Attachment 'C'

THE ANNEX GROUP
ALTA/NSPS LAND TITLE SURVEY

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON E. MEAIKE
SNYDER & ASSOCIATES, INC.
1751 MADISON AVE
COUNCIL BLUFFS, IOWA 51503
712 322 3202
tmeaike@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. SW1/4
SEC. 02-74-44
REQUESTED BY:
THE ANNEX GROUP

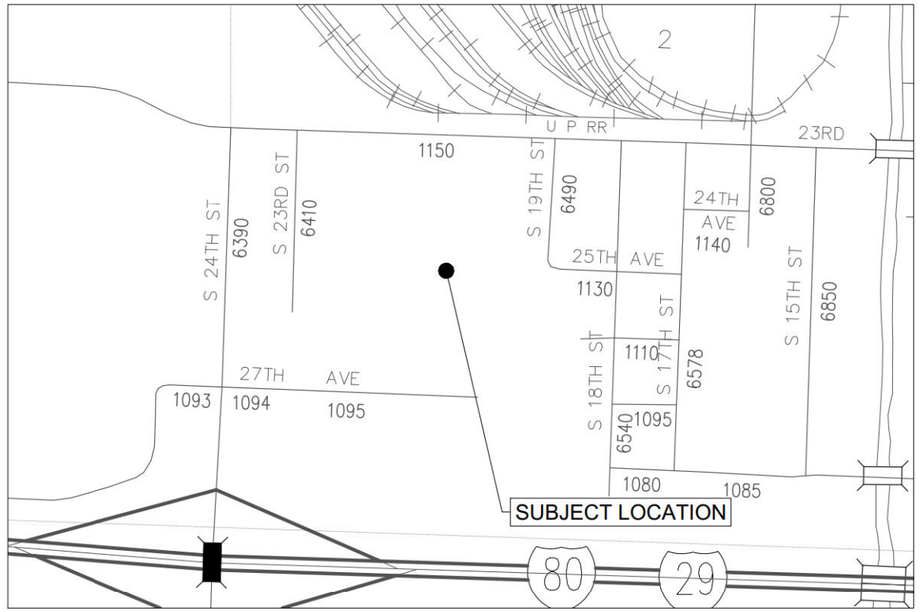
LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #23722 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊞	⊟
Control Point	⊙CP	
Bench Mark	◔	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

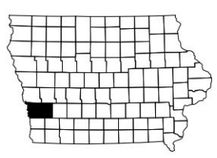
FEATURES	EXISTING
Spot Elevation	X 1225.25
Contour Elevation	1225
Fence (Barbed, Field, Hog)	X
Fence (Chain Link)	//
Fence (Wood)	□
Fence (Silt)	○
Tree Line	
Tree Stump	
Deciduous Tree \\ Shrub	
Coniferous Tree \\ Shrub	
Communication	C(*)
Overhead Communication	OC(*)
Fiber Optic	FO(*)
Underground Electric	E(*)
Overhead Electric	OE(*)
Gas Main with Size	G(*)
High Pressure Gas Main with Size	HPG(*)
Water Main with Size	W(*)
Sanitary Sewer with Size	S(*)
Duct Bank	DUCT(*)
Test Hole Location for SUE w/ID	

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	
Storm Sewer with Size	ST(*)
Storm Manhole	
Single Storm Sewer Intake	
Double Storm Sewer Intake	
Fire Hydrant	
Fire Hydrant on Building	
Water Main Valve	
Water Service Valve	
Well	
Utility Pole	
Guy Anchor	
Utility Pole with Light	
Utility Pole with Transformer	
Street Light	
Yard Light	
Electric Box	
Electric Transformer	
Traffic Sign	
Communication Pedestal	
Communication Manhole	
Communication Handhole	
Fiber Optic Manhole	
Fiber Optic Handhole	
Gas Valve	
Gas Manhole	
Gas Apparatus	
Fence Post or Guard Post	
Underground Storage Tank	UST
Above Ground Storage Tank	AST
Sign	
Satellite Dish	
Mailbox	
Sprinkler Head	
Irrigation Control Valve	ICV



VICINITY MAP
COUNCIL BLUFFS, IOWA
(NOT TO SCALE)



ISSUE DATE: 10-06-2023

PROPERTY SUBJECT TO THE FOLLOWING:

FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1167695-INDY, DATED APRIL 24, 2023.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
2. RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
5. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
7. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
8. RIGHTS OF TENANTS UNDER UNRECORDED LEASES.
9. TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE AND SPECIAL ASSESSMENTS NOT YET CERTIFIED TO THE COUNTY TREASURERS OFFICE.
10. TERMS AND CONDITIONS OF EASEMENTS, SETBACK, COVENANTS AND RESTRICTIONS, AS CONTAINED IN PLAT OF RAILROAD ADDITION, FILED JANUARY 6, 1857, IN BOOK K, PAGE 30. (NONE OBSERVED)
11. TERMS AND CONDITIONS OF RESOLUTION NO. 98-79, VACATING ALLEYS AND PARTS OF STREETS, FILED APRIL 17, 1998, AS INSTRUMENT NO. 98-43619, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (AS SHOWN ON SURVEY.)
12. PLAT OF SURVEY FILED JULY 22, 1999, RECORDED IN BOOK 100, PAGE 03942, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL A,B) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
13. RETRACEMENT PLAT OF SURVEY FILED DECEMBER 20, 2018, RECORDED AS INSTRUMENT NO. 2018-16186, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL A,B) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
14. TERMS AND CONDITIONS OF EASEMENT FOR INGRESS AND EGRESS FILED JANUARY 17, 2019, AS INSTRUMENT NO. 2019-00641, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL A) (AS SHOWN ON SURVEY.)
15. TERMS AND CONDITIONS OF ORDINANCE NO. 4589, REGARDING SUBDIVISIONS, FILED APRIL 13, 1984, AS INSTRUMENT NO. 84-18582, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (NOT A SURVEY RELATED ITEM.)
16. TERMS AND CONDITIONS OF RESOLUTION NO. 99-124, VACATING PARTS OF STREETS, FILED JUNE 11, 1999, AS INSTRUMENT NO. 98-63966, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL B) (AS SHOWN ON SURVEY.)
17. SURVEY FILED JANUARY 18, 1995, RECORDED IN BOOK 95, PAGE 17644, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL C) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
18. TERMS AND CONDITIONS OF EASEMENT CONTAINED IN CITY DEED RECORDED MARCH 7, 2016 AS INSTRUMENT NO. 2016-02506 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. (PARCEL C) (AS SHOWN ON SURVEY.)
19. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
20. SURVEY FILED MARCH 9, 1984, RECORDED IN BOOK 84, PAGE 15815, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
21. SURVEY FILED AUGUST 26, 1986, RECORDED IN BOOK 87, PAGE 5256, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
22. PLAT OF SURVEY FILED APRIL 5, 1999, RECORDED IN BOOK 99, PAGE 51361, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
23. PLAT OF SURVEY FILED APRIL 5, 1999, RECORDED IN BOOK 99, PAGE 51366, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (DOES NOT APPLY TO SUBJECT PROPERTY.)
24. TERMS AND CONDITIONS OF RESOLUTION NO. 07-408 FILED NOVEMBER 9, 2007, AS INSTRUMENT NO. 2007- 017972, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (NOT A SURVEY RELATED ITEM.)
25. TERMS AND CONDITIONS OF EASEMENT CONTAINED IN CITY DEED RECORDED MARCH 7, 2012 IN BOOK 2012, PAGE 3359 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. CITY DEED FILED FEBRUARY 26, 2013, RECORDED AS INSTRUMENT NO. 2013-03083, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (AS SHOWN ON SURVEY.)
26. TERMS AND CONDITIONS OF RESOLUTION NO. 14-242, VACATING ALLEYS AND PARTS OF STREETS, FILED SEPTEMBER 19, 2014, AS INSTRUMENT NO. 2014-11464, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. ASSIGNMENT AND DESIGNATION AS SUCCESSOR IN INTEREST TO BEACON PLACE II, LLC FILED JANUARY 28, 2015, RECORDED AS INSTRUMENT NO. 2015-01056, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (AS SHOWN ON SURVEY.)
27. TERMS AND CONDITIONS OF EASEMENTS, SETBACK, COVENANTS AND RESTRICTIONS, AS CONTAINED IN PLAT OF BEACON PLACE 2, FILED FEBRUARY 27, 2015, AS INSTRUMENT NO. 2015-02211. NOTE: L AND N INC DIDN'T SIGN. (PARCEL E) (AS SHOWN ON SURVEY.)
28. TERMS AND CONDITIONS OF REAL ESTATE CONTRACT, BY AND BETWEEN NEW COMMUNITY DEVELOPMENT CORPORATION D/B/A NEIGHBORWORKS HOME SOLUTIONS, SELLERS; AND GREGORY POOR AND G & A PROPERTIES, AS JOINT TENANTS, FILED JULY 14, 2022, AS INSTRUMENT NO. 2022-10132, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (AS SHOWN ON SURVEY.)
29. TERMS AND CONDITIONS OF REAL ESTATE CONTRACT, BY AND BETWEEN BEACON PLACE, LLC; NEW COMMUNITY DEVELOPMENT CORPORATION D/B/A NEIGHBORWORKS HOME SOLUTIONS, SELLERS; AND GREGORY POOR AND G & A PROPERTIES, AS JOINT TENANTS, FILED AUGUST 2, 2022, AS INSTRUMENT NO. 2022-10928, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (NOT A SURVEY RELATED ITEM.)
30. FOR ZONING CLASSIFICATION, URBAN RENEWAL DESIGNATION OR OTHER ORDINANCES PERTAINING TO THE PROPERTY, CONSULT THE APPLICABLE GOVERNMENT AGENCY. (NOT A SURVEY RELATED ITEM.)
31. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. §§499A, ET SEQ.) AND/OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (NOT A SURVEY RELATED ITEM.)

PROPERTY DESCRIPTION

PARCEL A:
LOTS 1-24, INCLUSIVE, BLOCK 38, RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH ALL VACATED ALLEYS LYING WITHIN BLOCK 38, RAILROAD ADDITION.

PARCEL B:
LOTS 1-24, INCLUSIVE, BLOCK 39, RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH ALL VACATED ALLEYS LYING WITHIN BLOCK 39, RAILROAD ADDITION.

PARCEL C:
LOTS 1 THROUGH 24 IN BLOCK 65, IN RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH BOTH NORTH/SOUTH ALLEYS IN BLOCK 65, RAILROAD ADDITION LOCATED BETWEEN 26TH AND 27TH AVENUES, SOUTH 19TH AND SOUTH 20TH STREET AND THAT POINT OF SOUTH 20TH STREET EXTENDING FROM 26TH AVENUE TO 27TH AVENUE AND ABUTTING BLOCKS 65 & 66, RAILROAD ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PARCEL D:
INTENTIONALLY DELETED

PARCEL E:
LOTS 1, 4, 5, 6, 7, 8, 9 AND 10, BEACON PLACE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

DATE OF SURVEY
MAY 23, 2023

PROPERTY ADDRESS
UNKNOWN AND NOT PROVIDED

PROPERTY OWNER

PARCELS A&B	PARCELS C	PARCEL E
G&A PROPERTIES, LLC	GREG S. POOR	BEACON PLACE II, LLC

AREA SUMMARY
PARCEL A: 2.40 ACRES (104,677 SF)
PARCEL B: 2.50 ACRES (108,863 SF)
PARCEL C: 2.91 ACRES (126,877 SF)
PARCEL D: INTENTIONALLY DELETED
PARCEL E: 6.75 ACRES (294,245 SF)
GROSS AREA: 14.56 ACRES (634,662 SF)

ZONING
NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.

NOTES
1. NO VISUAL EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, OR SANITARY LANDFILL WAS OBSERVED.
2. NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY ARE KNOWN. NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF THE SURVEY.
3. PARCEL E HAS DIRECT ACCESS TO PUBLIC 19TH STREET.
4. NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.
5. NO WETLAND MARKERS WERE OBSERVED AND NO FIELD DELINEATION OF WETLANDS WERE MADE FOR THIS SURVEY.
6. NO EARTHWORK ACTIVITY WAS OBSERVED AT THE TIME OF SURVEY.
7. NO OBSERVED ENCROACHMENTS, CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS EXCEPT AS SHOWN ON THE SURVEY.
8. THIS SURVEY WAS MADE ON THE GROUND AS PER THE RECORD FIELD NOTES SHOWN ON THIS SURVEY AND SHOWS (i) THE BOUNDARIES OF THE ESTATE OR INTEREST; (ii) AN OVERLAY OF THE FACILITIES ON THE SUBJECT PROPERTY, (iii) THE NAMES OF THE LANDOWNERS AS CURRENTLY VESTED, (iv) WHERE POSSIBLE THE LOCATION OF RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, DATED APRIL 24TH, 2023, (v) ABUTTING PUBLIC HIGHWAYS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEROF; AND (vi) OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.

FLOODPLAIN
THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, BEING AREA OF MINIMAL FLOOD HAZARD DUE TO LEVEE, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF COUNCIL BLUFFS, IOWA, PANEL NUMBER 19155C0576E, EFFECTIVE DATE FEBRUARY 04, 2005.

CERTIFICATION
TO G&A PROPERTIES, LLC, AN IOWA LIMITED LIABILITY COMPANY, GREG S. POOR, UNION DEVELOPMENT HOLDINGS, AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11(a), 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 23, 2023.

LICENSED PROFESSIONAL LAND SURVEYOR
TARRON MEAIKE
23722
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.

Tarron Meaike, PLS Date

License Number 23722

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
Sheets 1 through 3, of 3

MARK	REVISION	DATE	BY
1	UPDATED TITLE COMMITMENT	10/06/23	TEM

Engineer: Checked By: TEM Scale: 1" = 50'
Technician: AJD Date: 06-08-2023 T-R-S: 74N-44W-2
Project No: 123.0193.01 Sheet 1 of 3

COUNCIL BLUFFS, IA

1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202 | www.snyder-associates.com

THE ANNEX GROUP
ALTA/NSPS LAND TITLE SURVEY
SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 123.0193.01
Sheet 1 of 3

V:\Projects\2023\123.0193.01\ACAD\ALTA_123.0193.dwg TARRON.MEAIKE 2023-6 EXHIBIT L 2023/10/06 12:09 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

BLOCK 17
OWNER: G-A PROPERTIES, LLC
BLOCK 18
OWNER: VICTORY FELLOWSHIP PENECOSTAL
PT. BLOCK 19
OWNER: WAYNE-KATHY, GOFF
OWNER: NEW COMMUNITY DEVELOPMENT CORP
BLOCK 20
24TH AVENUE
BLOCK 40
OWNER: G-A PROPERTIES, LLC
BLOCK 36
BLOCK 39
BLOCK 38
BLOCK 47
BLOCK 48
BLOCK 49
BLOCK 46
OWNER: EGP 2146 COUNCIL BLUFFS, LLC
OWNER: SPRINGFIELD HOSPITALITY INC
OWNER: BEACON PLACE II, LLC
OWNER: MATTHEW S. FISHER
OWNER: MICHAEL MCMANIGAL
OWNER: DEVAULT, IVAN A-RITA J
OWNER: WAYMAN, JASON R-NIKI J

16 RESOLUTION NO. 99-124 VACATING 24TH AVENUE ABUTTING BLOCKS 18 & 39 RAILROAD ADDITION (INST. NO. 98-63966)

14 EASEMENT FOR INGRESS AND EGRESS ACROSS PARKING LOT FOR VEHICULAR TRAFFIC FOR TEMPORARY CONSTRUCTION PURPOSES. (INST. NO. 2019-00641)

11 RESOLUTION NO. 98-79 VACATING ALLEYS (INST. NO. 98-43619)

25 CITY DEED RESERVATION OF PERMANENT & PERPETUAL UTILITIES EASEMENT (BOOK 2012, PAGE 3359) (INST. NO. 2013-03083)

26 RESOLUTION NO.14-242 VACATING NORTH/SOUTH ALLEYS IN BLOCKS 37, 47 & 48 RAILROAD ADDITION (INST. NO. 2014-11464) (INST. NO. 2015-01056)

27 10' UTILITY EASEMENT CONTAINED IN PLAT OF BEACON PLACE 2 (INST. NO. 2015-02211)

22ND STREET (PUBLIC RIGHT-OF-WAY)
20TH STREET (PUBLIC RIGHT-OF-WAY)
21ST STREET (PUBLIC RIGHT-OF-WAY)
19TH STREET (PUBLIC RIGHT-OF-WAY)
25TH AVENUE (PUBLIC RIGHT-OF-WAY)
26TH AVENUE (PUBLIC RIGHT-OF-WAY)
S 19TH ST. CONCRETE
25TH AVE CONCRETE
26TH AVE CONCRETE
ALLEY

PARCEL B
108,863 SF
2.50 AC
PIN:744402309002

PARCEL A
104,677 SF
2.40 AC
PIN:744402332001

PARCEL E
294.245 SF
6.75 AC

BEACON PLACE 2
LOT 1
LOT 2
LOT 3
LOT 4
PIN:744402341004
LOT 5
PIN:744402341005
LOT 6
PIN:744402341006
LOT 7
PIN:744402341007
LOT 8
PIN:744402341008
LOT 9
PIN:744402341009
LOT 10
PIN:744402341010

PIN:744402370003
PIN:744402377004
PIN:744402341001

Wetland Area
Wood Fence
Field Fence
Steel Fence
Metal Zing in 12" Tree
Found 5/8" Rebar W/ Yellow Plastic Cap #10569
Found 5/8" Rebar W/ Red Plastic Cap #17413
Found 5/8" Rebar W/ Pink Tassel
Found 60D Nail W/ Pink Tassel
Found "T" Bar W/ Cap #3684
Found "T" Bar
Found 3/4" Rebar
Found 5/8" Rebar
Sharp Corner
BM502
NE Corner Block 65 Found 5/8" Rebar W/ Yellow Plastic Cap #1157

NW Corner Block 39 Found 5/8" Rebar W/ Orange Plastic Cap #23198
NE Corner Block 39 Found 5/8" Rebar W/ Yellow Plastic Cap #5414
NW Corner Block 38 Found 5/8" Rebar W/ Yellow Plastic Cap, Illegible
NE Corner Block 38 Found 5/8" Rebar W/ Aluminum #3684
SW Corner Block 39 Found 5/8" Rebar
SE Corner Block 39 Found 5/8" Rebar
NW Corner Block 46 Found 5/8" Rebar
NE Corner Block 46 Found 5/8" Rebar
SW Corner Block 38 Found 5/8" Rebar
SE Corner Block 38 Found 5/8" Rebar W/ Yellow Plastic Cap #5414
NW Corner Block 47
SW Corner Block 47 Found "T" Bar
NW Corner Block 48
SE Corner Block 48 Found 5/8" Rebar
NW Corner Lot 2 Found 60D Nail W/ Pink Tassel

330' P
S89°23'15"E 330.24' R
S89°23'11"E 330.14' M

330' P
S89°24'42"E 317.68' R
S89°25'32"E 317.68' M

S87°56'01"E 218.07' R
S89°23'56"E 218.07' M

N0°47'14"E 329.76' R
N0°47'06"E 329.87' M

S0°46'14"W 329.56' M
S0°47'21"W 329.62' R

N0°46'39"E 329.40' R
N0°46'14"E 329.38' M

S0°46'32"W 329.66' M
S0°44'21"W 329.47' R

N0°03'29"E 164.87' R
N0°46'32"E 164.87' M

N89°26'25"W 330.22' M
N89°24'41"W 330.23' R
330' P

N89°22'27"W 317.65' M
N89°24'01"W 317.90' R
330' P

N0°06'37"W 66.00' M
N02°03'29"E 66.00' R
66' P

383.84' R
S89°22'27"E 384.24' M

S89°22'27"E 66.00' M
S87°52'25"E 65.76' R

S0°23'52"W 450.11' M
S0°58'25"W 450.11' R

330' P
N02°19'41"E 329.63' R
N0°47'23"E 329.60' M

N89°23'25"W 704.17' M
704.29' R 726' P

726' P
S89°23'25"E 703.99' M

S89°23'25"E 384.81' M 396'P

L1
L2

66'
54.50' R
55.83' R
55.81' R
100.00' R
52.50' R
67.58' R
67.77' R
12'(D)

F.L.=970.42 18" RCP E
F.L.=970.50 18" RCP W
F.L.=972.38 15" CPP E
F.L.=972.74 15" CPP W
F.L.=970.43 18" RCP SW
Rim=974.88
Rim=975.84 Intake=975.76 F.L.=971.75 30" RCP N & S F.L.=971.75 15" RCP E
Intake=975.75 F.L.=972.67 15" RCP SE & W
Intake=974.99 F.L.=972.52 15" RCP NW & SE
Rim=975.11 Inv=968.91 12" PVC E Inv=967.11 12" PVC N & S
Rim=974.18 Inv=965.32 12" PVC N Inv=964.63 30" RCP E

MATCH LINE
MATCH LINE
MATCH LINE

0 50 FEET

V:\Projects\2023\123.0193.01\CAD\ALTA_123x193.dwg TARRON MEANS 22x34 EXHIBIT L 2023/10/06 2:56 PM ANSI FULL BLED D (34.00 X 22.00 INCHES)

MARK	REVISION	DATE	BY
1	UPDATED TITLE COMMITMENT	10/06/23	TEM

Engineer: | Checked By: TEM | Scale: 1" = 50'
Technician: AJD | Date: 06-08-2023 | T-R-S: 74N-44W-2
Project No: 123.0193.01
Sheet 2 of 3

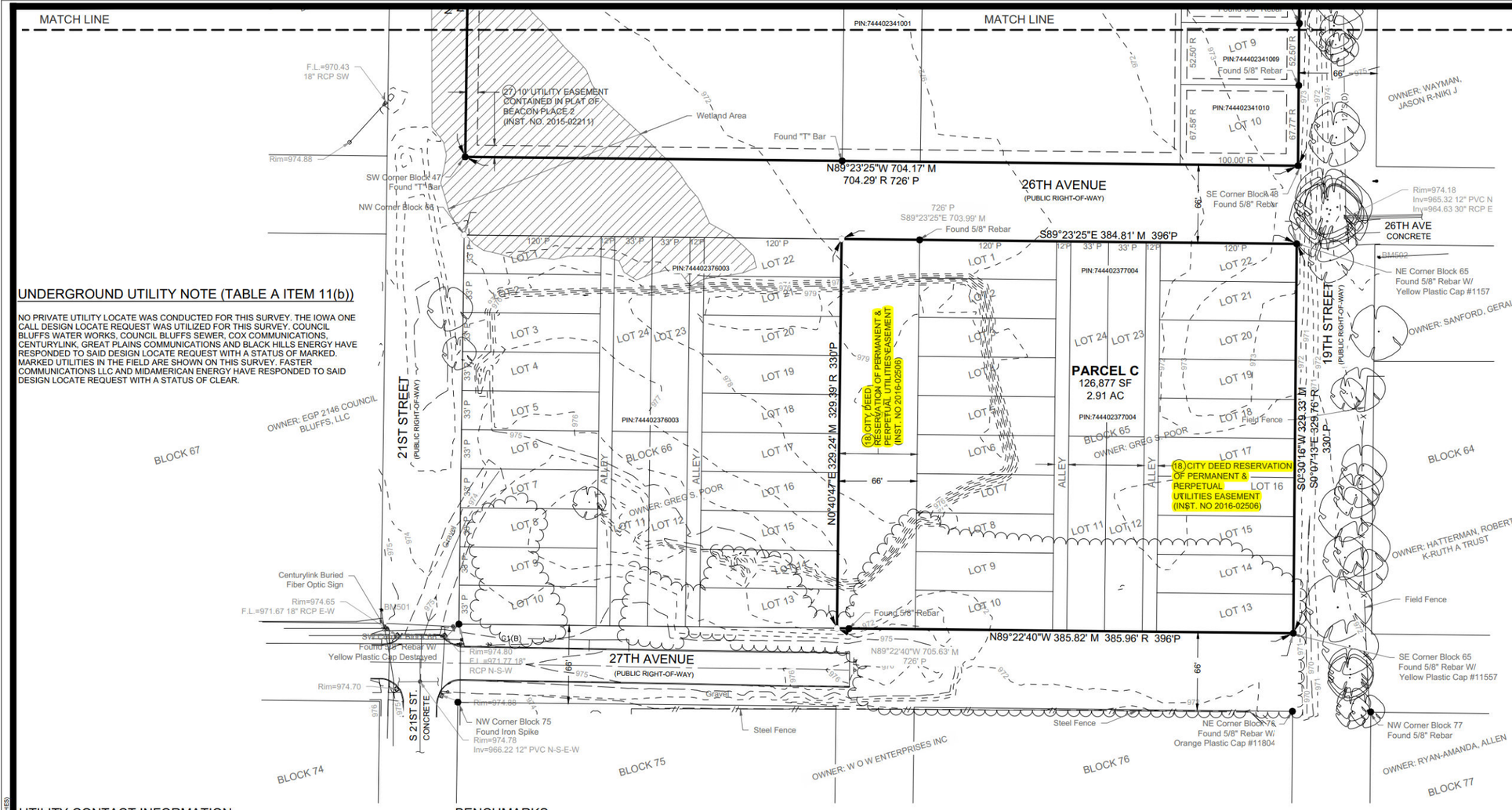
COUNCIL BLUFFS, IA

THE ANNEX GROUP
ALTA/NSPS LAND TITLE SURVEY

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

SNYDER & ASSOCIATES

Project No: 123.0193.01
Sheet 2 of 3



UNDERGROUND UTILITY NOTE (TABLE A ITEM 11(b))

NO PRIVATE UTILITY LOCATE WAS CONDUCTED FOR THIS SURVEY. THE IOWA ONE CALL DESIGN LOCATE REQUEST WAS UTILIZED FOR THIS SURVEY. COUNCIL BLUFFS WATER WORKS, COUNCIL BLUFFS SEWER, COX COMMUNICATIONS, CENTURYLINK, GREAT PLAINS COMMUNICATIONS AND BLACK HILLS ENERGY HAVE RESPONDED TO SAID DESIGN LOCATE REQUEST WITH A STATUS OF MARKED. MARKED UTILITIES IN THE FIELD ARE SHOWN ON THIS SURVEY. FASTER COMMUNICATIONS LLC AND MIDAMERICAN ENERGY HAVE RESPONDED TO SAID DESIGN LOCATE REQUEST WITH A STATUS OF CLEAR.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552303205.

W1-WATER MAIN	COUNCIL BLUFFS WATER WORKS BRIAN CADY 712-328-1006 BCADY@CBWATERWORKS.COM
S1-SANITARY SEWER ST1-STORM SEWER	COUNCIL BLUFFS SEWER MARTY SELL 712-328-4641 JDPETERSEN@COUNCILBLUFFS-IA.GOV
FO2-FIBER OPTIC	COX COMMUNICATIONS JEREMY DIXON 405-213-5142 JEREMY.DIXON@COX.COM
FO1-FIBER OPTIC	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
CLEAR PER EMAIL	FASTER COMMUNICATIONS LLC SALLY STANLEY 650-965-4285 SALLY@FASTERCOMM.COM
FO3-FIBER OPTIC	GREAT PLAINS COMMUNICATIONS RICK FITCHHORN 402-456-6562 RFITCHHORN@GPCOM.COM
CLEAR PER EMAIL	MIDAMERICAN ENERGY DAVID FITCH 712-366-5669 DLFITCH@MIDAMERICAN.COM
G1-GAS MAIN	BLACK HILLS ENERGY CHRIS DEWEY 712-580-6028 CHRIS.DEWEY@BLACKHILLSCORP.COM

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM501	N=6958997- E=16461041- Z=977.87 ARROWHEAD ON HYDRANT (AS SHOWN ON SURVEY)
BM502	N=6959295- E=16461885- Z=976.20 SE TOP BOLT ON HYDRANT (AS SHOWN ON SURVEY)
BM503	N=6959813- E=16461872- Z=978.35 ARROWHEAD ON HYDRANT (AS SHOWN ON SURVEY)

DATE OF SURVEY

MAY 23, 2023

BASIS OF BEARING

IA REGIONAL CS ZONE 6
US SURVEY FEET;
NAD 83(2011)
EPOCH 2010.0000

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

0 50
FEET

MARK	REVISION	DATE	BY
1	UPDATED TITLE COMMITMENT	10/06/23	TEM

Engineer: Scale: 1" = 50'
Checked By: TEM
Technician: AJD Date: 06-08-2023 T-R-S: 74N-44W-2
Project No: 123.0193.01

Sheet 3 of 3

COUNCIL BLUFFS, IA

THE ANNEX GROUP

ALTA/NSPS LAND TITLE SURVEY

SNYDER & ASSOCIATES, INC.

1751 MADISON AVE
COUNCIL BLUFFS, IOWA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0193.01
Sheet 3 of 3

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