ATTACHMENT A

OAK VIEW ESTATES
FINAL PLAT

A REPLAT OF PARCEL "D" OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON 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:
NE 1/4 SE 1/4
SEC. 33-T75N-R43W
POTTAWATTAMIE, IOWA
OWNER/REQUESTED BY:
LUKE NORVILLE

PLAT DESCRIPTION

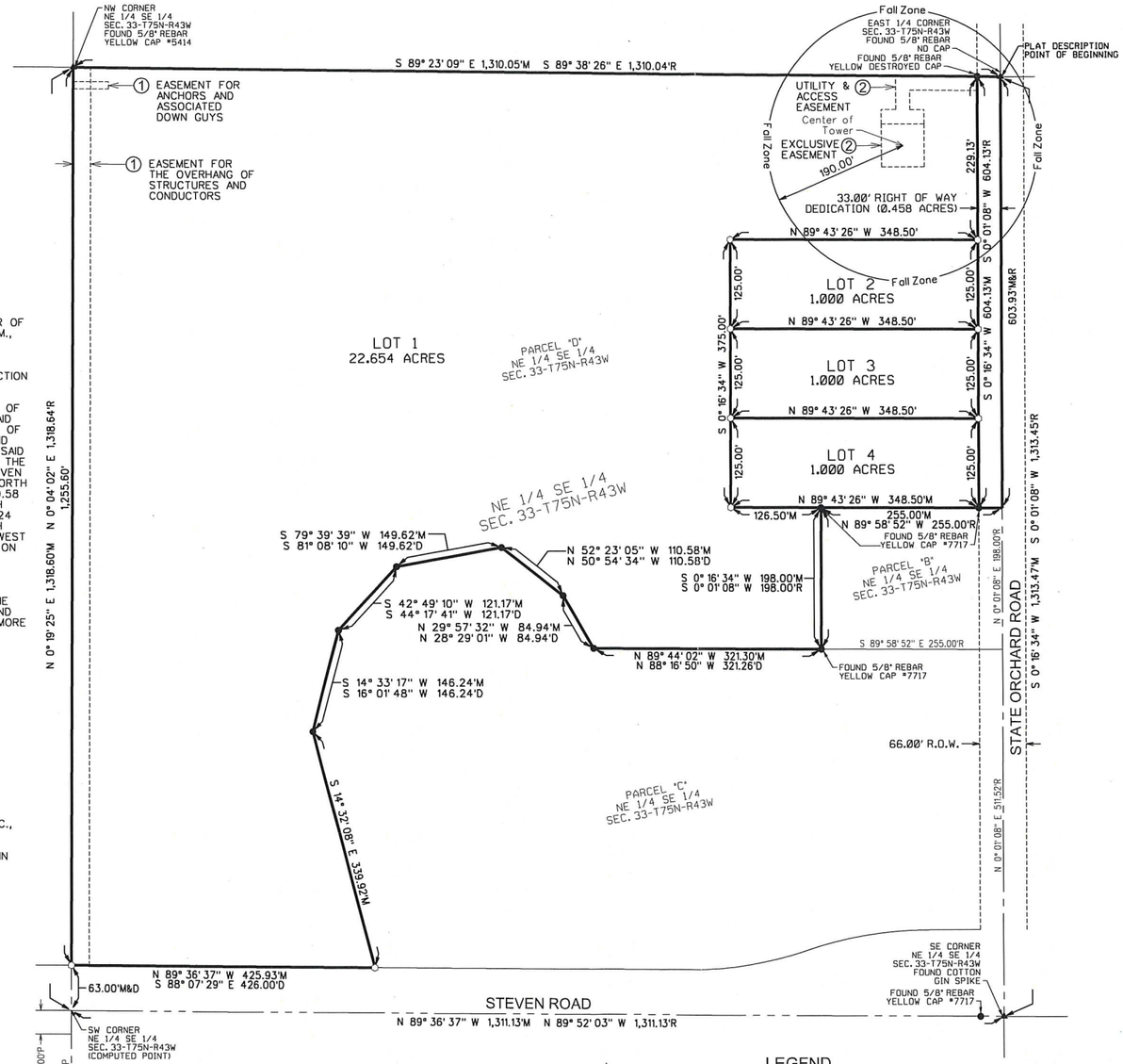
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE SOUTH 0° 16' 34" WEST ALONG THE EAST LINE OF SAID SECTION 33 A DISTANCE OF 603.93 FEET TO THE NORTHEAST CORNER OF PARCEL "B" OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89° 43' 26" WEST ALONG THE NORTH LINE OF SAID PARCEL "B", 255.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 0° 16' 34" WEST ALONG THE WEST LINE OF SAID PARCEL "B", 198.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B" AND THE SOUTHEASTERLY CORNER OF PARCEL "D" OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "D" FOR THE FOLLOWING SEVEN COURSES: THENCE NORTH 89° 44' 02" WEST, 321.30 FEET; THENCE NORTH 29° 57' 32" WEST, 84.94 FEET; THENCE NORTH 52° 23' 05" WEST, 110.58 FEET; THENCE SOUTH 79° 39' 39" WEST, 149.62 FEET; THENCE SOUTH 42° 49' 10" WEST, 121.17 FEET; THENCE SOUTH 14° 33' 17" WEST 146.24 FEET; THENCE SOUTH 14° 32' 08" EAST, 339.92 FEET TO THE NORTH RIGHT OF WAY LINE OF STEVEN ROAD; THENCE NORTH 89° 36' 37" WEST ALONG SAID NORTH RIGHT OF WAY LINE, 425.93 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 0° 19' 25" EAST ALONG SAID WEST LINE, 1255.60 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89° 23' 09" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1310.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.112 ACRES MORE OR LESS, INCLUDING 0.458 ACRES MORE OR LESS OF PUBLIC ROAD RIGHT OF WAY.

EXISTING EASEMENTS

① TRANSMISSION LINE EASEMENT TO MIDWEST POWER SYSTEMS, INC., FILED DECEMBER 18 , 1992 IN BOOK 93, PAGE 18023

② EASEMENT AND ASSIGNMENT AGREEMENT, FILED MARCH 31, 2017 IN BOOK 2017, PAGE 03808.



BASIS OF BEARING

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

0 100
FEET

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #23722 (Unless Otherwise Noted)		○
5/8" Rebar, Aluminum Cap #11416 (Unless Otherwise Noted)	●	
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		

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 2/5/2024

Tarron Mealke, PLS — Date

License Number 23722

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:

Sheet 1 of 1

TARRON MEAIKE 23722 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

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 ANY 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.

2. PRIVATE RESTRICTIONS AND/OR COVENANTS FOR OAK VIEW ESTATES WILL BE RECORDED SEPARATELY.

KNOW ALL PERSONS BY THESE PRESENTS THAT LUKE NORVILLE AND NATALIE NORVILLE BEING THE OWNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS LOTS 1 THROUGH 4 TO BE KNOWN AS OAK VIEW ESTATES. LUKE NORVILLE AND NATALIE NORVILLE DO HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE RIGHT-OF-WAY FOR STATE ORCHARD ROAD (0.458 ACRES).

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____ , 2024

BY: _____ BY: _____
LUKE NORVILLE NATALIE NORVILLE

STATE OF IOWA } SS.
COUNTY OF POTTAWATTAMIE }

ON THIS _____ DAY OF _____ , 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED LUKE NORVILLE AND NATALIE NORVILLE, HUSBAND AND WIFE, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THE ABOVE AND FORGOING INSTRUMENT WAS SIGNED ON THEIR BEHALF AND ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

_____
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, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE OAK VIEW ESTATES, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

MARK	REVISION	DATE	BY
Engineer: XXX	Checked By: TEM	Scale: 1"= 100'	
Technician: TEM	Date: 12/05/2023	Field Bk:	Pg:
Project No: 1231362		Sheet 1 of 1	

COUNCIL BLUFFS, IA
231 BENNETT AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

OAK VIEW ESTATES
FINAL PLAT
SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 1231362
Sheet 1 of 1

V:\RefLibrary\CAD\Standards\Work Space\Standards\Printing\Pen_Tables\Date Ttl Styles\Landscape\22"x34".ctb
FINAL PLAT 1:100
2/5/2024 10:53:57 AM
SnyderLocal V:\Projects\2023\123.1362.10\C4D\1231362_FINAL PLAT_BND.dgn