Attachment A

RECORDER'S INDEX
ALIQUOT PART: SW 1/4 SW 1/4
SECTION: 27 /TOWNSHIP: 74 / RANGE: 43
ALIQUOT PART: S 1/2
SECTION: 28 /TOWNSHIP: 74 / RANGE: 43
ALIQUOT PART: SE 1/4
SECTION: 29 /TOWNSHIP: 74 / RANGE: 43
ALIQUOT PART: NE 1/4
SECTION: 32 /TOWNSHIP: 74 / RANGE: 43
ALIQUOT PART: N 1/2
SECTION: 33 /TOWNSHIP: 74 / RANGE: 43
ALIQUOT PART: NW 1/4 NW 1/4
SECTION: 34 /TOWNSHIP: 74 / RANGE: 43
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: QUESTA LLC
PROPRIETOR: MIDAMERICAN ENERGY COMPANY
REQUESTED BY: HDR ENGINEERING INC.
DATE OF FIELD SURVEY: SEPTEMBER 8, 2023

PREPARED BY: DAVID E. FORSYTHE, P.L.S., HGM ASSOCIATES INC., P.O. BOX 919, COUNCIL BLUFFS, IOWA 51502 (712)323-0530

DEDICATION:

KNOW ALL PERSONS THAT QUESTA LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE SOLE OWNER OF LAND TO BE PLATTED AS LOT 1 HEREIN, AND MIDAMERICAN ENERGY COMPANY, AN IOWA CORPORATION, AS THE SOLE OWNER OF LAND TO BE PLATTED AS LOTS 2 AND THE SOLE OWNER OF A PORTION OF LAND TO BE PLATTED AS LOT 3 HEREIN, CONSENT TO THIS PLAT TO BE KNOW AS SOUTHLANDS SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND HAVE CAUSED SAID PROPERTY TO BE SO PLATTED.

AS PART OF THIS PLATTING, QUESTA LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MIDAMERICAN ENERGY COMPANY, AN IOWA CORPORATION DOES HEREBY DEDICATE TO MIDAMERICAN ENERGY COMPANY, AN IOWA CORPORATION IT'S SUCCESSORS AND ASSIGNS A TRANSMISSION LINE WITHIN LOT 1 AS SHOWN ON SHEET 10 OF 11 AND SHEET 11 OF 11.

WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT,

A. NO PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE A PART OF THE SUBJECT DEVELOPMENT.
B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

QUESTA LLC, A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS PLAT ON THIS

_____DAY OF_____, 2024.

BY: QUESTA LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NOTARY PUBLIC
SEE ATTACHED NOTARY ACKNOWLEDGEMENT

MIDAMERICAN ENERGY COMPANY

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS PLAT ON THIS

_____DAY OF_____, 2024.

BY: _____

STATE OF)
) SS.
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF_____, 2024, BY _____.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN SOUTHLANDS SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE

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

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SOUTHLANDS SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 27, ALL OF THE SOUTH HALF OF SECTION 28 (INCLUDING ALL OF PARCEL "A", PARCEL "B" AND A PORTION OF PARCEL "C" IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), ALL OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4), ALL OF LOTS 1 AND 2 IN THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 1 AND ALL OF LOT 1 IN THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 2 ALL IN SECTION 29, ALL OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 32, A PORTION OF THE NORTH HALF OF SECTION 33 INCLUDING ALL OF PARCEL "A" IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4), PARCEL "A" IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4) AND A PORTION OF PARCEL "C" IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA

OWNER:
QUESTA LLC
1600 AMPHITHEATRE PARKWAY
MOUNTAIN VIEW, CA 94043

OWNER:
MIDAMERICAN ENERGY COMPANY
PO BOX 657
DES MOINES, IA 50306-0657

DEVELOPER:
QUESTA LLC
1600 AMPHITHEATRE PARKWAY
MOUNTAIN VIEW, CA 94043

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 27, ALL OF THE SOUTH HALF OF SECTION 28 (INCLUDING ALL OF PARCEL "A", PARCEL "B" AND A PORTION OF PARCEL "C" IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), ALL OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4), ALL OF LOTS 1 AND 2 IN THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 1 AND ALL OF LOT 1 IN THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 2 ALL IN SECTION 29, ALL OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 32, A PORTION OF THE NORTH HALF OF SECTION 33 INCLUDING ALL OF PARCEL "A" IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4), PARCEL "A" IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4) AND A PORTION OF PARCEL "C" IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER(NW1/4NW1/4) OF SECTION 34, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5th PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 OF THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 2;

THENCE ON THE NORTH LINE OF SAID LOT 1 AND IT'S EASTERLY PROLONGATION, SOUTH 88 DEGREES 02 MINUTES 34 SECONDS EAST, 2602.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF(S1/2) OF SECTION 28;

THENCE ON THE NORTH LINE OF SAID SOUTH HALF(S1/2), SOUTH 88 DEGREES 40 MINUTES 31 SECONDS EAST, 5295.06 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF(S1/2);

THENCE ON THE EAST LINE OF SAID SOUTH HALF(S1/2), SOUTH 01 DEGREE 11 MINUTES 46 SECONDS WEST, 1317.77 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER(SW1/4SW1/4);

THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER(SW1/4SW1/4), SOUTH 88 DEGREES 18 MINUTES 48 SECONDS EAST, 1306.59 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER(SW1/4SW1/4);

THENCE ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER(SW1/4SW1/4), SOUTH 01 DEGREE 22 MINUTES 24 SECONDS WEST, 235.37 FEET TO A POINT ON THE CENTERLINE OF WABASH AVENUE;

THENCE ON SAID CENTERLINE THE FOLLOWING 3 COURSES:
1. SOUTH 31 DEGREES 35 MINUTES 35 SECONDS WEST, 3080.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 955.00 FEET;
2. SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 10 MINUTES 45 SECONDS, 469.69 FEET;
3. SOUTH 59 DEGREES 46 MINUTES 21 SECONDS WEST, 1377.30 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF(N1/2) OF SECTION 33;

THENCE ON SAID SOUTH LINE, NORTH 88 DEGREES 28 MINUTES 19 SECONDS WEST, 506.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 31 DEGREES 10 MINUTES 19 SECONDS EAST, 1206.00 FEET, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF BUNGE AVENUE;

THENCE WESTERLY ON SAID CURVE AND ON SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 59 DEGREES 17 MINUTES 17 SECONDS, 1247.93 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH HALF(N1/2);

THENCE ON SAID SOUTH LINE, NORTH 88 DEGREES 28 MINUTES 19 SECONDS WEST, 1829.54 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER(NE1/4);

THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER(NE1/4), NORTH 88 DEGREES 21 MINUTES 45 SECONDS WEST, 2643.01 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER(NE1/4);

THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER(NE1/4), NORTH 01 DEGREE 08 MINUTES 49 SECONDS EAST, 2613.58 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2 OF THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 1;

THENCE ON SAID SOUTH LINE, NORTH 87 DEGREES 56 MINUTES 18 SECONDS WEST, 26.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;

THENCE ON SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES:
1. NORTH 03 DEGREES 45 MINUTES 22 SECONDS EAST, 2000.00 FEET:
2. NORTH 86 DEGREES 14 MINUTES 38 SECONDS WEST, 100.00 FEET
3. NORTH 03 DEGREES 45 MINUTES 22 SECONDS EAST, 661.49 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1 IN THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 2;

THENCE ON SAID NORTH LINE, SOUTH 88 DEGREES 23 MINUTES 48 SECONDS EAST, 38.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 972.943 ACRES(MORE OR LESS) INCLUDING 5.379 ACRES(MORE OR LESS) OF WABASH AVENUE RIGHT-OF-WAY AND 14.937 ACRES(MORE OR LESS) OF PONY CREEK RIGHT-OF-WAY.

NOTE:

A PERPETUAL EASEMENT IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES 10 FEET WIDE ALONG THE PERIMETER OF SOUTHLANDS SUBDIVISION.

PROFESSIONAL LAND SURVEYOR
DAVID E. FORSYTHE
25604
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.

MARCH 20, 2024
DAVID E. FORSYTHE DATE
LICENSE NUMBER 25604
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 2 SHEET 2 OF 2

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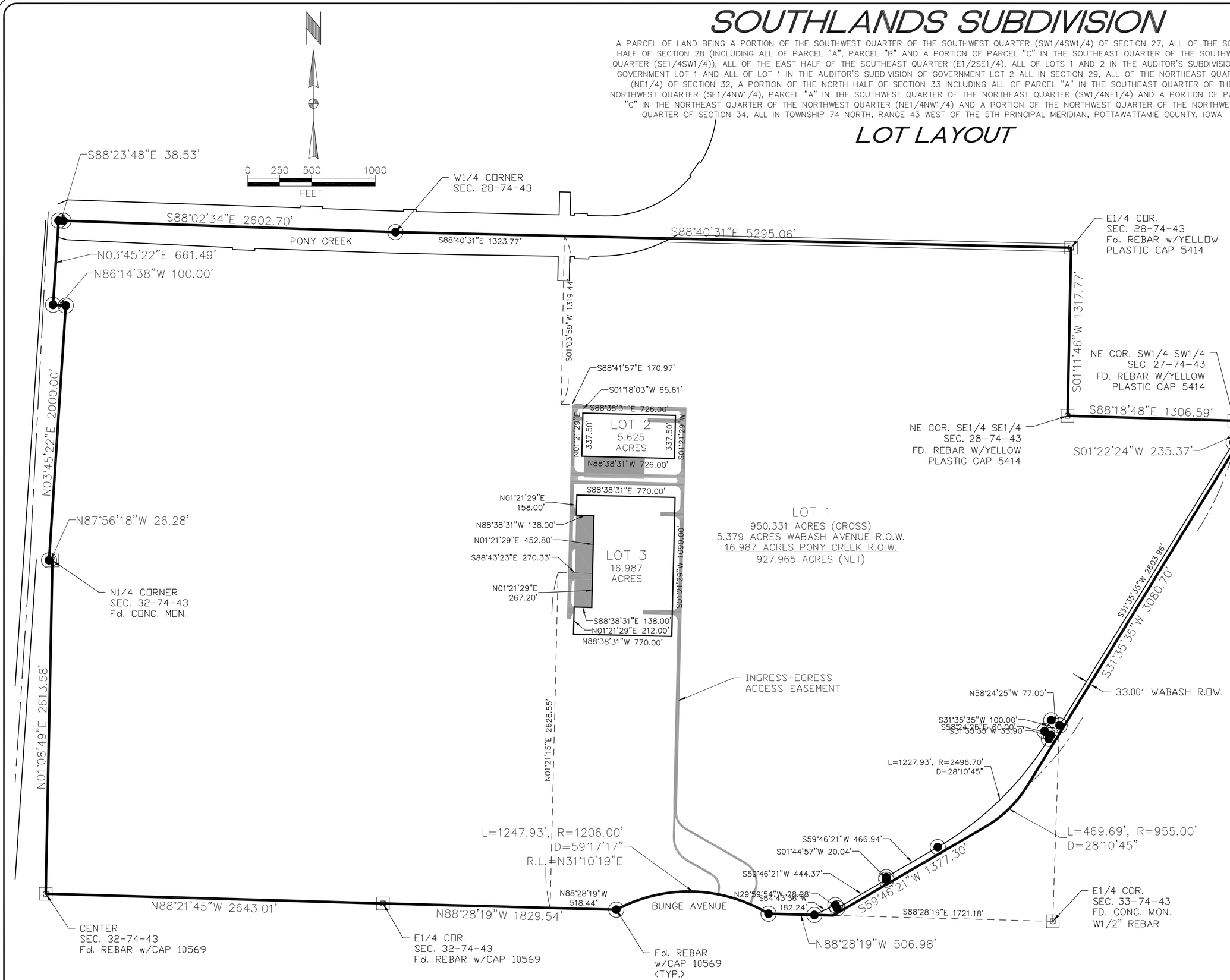
project SOUTHLANDS SUBDIVISION
client HDR ENGINEERING INC 1917 SOUTH 6th ST., OMAHA, NE 68106
sheet SUBDIVISION PLAT

project no. 103623
sheet 1 OF 11

SOUTHLANDS SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 27, ALL OF THE SOUTH HALF OF SECTION 28 (INCLUDING ALL OF PARCEL "A", PARCEL "B" AND A PORTION OF PARCEL "C" IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4)), ALL OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4), ALL OF LOTS 1 AND 2 IN THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 1 AND ALL OF LOT 1 IN THE AUDITOR'S SUBDIVISION OF GOVERNMENT LOT 2 ALL IN SECTION 29, ALL OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 32, A PORTION OF THE NORTH HALF OF SECTION 33 INCLUDING ALL OF PARCEL "A" IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4), PARCEL "A" IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4) AND A PORTION OF PARCEL "C" IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA

LOT LAYOUT



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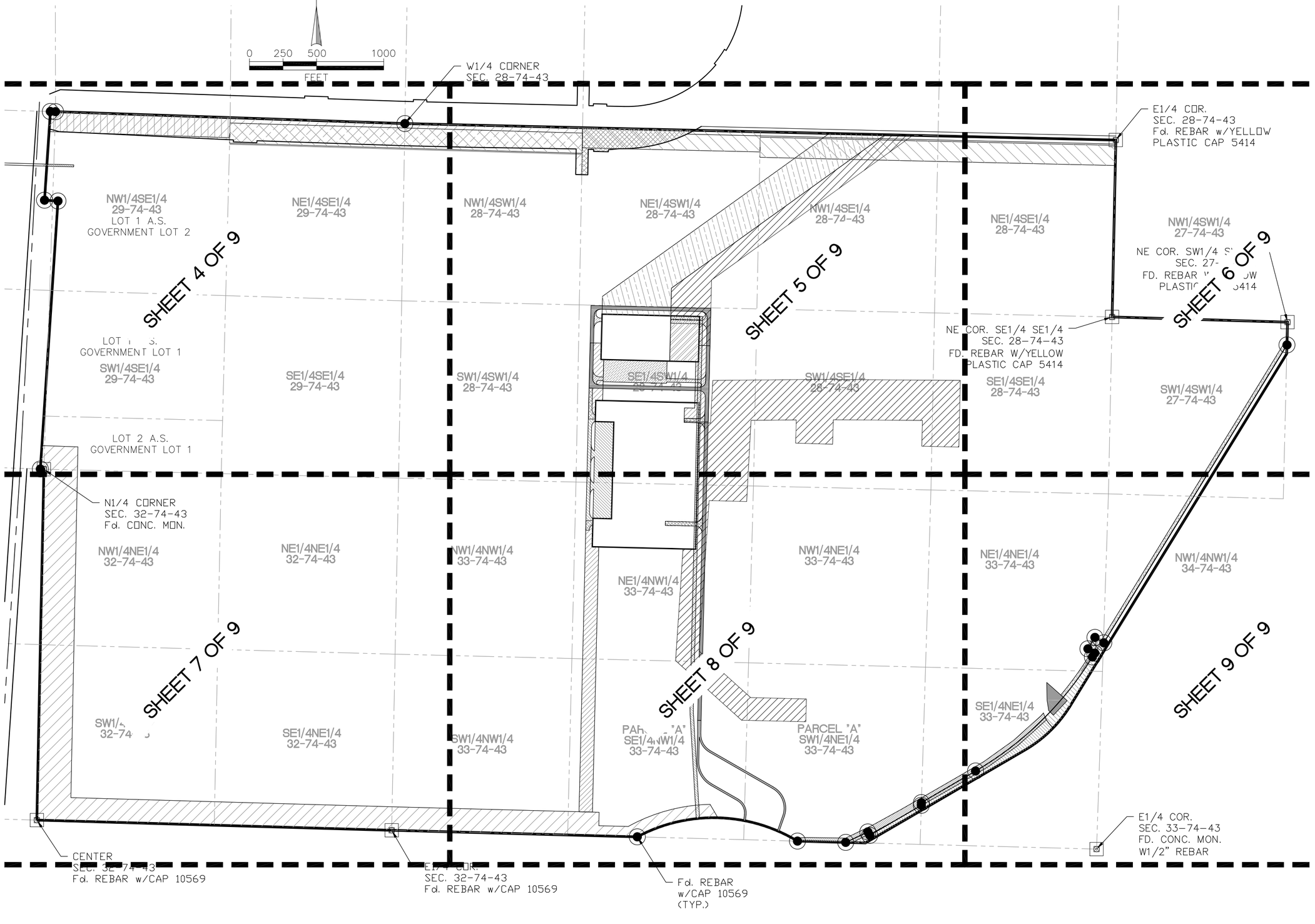
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client HDR ENGINEERING INC
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project no. 103623
sheet 2 OF 11

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SOUTHLANDS SUBDIVISION
SHEET KEY MAP



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SOUTHLANDS SUBDIVISION

S88°23'48"E 38.53'

150.00' TRANSMISSION LINE EASEMENT BOOK 78, PAGE 6152

S88°02'34"E 2602.70'

W1/4 CORNER SEC. 28-74-43

PONY CREEK

150.00' EASEMENT BOOK 80, PAGE 9296

LEVEE DISTRICT TRANSMISSION LINE AGREEMENT BOOK 80, PAGE 3958

12.00' EASEMENT BOOK 80, PAGE 9296

EASEMENT BOOK 80, PAGE 3958

15.00' ELECTRICAL SUPPLY EASEMENT BOOK 76, PAGE 17768

N03°45'22"E 661.49'

ORIGINAL 100.00' B.N.S.F. RAILROAD RIGHT-OF-WAY

NW1/4SE1/4 29-74-43

NE1/4SE1/4 29-74-43

LOT 1 A.S. GOVERNMENT LOT 2

N86°14'38"W 100.00'

10" GAS LINE

16" GAS LINE

0 100 200 400

FEET

N03°45'22"E 2000.00'

CENTERLINE B.N.S.F. RAILROAD

LOT 1 A.S. GOVERNMENT LOT 1

SW1/4SE1/4 29-74-43

SE1/4SE1/4 29-74-43

150.00'

N1/4 CORNER SEC. 32-74-43 Fd. CONC. MON.

LOT 2 A.S. GOVERNMENT LOT 1

ELECTRICAL LINE EASEMENT BOOK 2014, PAGE 04132

N87°56'18"W 26.28'

UGT

UGT

UGT

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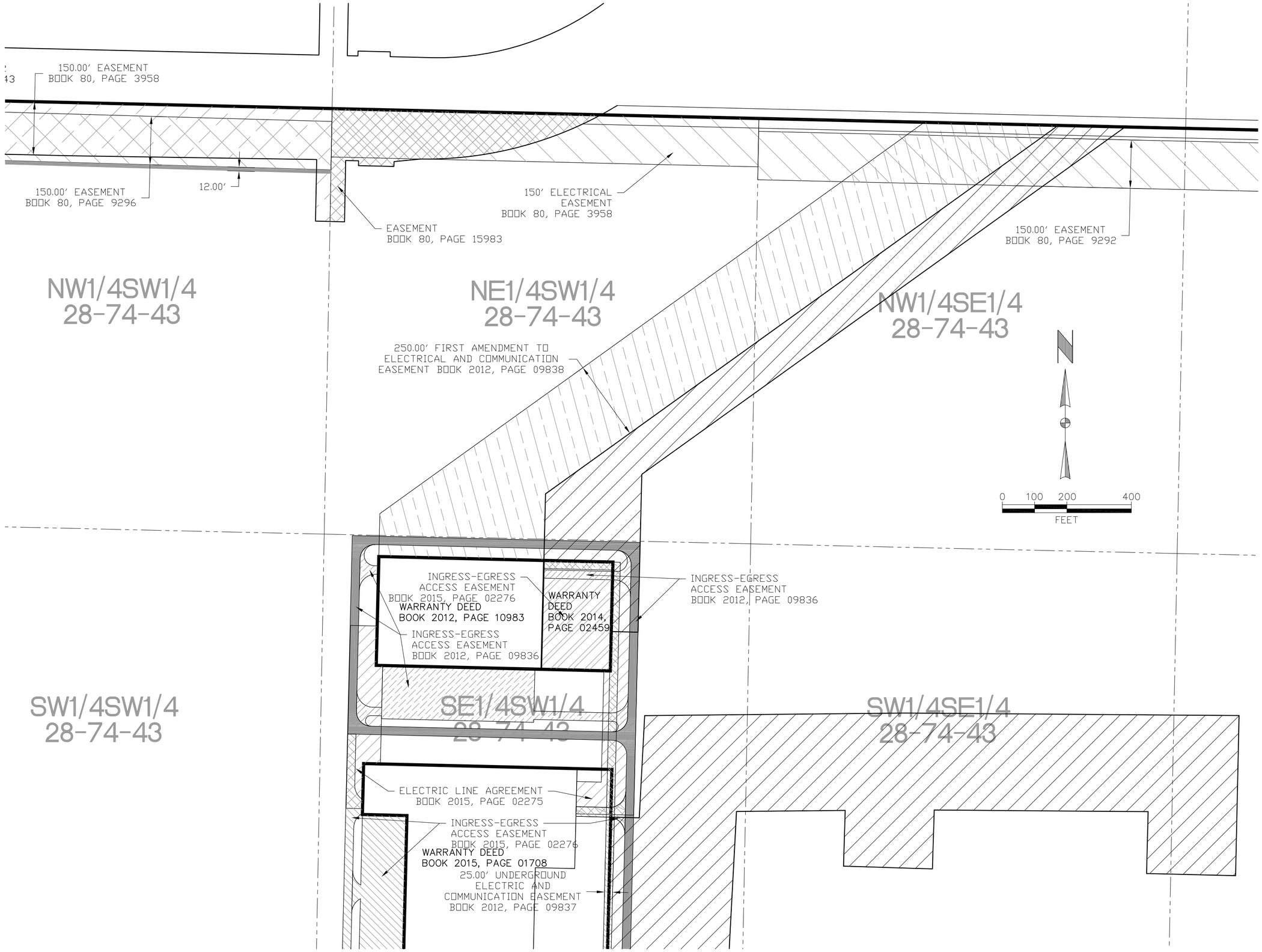
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sheet 4 OF 11

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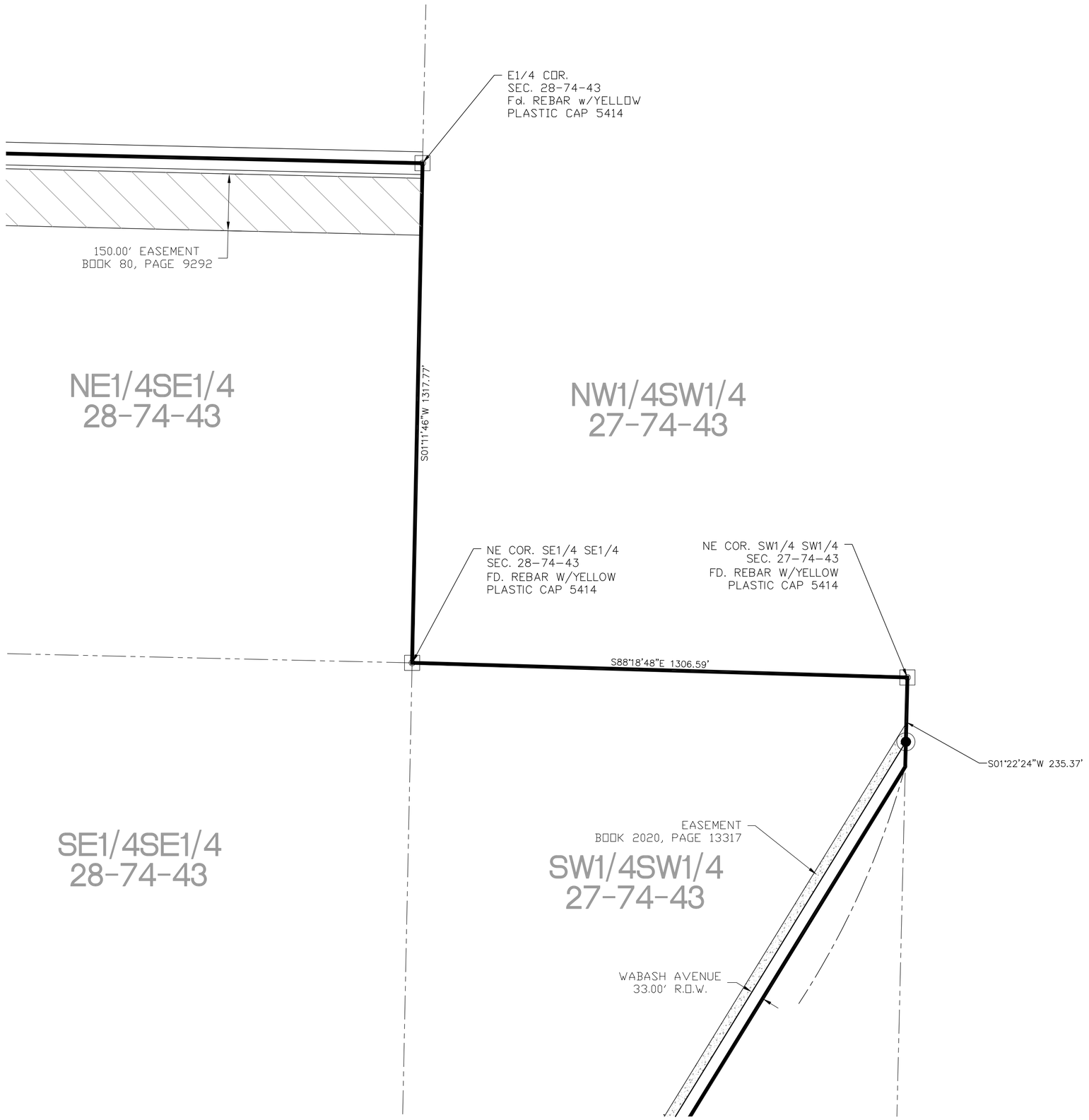
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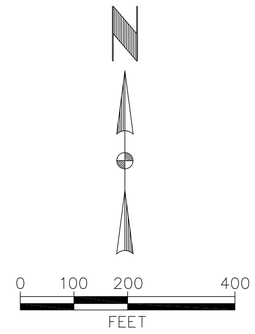
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SOUTHLANDS SUBDIVISION





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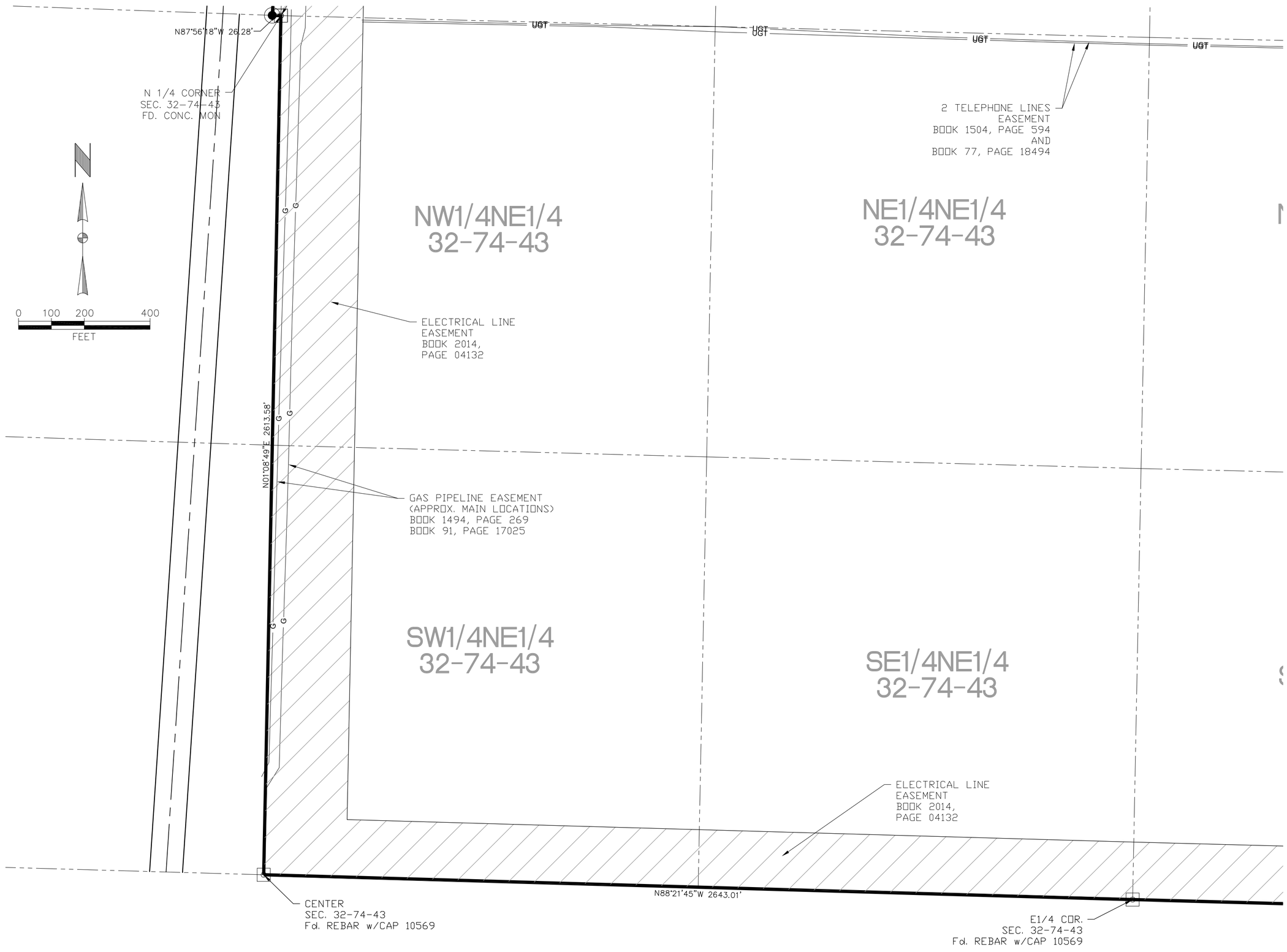
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SOUTHLANDS SUBDIVISION



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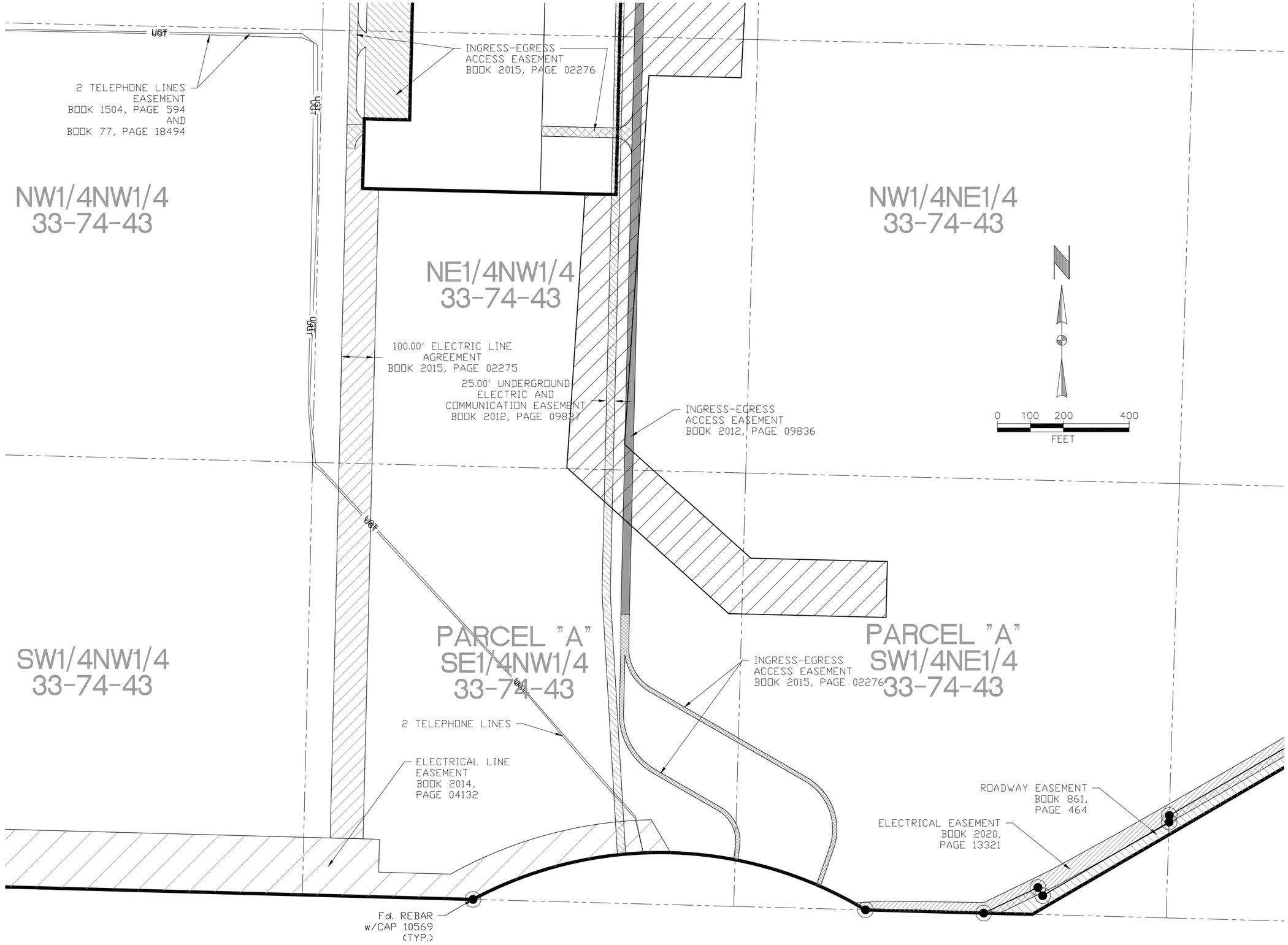
sheet SUBDIVISION PLAT

project no. 103623

sheet 7 OF 11

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SOUTHLANDS SUBDIVISION



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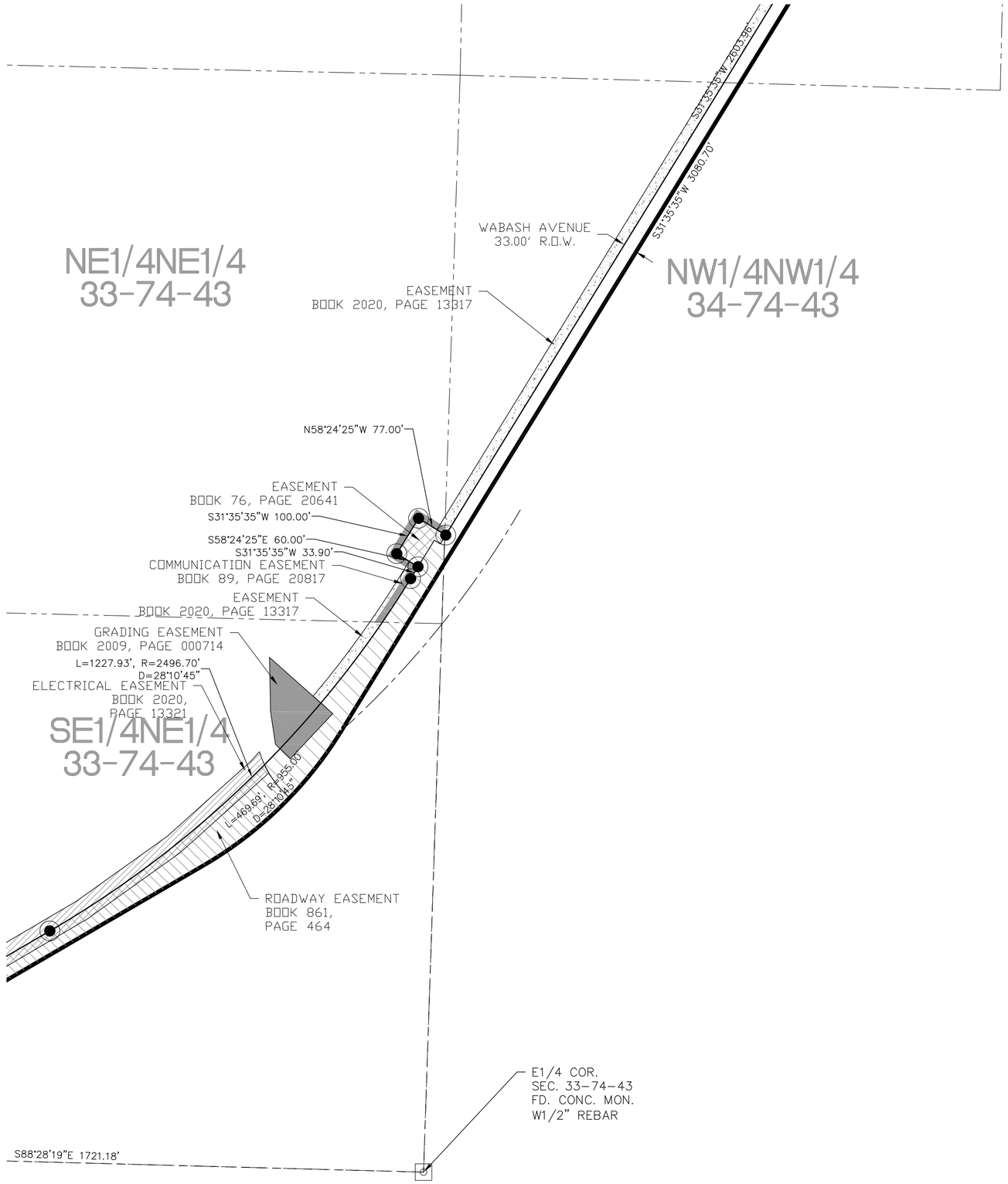
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SOUTHLANDS SUBDIVISION



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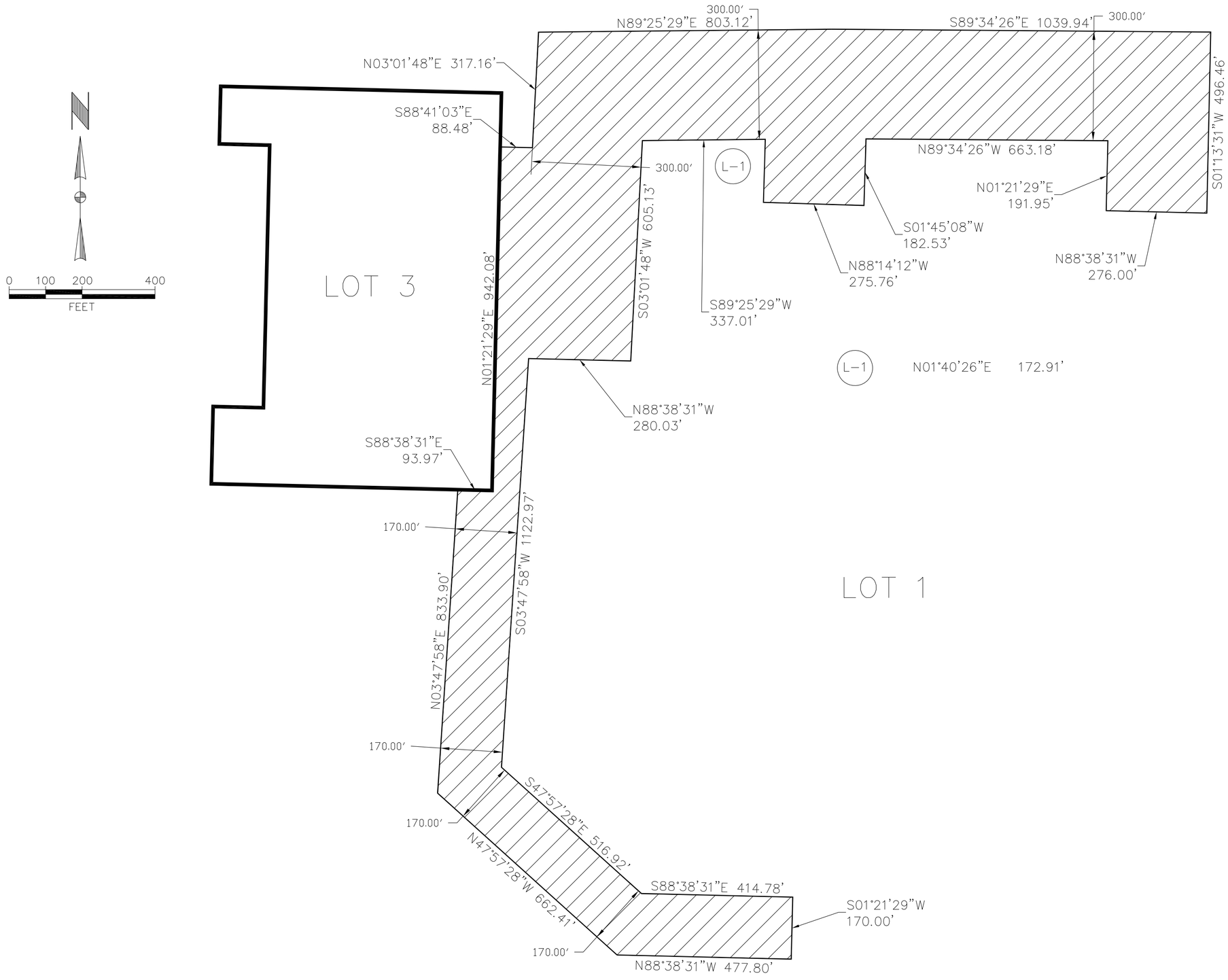
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project no. 103623
sheet 9 OF 11

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SOUTHLANDS SUBDIVISION
TRANSMISSION LINE EASEMENT



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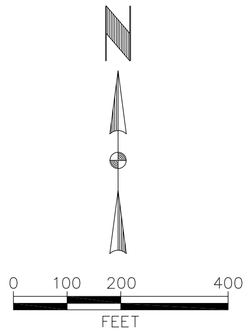
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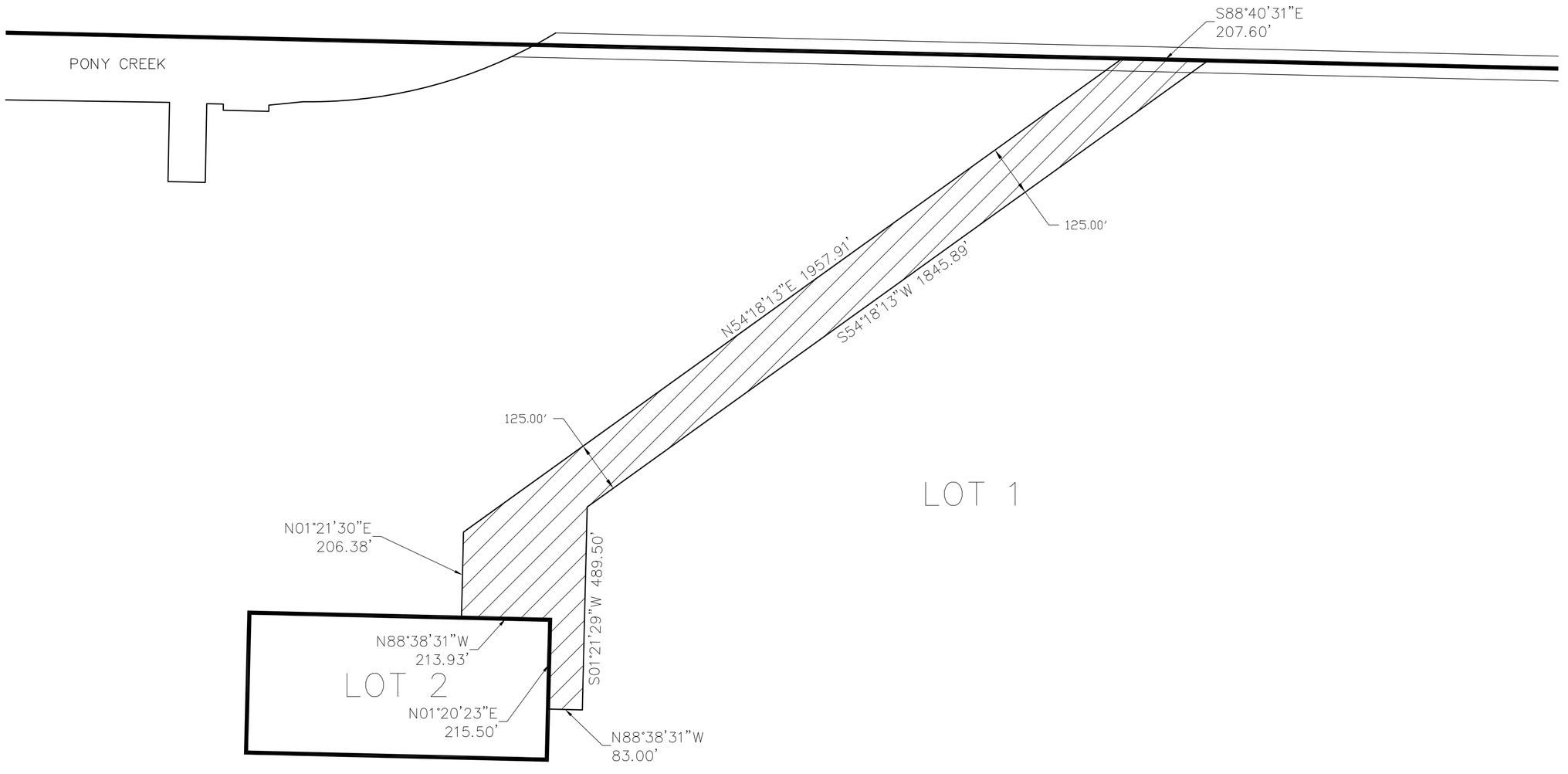
project SOUTHLANDS SUBDIVISION
client HDR ENGINEERING INC
1917 SOUTH 6th ST., OMAHA, NE 68106
sheet SUBDIVISION PLAT

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sheet 10 OF 11

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SOUTHLANDS SUBDIVISION
TRANSMISSION LINE EASEMENT





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