Attachment 'C'

THIS ZONING INFORMATION IS TAKEN FROM THE CITY OF COUNCIL BLUFFS/POTTAWATTAMIE COUNTY GIS WEBSITE AS OF THE DATE OF JULY 28TH, 2023. CONTACT THE INSURER FOR VERIFICATION OF THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS (SEE TABLE A, ITEM 6(a) AND (b) OF THE 2016 ALTA/NSPS STANDARD DETAIL REQUIREMENTS).

ZONING: SUBJECT PROPERTY IS ZONED
A-2 - A-2/PARKS, ESTATES, AND AGRICULTURAL DISTRICT

FLOOD ZONE

PROPERTY IS IN FLOOD ZONE "X", AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.
COMMUNITY PANEL NUMBER
19155C0560E
REVISED DATE: FEBRUARY 4, 2005

LOT SETBACKS

REGULATOR	(A-2) PARKS ESTATES, AND AGRICULTURAL DISTRICT	
MINIMUM LOT AREA (ACRES)	3	
MINIMUM LOT WIDTH (FEET)	150	
MINIMUM LOT DEPTH (FEET)	200	
	PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE
FRONT YARD SETBACK (FEET)	50	50
STREET SIDE YARD SETBACK (FEET)	20	20
SIDE YARD SETBACK (FEET)	**	**
REAR YARD SETBACK (FEET)	20	20
MAXIMUM HEIGHT (FEET)	35	25
LOT COVERAGE (ALL STRUCTURES)	10% (MAXIMUM)	

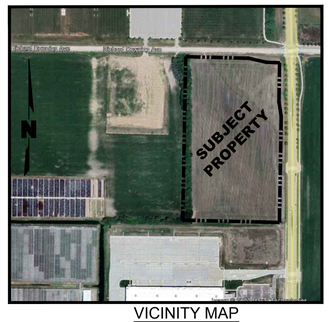
** 10% OF LOT WIDTH OR 10 FEET WHICHEVER IS GREATER

ALTA/NSPS LAND TITLE SURVEY

EAST HALF OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 74 NORTH, RANGE 44 WEST AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL

N

0' 30' 60' 120'
SCALE IN FEET



VICINITY MAP
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- P–OH — OVERHEAD POWER LINE
- SD — SD — STORM SEWER LINE
- SS — SS — SANITARY SEWER LINE
- (P) PLATTED DISTANCE
- (R) RECORD DISTANCE
- SET PROPERTY CORNER (AS NOTED)
- FOUND 5/8" REBAR (UNLESS NOTED OTHERWISE)
- DECIDUOUS TREE
- FIRE HYDRANT
- WV WATER VALVE
- LTP LIGHT POLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CURB INLET
- SIGN
- GUY WIRE
- ELECTRIC VAULT
- FIRE HYDRANT
- TRANSFORMER
- WV WATER VALVE
- TRAFFIC SIGNAL BOX
- POWER POLE
- SECTION CORNER

(A) WEST HALF OF THE NE1/4 OF THE SE1/4 OF SECTION 10-T74N-R44W

(B) SOUTH 24TH & HIGHWAY 275 INDUSTRIAL LOT 1

PART OF THE NE1/4 OF THE SE1/4 OF SECTION 10-T74N-R44W

LOT 2 SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL

SOUTH 24TH STREET

RICHARD DOWNING AVENUE

EAST LINE OF THE SE1/4 PF SECTION10-T74N-R44W

3/4" O.T.P.

N01°51'26"E
1323.19'(M), 1323.36'(R)

698.46'(M) 658.45'(R) S87°53'20"E

S01°43'18"W
1323.18'(M) 1323.11'(R)

124.81'(M) 124.76'(R) S87°23'13"E

N01°43'05"E
863.01'(M) 862.92'(R)

112.22'(M)
122.04'(R) N08°30'44"W

N01°42'44"E
319.95'(M) 320.04'(R)

655.33'(M) 655.35'(R) S87°53'14"E

N76°35'39"W
153.19'(M&R)

N87°19'54"W
104.77'(M) 105.00'(R)

TREE LINE

5/8" RB W/CAP 17413

5/8" RB W/CAP 17108

18" CMP
FL. EL. = 972.24

24" RCP
FL. EL. = 970.13

24" RCP
FL. EL. = 969.98

18" RCP
FL. EL. = 971.00

18" RCP
FL. EL. = 971.43

24" RCP
FL. EL. = 969.23

18" RCP
FL. EL. = 969.68

STORM SEWER MANHOLE
RIM EL. = 975.61
(2) 6" METAL (S) = 972.26
12" RCP (E) = 971.97

STORM SEWER MANHOLE
RIM EL. = 975.60
(2) 6" METAL (N) = 972.18
12" RCP (E) = 972.05

STORM SEWER MANHOLE
RIM EL. = 974.22
48" RCP (W) = 967.23
48" RCP (E) = 967.09
6" METAL (E) = 969.79

STORM SEWER MANHOLE
RIM EL. = 974.39
(2) 6" METAL (E) = 971.24
12" METAL (E) = 969.84

STORM SEWER MANHOLE
RIM EL. = 974.16
48" RCP (W) = 965.91
48" RCP (E) = 965.96
6" METAL (E) = 970.01

STORM SEWER MANHOLE
RIM EL. = 975.04
24" RCP (W) = 969.34
24" RCP (E) = 969.32
(2) 6" METAL (E) = 971.49

STORM SEWER MANHOLE
RIM EL. = 975.43
(2) 6" METAL (S) = 971.93
18" RCP (N) = 969.70
18" RCP (E) = 969.43

STORM SEWER MANHOLE
RIM EL. = 975.47
18" RCP (W) = 967.42
18" RCP (E) = 967.09

STORM SEWER MANHOLE
RIM EL. = 975.24
(2) 6" METAL (N) = 971.71
12" RCP (S) = 971.74

STORM SEWER MANHOLE
RIM EL. = 974.30
48" RCP (W) = 966.44
6" METAL (W) = 971.25
48" RCP (E) = 966.41

STORM SEWER MANHOLE
RIM EL. = 974.53
12" METAL (W) = 969.53
(2) 6" METAL (W) = 971.43
18" RCP (E) = 968.16

SANITARY SEWER MANHOLE
RIM EL. = 974.90
18" STEEL (N) = 963.78
12" PVC (E) = 964.11
18" STEEL (S) = 963.76

STORM SEWER MANHOLE
RIM EL. = 974.65
48" RCP (W) = 966.47
(2) 6" METAL (W) = 971.63
48" RCP (E) = 966.44

SANITARY SEWER MANHOLE
RIM EL. = 975.08
18" STEEL (N) = 964.08
18" STEEL (S) = 964.02
8" STEEL (E) = 964.11

STORM SEWER MANHOLE
RIM EL. = 974.90
24" RCP (W) = 968.99
(2) 6" METAL (W) = 971.58
24" RCP (E) = 968.89

SANITARY SEWER MANHOLE
RIM EL. = 975.39
12" STEEL (N) = 964.88
12" PVC (NE) = 964.69
8" STEEL (E) = 964.67
18" STEEL (S) = 964.64

SANITARY SEWER MANHOLE
RIM EL. = 974.63
12" PVC (E) = 964.94
12" PVC (SW) = 964.92

TITLE COMMITMENT LEGAL DESCRIPTION

COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY AS AUTHORIZED AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NUMBER: CP72096
COMMITMENT DATE: MAY 24, 2023 AT 7:00 A.M.

THE LAND IS DESCRIBED AS FOLLOWS:

Parcel 1:

EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 NE 1/4 SE 1/4) OF SECTION 10, IN TOWNSHIP 74, RANGE 44, EXCEPT ROAD RIGHT–OF–WAY, POTTAWATTAMIE COUNTY, IOWA.

PARCEL 2:

LOT 2, IN SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL, ACCORDING TO THE RECORDED PLAT THEREOF, POTTAWATTAMIE COUNTY, IOWA.

SCHEDULE B PART II SPECIAL EXCEPTIONS

(10) TRANSMISSION LINE EASEMENT IN FAVOR OF IOWA POWER AND LIGHT COMPANY DATED MARCH 31, 1967, RECORDED DECEMBER 26, 1967, IN BOOK 1452, PAGE 69

PARTIAL RELEASE OF TRANSMISSION LINE EASEMENT DATED JANUARY 20, 2009, RECORDED JULY 15, 2009, AS INSTRUMENT NO. 2009–010057. (DOES NOT AFFECT SUBJECT PROPERTY)

(11) ELECTRIC EASEMENT IN FAVOR OF MIDAMERICAN ENERGY COMPANY DATED JANUARY 20, 2009, RECORDED JANUARY 27, 2009, IN BOOK 2009, PAGE 000913. (AFFECTS SUBJECT PROPERTY) (AS SHOWN ON SURVEY)

(12) RIGHTS OF DIRECT ACCESS TO PRIMARY ROAD U.S. 275 CONVEYED TO THE STATE OF IOWA IN ACCESS RIGHTS DEED DATED SEPTEMBER 20, 2005, RECORDED NOVEMBER 14, 2005, IN BOOK 106, PAGE 09928. (DOES NOT AFFECT SUBJECT PROPERTY)

PROPERTY OWNERS

(A) OWNER: KREJCI, FRANK R TRUST
LEGAL: WEST HALF OF NE¼ OF SE¼ S10–T74N–R5W

(B) OWNER: AMAZON.COM SERVICES, LLC
LEGAL: LOT 1, SOUTH 24TH & HIGHWAY 275 INDUSTRIAL

GENERAL NOTES

1. ALL BEARINGS ARE ASSUMED
2. SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 1,020,777.68 SQUARE FEET OR 23.434 ACRES, MORE OR LESS.
3. SUBJECT PROPERTY DOES NOT CURRENTLY HAVE AN ADDRESS.
4. NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO:
CF REALTY GROUP, LLC, A NEBRASKA LIMITED LIABILITY COMPANY;ACADIA REAL ESTATE HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY; COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(a), 8, 11, 13 AND 16 OF TABLE A THEREOF.

THE FIELD SURVEY WAS COMPLETED: 07–10–23

THIS ALTA SURVEY WAS PREPARED USING
THE COMMITMENT FOR TITLE INSURANCE
ISSUED BY:
COMMERCIAL PARTNERS TITLE, A DIVISION OF FIDELITY NATIONAL TITLE INSURANCE COMPANY AS AUTHORIZED AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: CP72096
COMMITMENT DATE: MAY 24, 2023 AT 7:00 A.M.

LICENSED LAND SURVEYOR
TERRY ROTHANZL
17413
IOWA

Terry S Rothanzl

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Omaha, NE 68106
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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
EAST 1/2 OF THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 74 NORTH, RANGE 44 WEST, AND LOT 2, SOUTH 24TH AND HIGHWAY 275 INDUSTRIAL
COUNCIL BLUFFS | POTTAWATTAMIE COUNTY | IOWA | 2023

drawn by:	DSP
checked by:	TLR/DSH
approved by:	TLR
QA/QC by:	TLR/DSH
project no.:	023-04121
drawing no.:	
date:	7-28-23

SHEET
1 of 1

DWG: F:\2023\04001-04500\023-04121\40-Design\Survey\SRVY\Xref\V_XTOPO_02304121.dwg USER: dpeterson
DATE: Aug 01, 2023 1:15pm XREFS: V_XBND\Y_02304121