECAP ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE UTILITY EASEMENTS AS CREATED BY THIS PLAT

NOTES:

1. THE LEGAL DESCRIPTION AND EASEMENT INFORMATION USED IN THE PREPARATION OF THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY AMBASSADOR TITLE SERVICES, COMMITMENT NUMBER 51578A and THE COMMITMENT FOR TITLE INSURANCE PREPARED BY NEBRASKA TITLE INSURANCE COMPANY AS AGENTS FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBERS: OMA0300901A & OMA0301302
2. RESERVED MINERALS AND ALL MINERAL RIGHTS PER DOCUMENT NO. 12504 RECORDED JUNE 30TH, 1980 IN BOOK 81 PAGE 121.
3. A RESERVED PERPETUAL EASEMENT FOR AN 8" GAS PIPELINE PER DOCUMENT NO. 12504 RECORDED JUNE 30TH, 1980 IN BOOK 81 PAGE 121.
4. A RESERVED PERPETUAL EASEMENT FOR AN 12" SEWER PIPELINE PER DOCUMENT NO. 12504 RECORDED JUNE 30TH, 1980 IN BOOK 81 PAGE 121.
5. A PERMANENT EASEMENT OVER THE NORTHERLY 50 FEET OF THE EASTERLY 72 FEET OF VACATED 16TH AVENUE RIGHT OF WAY FOR WATERMAIN PURPOSES PER DOCUMENT NO. 2023–04587 RECORDED ON MAY 19, 2023.
6. A PERMANENT EASEMENT OVER THE NORTHERLY 15 FEET OF VACATED 16TH AVENUE RIGHT OF WAY FOR ELECTRIC UTILITY PURPOSES
7. A PERMANENT EASEMENT FOR ELECTRIC UTILITY PURPOSES AS DEPICTED HEREON

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

_____

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A VOSS DATE

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 Land Surveyor under the laws of the State of Iowa.

_____
(signature) (date)

Jason D. Thompson
License number 17898
My License renewal date is December 31, 2023 .
Pages or sheets covered by this seal:
Sheet 1 of 2 & Sheet 2 of 2

SURVEY FOR:
ICECAP ADDITION

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
Egan, Field & Nowak, Inc.
land surveyors since 1872
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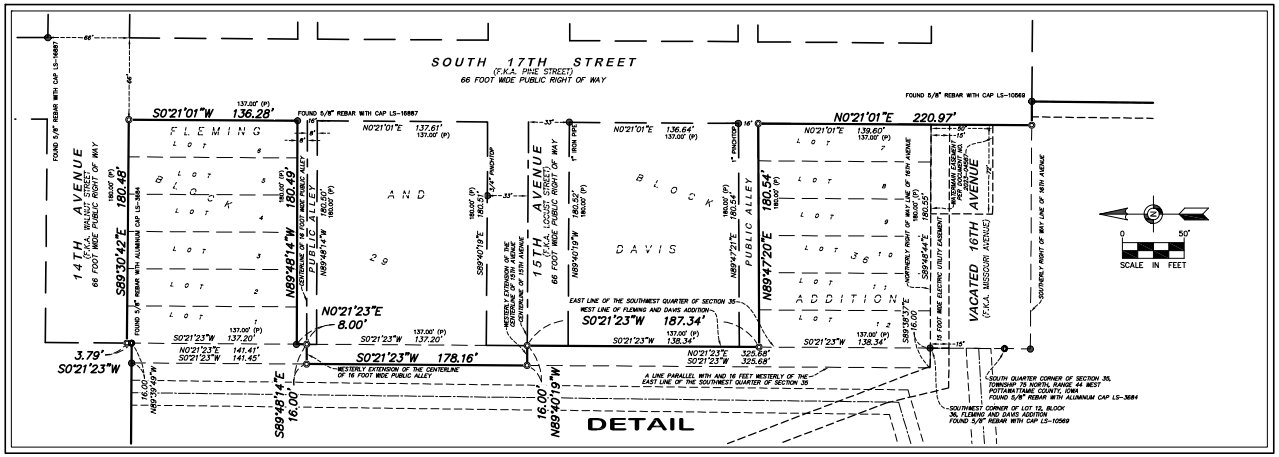
ICECAP RAIL PARK

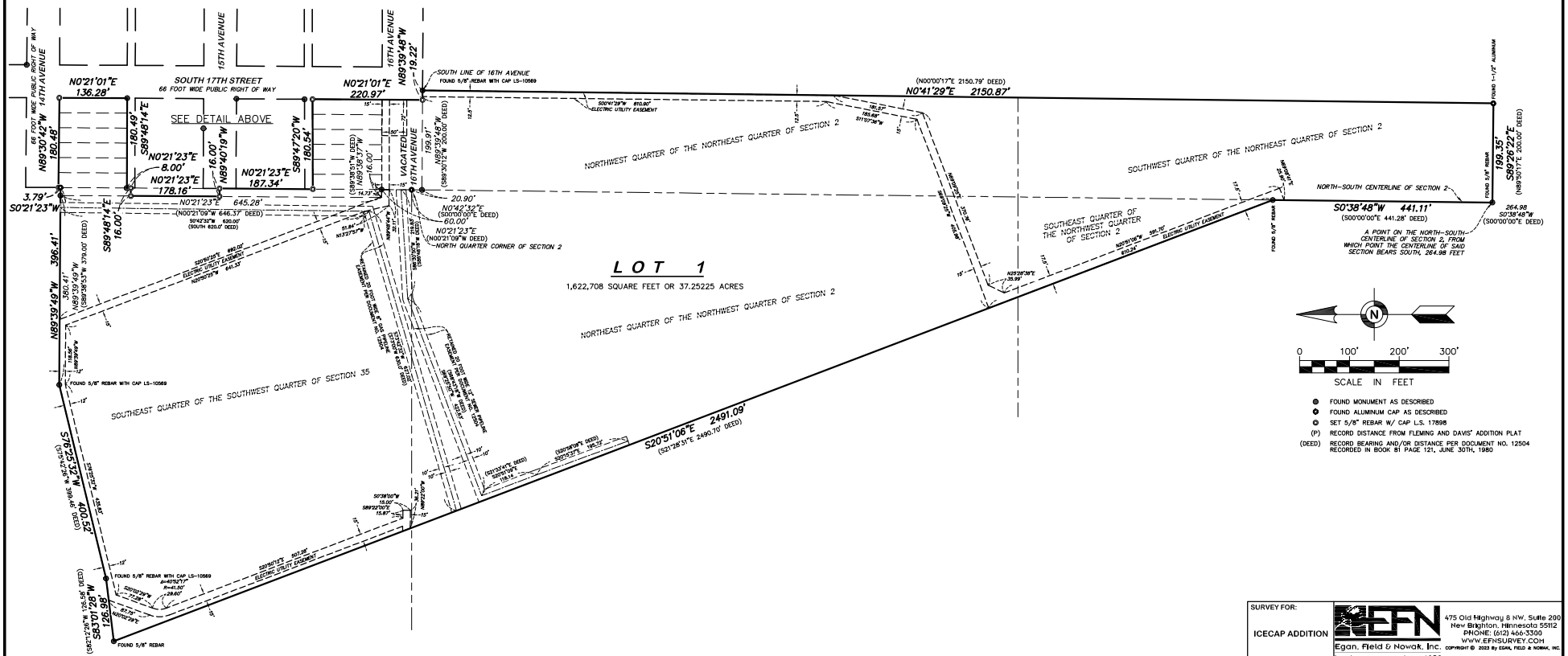
BEING A RE-PLATTING OF PART OF FLEMING AND DAVIS' ADDITION, BLOCK 29, LOTS 1 THROUGH 6, INCLUSIVE, AND BLOCK 36, LOTS 7 THROUGH 12, INCLUSIVE, ALSO VACATED 16TH AVENUE ADJOINING BLOCK 36, ALSO PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER: 1700 Council Bluffs, LP
129 N. 10th Street, Ste. 313
Lincoln, NE 68508

OWNER: Almond Opportunity, LLC
129 N. 10th Street, Ste. 313
Lincoln, NE 68508

OWNER: 1700 16th Ave, LLC
129 N. 10th Street, Ste. 313
Lincoln, NE 68508





- FOUND MONUMENT AS DESCRIBED
- FOUND ALUMINUM CAP AS DESCRIBED
- SET 5/8" REBAR W/ CAP L.S. 17898
- (P) RECORD DISTANCE FROM FLEMING AND DAVIS' ADDITION PLAT
- (DEED) RECORD BEARING AND/OR DISTANCE PER DOCUMENT NO. 12504 RECORDED IN BOOK 81 PAGE 121, JUNE 30TH, 1980

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ICECAP ADDITION

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