DANCO SUBDIVISION

FINAL PLAT

A REPLAT OF LOTS 23 THROUGH 30, BLOCK 46, BROWN'S SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

Attachment A

AREA ABOVE RESERVED FOR RECORDER

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:
LOTS 23 THROUGH 30
BROWN'S SUBDIVISION
COUNCIL BLUFFS, IOWA
OWNER & REQUESTED BY:
DANCO II 1512 COUNCIL BLUFFS, LLC

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 AND 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. 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 CONTAINED HEREIN ON THIS_____DAY OF_____, 20_____

BY:_____
LUKE MOSER, MANAGING MEMBER, DANCO II 1512 COUNCIL BLUFFS LLC

STATE OF IOWA }
COUNTY OF POTTAWATTAMIE } SS.

ON THIS_____DAY OF_____, 20_____, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED LUKE MOSER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF DANCO II 1512 COUNCIL BLUFFS LLC AND LUKE MOSER ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID DANCO II 1512 COUNCIL BLUFFS 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 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 DANCO SUBDIVISION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE



PLAT DESCRIPTION

ALL OF LOTS TWENTY-THREE (23) THROUGH THIRTY (30), BLOCK 46, BROWN'S SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH 0°01'59" WEST ALONG THE WEST LINE OF SAID LOT 23 A DISTANCE OF 121.57 FEET TO THE SOUTH LINE OF A SIXTEEN (16) FOOT ALLEY; THENCE NORTH 89°51'27" EAST ALONG SAID SOUTH LINE, 352.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 30; THENCE SOUTH 0°03'03" EAST ALONG THE EAST LINE OF SAID LOT 30 A DISTANCE OF 121.73 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 46; THENCE SOUTH 89°53'05" WEST ALONG THE SOUTH LINE OF SAID BLOCK 46 A DISTANCE OF 352.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 42,834 SQUARE FEET MORE OR LESS, INCLUDING 230 SQUARE FEET MORE OR LESS OF EASEMENT FOR PUBLIC HIGHWAY.

DATE OF SURVEY
02/15/2022

AREA SUMMARY
42,834 S.F. (GROSS)
230 S.F. (EASEMENT FOR PUBLIC HIGHWAY)
42,604 S.F. (NET)

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 (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		

0 30
FEET

TARRON MEAIKE
P23722
LICENSED PROFESSIONAL LAND SURVEYOR
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 P23722

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:
SHEET 1 of 1

MARK	REVISION	DATE	BY
Engineer: XXX	Checked By: TEM	Scale: 1" = 30'	
Technician: TEM	Date: 04-09-2024	T-R-S: T75N-R44W-33	

Project No: 122.0093.10

Sheet 1 of 1

COUNCIL BLUFFS, IOWA

DANCO SUBDIVISION

FINAL PLAT

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 122.0093.10

Sheet 1 of 1

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