Attachment 'D'

UNION AT BLUFFS RUN
FINAL PLAT

A REPLAT OF BLOCKS 38, 39 & 65 IN RAILROAD ADDITION AND LOTS 1, 4, 5, 6, 7, 8, 9 & 10 IN BEACON PLACE 2 TOGETHER WITH ADJACANT VACATED PORTIONS OF 24TH AVENUE, 25TH AVENUE, 26TH AVENUE, 20TH STREET AND 21ST STREET, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON E. MEAIKE
SNYDER & ASSOCIATES, INC.
231 BENNETT AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
tmeaike@snyder-associates.com

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
BLOCKS 38, 39 AND 65
RAILROAD ADDITION &
LOTS 1, 4, 5, 6, 7, 8, 9, AND 10
BEACON PLACE 2
SEC. 02-74-44

REQUESTED BY:
THE ANNEX GROUP

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 WITH 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 PRCHIBITED: 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 HERIN 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 RESTORATIONS: 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 ARE WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AND EXERCISE OF THE CITY'S RIGHT 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 RESERVATIONS: GRANTOR RESERVED 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.

2. NO PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE RECORDED WITH THE SUBDIVISION ON THE PLAT.

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

BY : _____
GREG S. POOR, G & A PROPERTIES 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 GREG S. POOR, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF G & A PROPERTIES LLC AND GREG S. POOR ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID G & A PROPERTIES 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 DATE

ATTESTED TO BY:

_____
CITY CLERY: JODI QUAKENBUSH

_____
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 THE UNION AT BLUFFS RUN, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

PROPERTY DESCRIPTION

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 AND 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 AND 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 AND LOTS 1, 4, 5, 6, 7, 8, 9 AND 10, BEACON PLACE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND ALL OF THE 26TH AVENUE RIGHT-OF-WAY LYING WEST OF 19TH STREET AND EAST OF THE WEST LINE OF VACATED 20TH STREET EXTENDED NORTHERLY TO THE SOUTH LINE OF LOT 1, BEACON PLACE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND ALL OF THE 25TH AVENUE RIGHT OF WAY LYING EAST OF 21ST STREET AND WEST OF THE EAST RIGHT OF WAY LINE OF 20TH STREET AND ALL OF THE 20TH STREET RIGHT OF WAY LYING NORTH OF 25TH AVENUE AND SOUTH OF THE SOUTH LINE OF LOT 7 OF BEACON PLACE SUBDIVISION, AND ALL OF THE 21ST STREET RIGHT OF WAY LYING NORTH OF 25TH AVENUE AND SOUTH OF 24TH AVENUE AND THE SOUTH 27.57 FEET OF THE 24TH AVENUE RIGHT OF WAY LYING EAST OF THE WEST RIGHT OF WAY LINE OF 21ST STREET AND WEST OF THE WEST LINE OF LOT 7, BEACON PLACE SUBDIVISION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 39; THENCE NORTH 00°47'06" EAST ALONG THE WEST LINE OF SAID BLOCK 39, A DISTANCE OF 329.87 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 39; THENCE SOUTH 89°23'11" EAST ALONG THE NORTH LINE OF SAID BLOCK 39, A DISTANCE OF 330.14 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 39; THENCE NORTH 00°46'14" EAST, 27.57 FEET TO THE SOUTHWEST CORNER OF VACATED 24TH AVENUNE BY COURT ORDER SURVEY RECORDED IN BOOK 85 PAGE 14298 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°22'56" EAST ALONG THE SOUTH LINE OF SAID VACATED 24TH AVENUE, 277.90 FEET TO THE SOUTHEAST CORNER OF SAID VACATED 24TH AVENUE AND A POINT ON THE WEST LINE OF LOT 7 OF BEACON PLACE SUBDIVISON; THENCE SOUTH 02°04'11" WEST ALONG SAID WEST LINE, 27.58 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 38 AND THE SOUTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTH 89°25'32" EAST ALONG THE NORTH LINE OF SAID BLOCK 38 AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 106.41 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 38; THENCE SOUTH 00°46'32" WEST ALONG THE EAST LINE OF SAID BLOCK 38 AND THE WEST LINE OF SAID LOT 7, A DISTANCE OF 164.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89°23'56" EAST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 284.07 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BEACON PLACE 2; THENCE SOUTH 00°30'29" WEST ALONG THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3 OF SAID BEACON PLACE 2, A DISTANCE OF 110.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°24'33" EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 99.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°28'52" WEST ALONG THE EAST LINE OF SAID BEACON PLACE 2, A DISTANCE OF 450.10 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BEACON PLACE 2; THENCE SOUTH 00°56'16" WEST, 66.00 FEET TO THE NORTHEAST CORNER OF BLOCK 65 OF SAID RAILROAD ADDITION; THENCE SOUTH 00°30'16" WEST ALONG THE EAST LINE OF SAID BLOCK 65, A DISTANCE OF 329.33 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 65; THENCE NORTH 89°22'40" WEST ALONG THE SOUTH LINE OF SAID BLOCK 65 AND THE NORTH LINE OF 27TH AVENUE, 385.82 FEET TO THE SOUTHEAST CORNER OF BLOCK 66 OF SAID RAILROAD ADDITION; THENCE NORTH 00°40'47" EAST ALONG THE EAST LINE OF SAID BLOCK 66, A DISTANCE OF 329.24 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 66; THENCE NORTH 00°27'27" EAST, 66.00 FEET TO A POINT OF THE SOUTH LINE OF LOT 1 OF SAID BEACON PLACE 2; THENCE NORTH 89°23'25" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 318.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°47'23" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 329.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF BLOCK 47 OF SAID RAILROAD ADDITION; THENCE NORTH 00°23'45" EAST, 66.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 38 OF SAID RAILROAD ADDITION; THENCE NORTH 89°26'01" WEST, 66.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 39 OF SAID RAILROAD ADDITION; THENCE NORTH 89°26'01" WEST ALONG THE SOUTH LINE OF SAID BLOCK 39, A DISTANCE OF 330.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.66 ACRES MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY
MAY 23, 2023

PROPERTY ADDRESS
UNKNOWN AND NOT PROVIDED

PROPERTY OWNERS
G&A PROPERTIES, LLC & GREGORY S. POCR
526 CRESCENT DR
CRESCENT, IA 51526

AREA SUMMARY
LOT 1 GROSS AREA: 10.62 ACRES (462,764 SF)
LOT 2 GROSS AREA: 6.04 ACRES (262,963 SF)

BASIS OF BEARING
IA REGIONAL CS ZONE 6
US SURVEY FEET
IA RTN DERIVED
NAD83(2011)(EPOCH 2010.0000)

LEGEND

FEATURES	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Cap #23722 w/Yellow Plastic Cap (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⊢⊣	⊢⊣
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	——— – ———	
Section Line	——— – ———	
1/4 Section Line	——— – – ———	
1/4 1/4 Section Line	—— - - —— - - ——	
Easement Line	—— —— —— ——	

TARRON MEAIKE
P23722
IOWA
LICENSED PROFESSIONAL LAND SURVEYOR

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 P23722

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: TEM	Scale: 1" = 20'	
Technician: AJD	Date: 11-08-23	T-R-S: 74N-44W-2	

Project No: 123.0193.01

Sheet 1 of 3

UNION AT BLUFFS RUN
FINAL PLAT
COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
231 BENNETT AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0193.01

Sheet 1 of 3

V:\Projects\2023\123.0193.01\CAD\01230193_FPT.dwg, JEREMY W MCCORMICK, FINAL PLAT, 2023/11/29, 3:25 PM, ANSI B (11.00 X 22.00 INCHES)

BLOCK 17
OWNER: G-A PROPERTIES, LLC
BLOCK 18
(16) RESOLUTION NO. 99-124 VACATING 24TH AVENUE ABUTTING BLOCKS 18 & 39 RAILROAD ADDITION (INST. NO. 98-63966)
OWNER: VICTORY FELLOWSHIP PENECOSTAL
PT. BLOCK 19
OWNER: WAYNE-KATHY, GOFF
OWNER: NEW COMMUNITY DEVELOPMENT CORP
BLOCK 20
24TH AVENUE
NW Corner Block 39 Found 5/8" Rebar W/ Orange Plastic Cap #23198
66'
330' P
S89°23'15"E 330.24' R
S89°23'11"E 330.14' M
N0°46'14"E 27.57' M
S89°22'56"E 277.90' M
COURT ORDER SURVEY (BOOK 85, PAGE 14298)
S2°04'11"W 27.58' M
N87°55'21"W 106.64' P
S89°25'32"E 106.41' M
NE Corner Block 38 Found 5/8" Rebar W/ Aluminum #3684
Found 5/8" Rebar
NW Corner Block 38 Found 5/8" Rebar W/ Yellow Plastic Cap, Illegible
NE Corner Block 39 Found 5/8" Rebar W/Yellow Plastic Cap #5414
120' P
12'P
33' P
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
BLOCK 39
BLOCK 38
ALLEY
(11) RESOLUTION NO. 98-79 VACATING ALLEYS (INST. NO. 98-43619)
LOT 2
262,963 SF
6.04 AC
330' P
N0°47'14"E 329.76' R
N0°47'06"E 329.87' M
22ND STREET
(PUBLIC RIGHT-OF-WAY)
21ST STREET
(TO BE VACATED)
20TH STREET
(TO BE VACATED)
OWNER: G-A PROPERTIES, LLC
OWNER: NEW COMMUNITY DEVELOPMENT CORP
S0°46'32"W 164.83' M
N02°10'40"E 164.94' P
S0°46'32"W 329.66' M
S0°44'21"W 329.47' R
330' P
Found 3/4" Rebar
Found 5/8" Rebar W/ Yellow Plastic Cap #10569
S89°24'30"E 66.00'
S89°23'56"E 284.07' M
S89°23'56"E 218.07'
NW Corner Lot 2 Found 60D Nail W/ Pink Tassel
100.00' R
OWNER: MATTHEW S. FISHER
LOT 2 BEACON PLACE 2
55.83' R
55.81' R
L3
Found 5/8" Rebar W/ Red Plastic Cap #17413
LOT 3
OWNER: MICHAEL MCMANIGAL
54.50' R
L4
Found 5/8" Rebar W/ Red Plastic Cap #17413
LOT 4
54.50' R
54.50' R
10' P.U.E.
Found 60D Nail W/ Pink Tassel
10' UTILITY EASEMENT (INST. NO. 2015-02211)
N0°46'32"E 164.83' M
SE Corner Block 38
S89°22'27"E 15.00' M
60' INGRESS/EGRESS AND PUBLIC UTILITY EASEMENT
Found 5/8" Rebar W/ Red Plastic Cap #17413
100.00' R
LOT 5
51.09' R
51.84' R
10' P.U.E.
Found 5/8" Rebar W/ Red Plastic Cap #17413
LOT 6
52.50' R
Found 5/8" Rebar W/ Red Plastic Cap #17413
LOT 7
BEACON PLACE 2
Found 5/8" Rebar
LOT 8
Found 5/8" Rebar
LOT 9
Found 5/8" Rebar
LOT 10
67.58' R
67.77' R
100.00' R
S0°28'52"W 450.10' M
S01°58'25"W 450.11' R
19TH STREET
(PUBLIC RIGHT-OF-WAY)
BLOCK 36
BLOCK 40
OWNER: G-A PROPERTIES, LLC
SW Corner Block 39 Found 5/8" Rebar
SE Corner Block 39
N89°26'01"W 330.22' M
N89°26'01"W 66.00' M
25TH AVENUE
N0°23'45"E 66.00' M
SW Corner Block 38
NW Corner Block 47
25TH AVENUE
(TO BE VACATED)
N0°06'38"W 66.01' M
S89°22'27"E 303.24' M
N89°22'27"W 317.65' M
N89°24'01"W 317.90' R
330' P
OWNER: SPRINGFIELD HOSPITALITY INC
Point Of Beginning NW Corner Block 46 Found 5/8" Rebar
OWNER: EGP 2146 COUNCIL BLUFFS, LLC
NE Corner Block 46 Found 5/8" Rebar
21ST STREET
(PUBLIC RIGHT-OF-WAY)
330' P
N0°19'41"E 329.63' R
N0°47'23"E 329.60' M
LOT 1
462,764 SF
10.62 AC
BLOCK 47
OWNER: GREGORY POOR
BLOCK 48
LOT 1 BEACON PLACE 2
BLOCK 46
OWNER: EGP 2146 COUNCIL BLUFFS, LLC
BLOCK 49
OWNER: DEVAULT, IVAN A-RITA J
MATCH LINE
10' UTILITY EASEMENT (INST. NO. 2015-02211)
OWNER: WAYMAN, JASON R-NIKI J
Found "T" Bar
N89°23'25"W 704.17' M
704.29' R 726' P
N89°23'25"W 318.80' M
SW Corner Block 47 Found "T" Bar
26TH AVENUE
(PUBLIC RIGHT-OF-WAY)
N0°27'27"E 66.00' M
26TH AVENUE
(TO BE VACATED)
726' P
S89°23'25"E 703.99' M
Found 5/8" Rebar
S89°23'25"E 384.81' M 396'P
SE Corner Block 48 Found 5/8" Rebar
10' P.U.E.
66.00' M
S0°56'16"W
NW Corner Block 66
NE Corner Block 65 Found 5/8" Rebar W/ Yellow Plastic Cap #1157
0
50
FEET

MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: TEM	Scale: 1" = 50'	
Technician: AJD	Date: 11-08-23	T-R-S: 74N-44W-2	
Project No: 123.0193.01		Sheet 2 of 3	

COUNCIL BLUFFS, IOWA

UNION AT BLUFFS RUN

FINAL PLAT

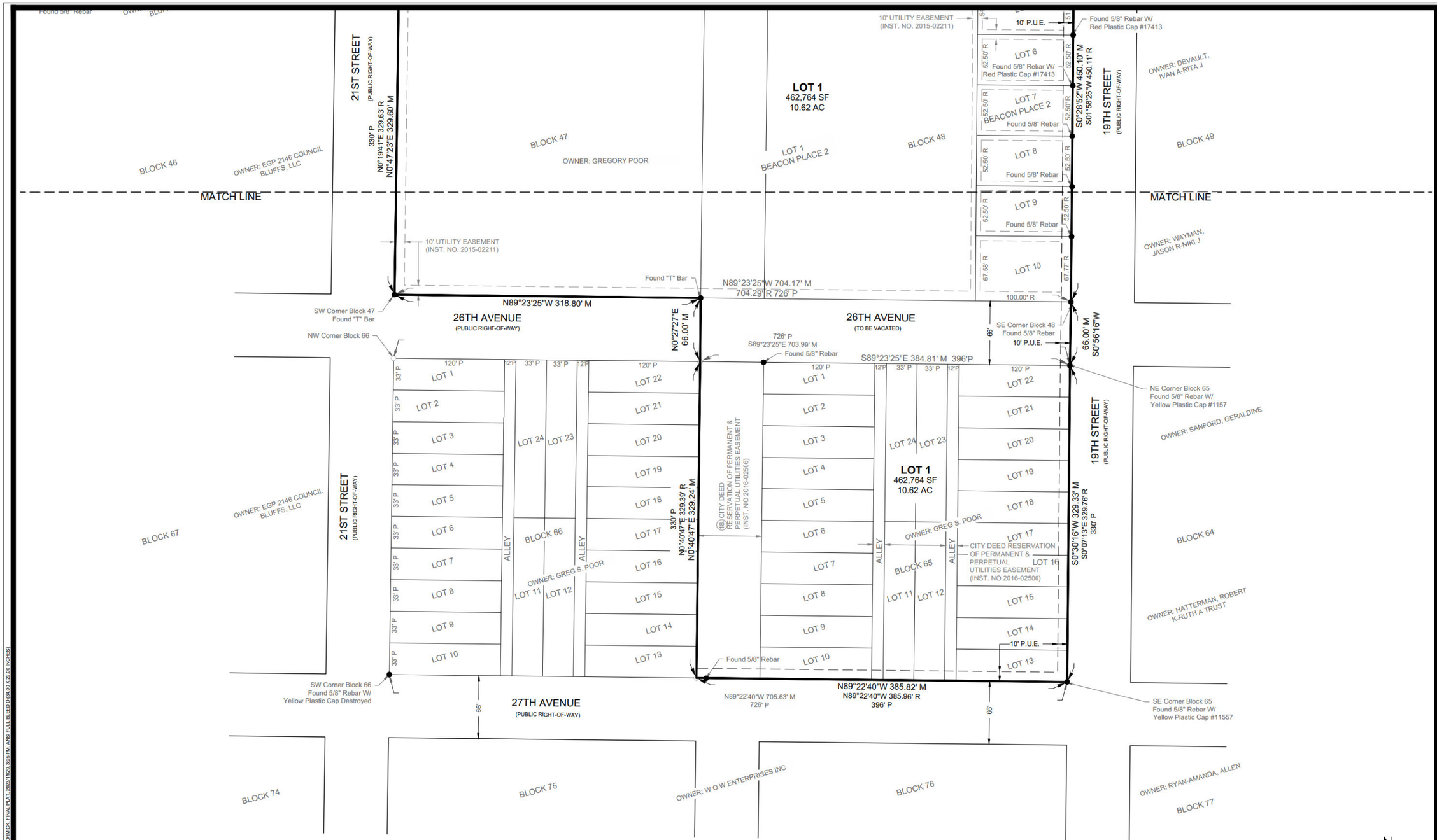
SNYDER & ASSOCIATES, INC.
231 BENNETT AVENUE
COUNCIL BLUFFS, IOWA 51503
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SNYDER & ASSOCIATES

Project No: 123.0193.01

Sheet 2 of 3

V:\Projects\2023\123.0193.01\CAD\01\20193_FPT.dwg, JEREMY W.MCCORMICK, FINAL PLAT, 2023/11/29, 3:25 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: TEM	Scale: 1" = 50'	
Technician: AJD	Date: 11-08-23	T-R-S: 74N-44W-2	

Project No: 123.0193.01

Sheet 3 of 3

COUNCIL BLUFFS, IOWA

UNION AT BLUFFS RUN

FINAL PLAT

SNYDER & ASSOCIATES, INC.
231 BENNETT AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 123.0193.01

Sheet 3 of 3

V:\Projects\2023\123.0193.01\CAD\01-2019\3_FPT.dwg, JEREMY W MCCORMICK, FINAL PLAT, 2/20/31/29, 3:25 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)