ATTACHMENT C

INDEX LEGEND

LOCATION: LOTS 13 THRU 21 AND THE WEST 10' OF LOT 22, BLOCK 15, HIGHLAND PLACE, AN ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

REQUESTOR: RICHARD HUDSON, HRH HOLDINGS, LLC

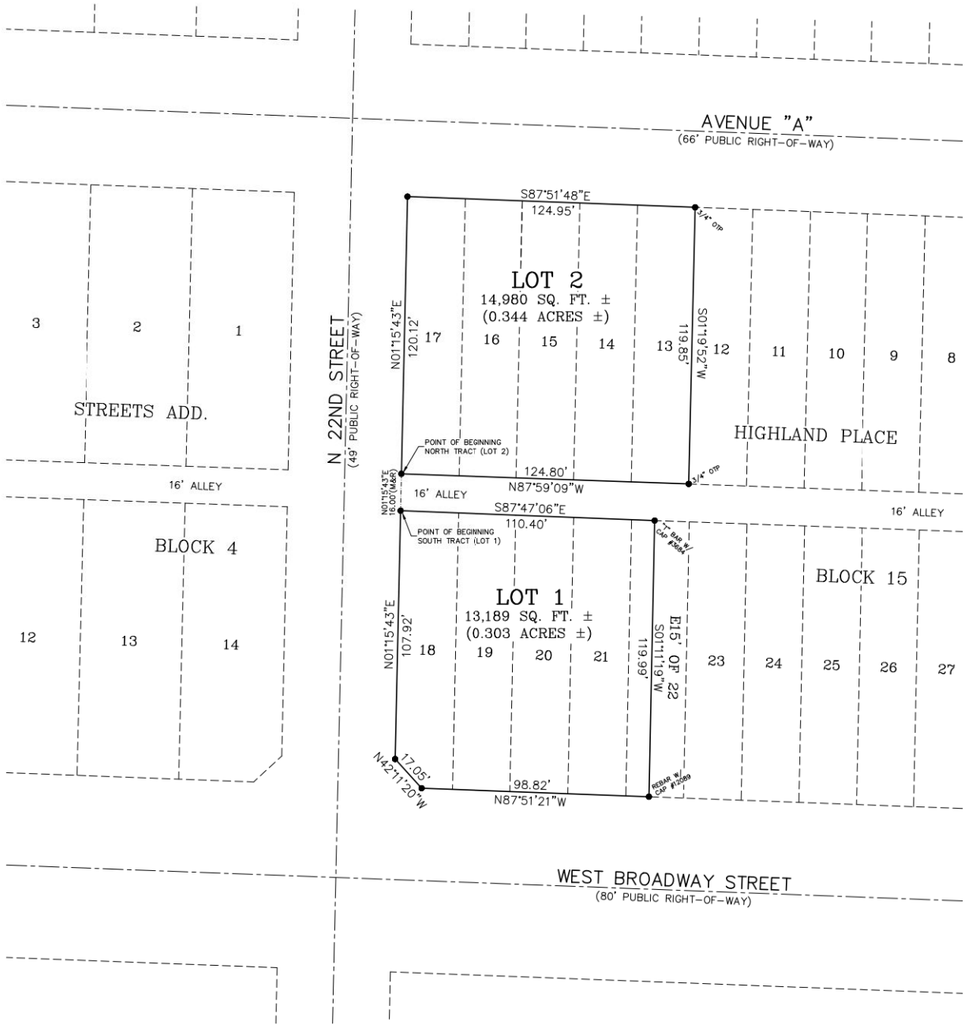
PROPRIETOR: RICHARD HUDSON, HRH HOLDINGS, LLC

SURVEYOR: BRENT D. KRUMBACH

SURVEYOR COMPANY: CORNERSTONE SURVEYING, LLC

RETURN TO: BRENT D. KRUMBACH, 14225 DAYTON CIRCLE, STE 15, OMAHA, NE 68137 SURVEYORS@CORNERSTONESURVEYINGNE.COM (402) 451-2088

COUNTY RECORDER



CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE LEGAL DESCRIPTION AND EMBRACED WITH IN THIS PLAT IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA — DATE

CITY COUNCIL APPROVAL

THIS SUBDIVISION OF "HRH REPLAT 1" WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA.

APPROVED BY THE MAYOR: THE HONORABLE MATTHEW J. WALSH — DATE

ATTESTED TO BY:

JODI QUAKENBUSH, CITY CLERK, CITY OF COUNCIL BLUFFS — DATE

COURTNEY HARTER, COMMUNITY DEVELOPMENT DIRECTOR, CITY OF COUNCIL BLUFFS — DATE

FINAL PLAT
HRH REPLAT 1
LOTS 1 AND 2, INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 13 THROUGH 17 AND ALL OF LOT 18, EXCEPT THAT PORTION IN THE SOUTHWEST CORNER TAKEN FOR STREET RIGHT-OF-WAY, AND ALL OF LOTS 19 THROUGH 21, AND THE WEST 10' OF LOT 22, ALL LYING IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PLAT LEGAL DESCRIPTION

SOUTH TRACT DESCRIPTION (LOT 1)
LOTS 18, 19, 20 AND 21, AND THE WEST 10 FEET OF LOT 22, IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, EXCEPT THAT PART DEEDED TO THE CITY OF COUNCIL BLUFFS, IOWA, RECORDED AS INSTRUMENT NO. 2019-111000, RECORDS OF POTTAWATTAMIE COUNTY, IOWA, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, BLOCK 15, HIGHLAND PLACE; THENCE S87°47'06"E (AN ASSUMED BEARING RELATIVE TO ALL BEARINGS CONTAINED HEREIN) FOR 110.40 FEET ALONG THE NORTH LINES OF SAID LOTS 18 THROUGH 22 (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF A 16' WIDE ALLEY IN SAID BLOCK 15); THENCE S01°11'19"W FOR 119.99 FEET; THENCE N87°51'21"W FOR 98.82 FEET ALONG THE SOUTH LINES OF SAID LOTS 18 THROUGH 22 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY STREET); THENCE N42°11'20"W FOR 17.05 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST BROADWAY STREET; THENCE N01°15'43"E FOR 107.92 FEET ALONG THE WEST LINE OF SAID LOT 18 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF N 22ND STREET) TO THE POINT OF BEGINNING.
– CONTAINS 13,189 SQUARE FEET MORE OR LESS. (0.303 ACRES ±)

AND

NORTH TRACT DESCRIPTION (LOT 2)
LOTS 13, 14, 15, 16 AND 17, IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK 15, HIGHLAND PLACE: THENCE N01°15'43"E FOR 120.12 FEET ALONG THE WEST LINE OF SAID LOT 17 (ALSO BEING THE EAST RIGHT-OF-WAY LINE OF N 22ND STREET); THENCE S87°51'48"E FOR 124.95 FEET ALONG THE NORTH LINE OF SAID LOTS 13 THROUGH 17 (ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF AVENUE "A"); THENCE S01°19'52"W FOR 119.85 FEET ALONG THE EAST LINE OF SAID LOT 13; THENCE N87°59'09"W FOR 124.80 FEET ALONG THE SOUTH LINES OF SAID LOTS 13 THROUGH 17 (ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF A 16' WIDE ALLEY IN SAID BLOCK 15) TO THE POINT OF BEGINNING.
– CONTAINS 14,980 SQUARE FEET MORE OR LESS. (0.344 ACRES ±)

PROPRIETOR'S STATEMENT AND DEDICATION

KNOW ALL PERSON'S BY THESE PRESENTS THAT HUDSON INVESTMENTS, LLC, THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS 1 AND 2, AS SHOWN, AND THAT SAID PROPERTY TO BE KNOWN AS "HRH REPLAT 1".

1. A 5.0 FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 10.0 FOOT WIDE EASEMENT ALONG ALL FRONT AND REAR LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITIES.

A. ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITH THE EASEMENT AREA WITH OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

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 RIGHTS 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 WITH THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OF THEIR SUCCESSORS AND ASSIGNS.

E. SURFACE RESTORATION: THE CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING.

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 AND EXERCISE OF THE CITY'S RIGHT OF ACCESS SHALL BE REPAIRED AT NO EXPENSE TO THE GRANTOR.

G. EASEMENT RUNS WITH THE LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSOR'S 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. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____, 20_____.

BY: _____
RICHARD HUDSON, MEMBER
HRH HOLDINGS, LLC

ACKNOWLEDGMENT OF NOTARY:

STATE OF)
)
COUNTY OF)

ON THIS ____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RICHARD HUDSON, MEMBER OF HRH HOLDINGS, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS SUCH REPRESENTATIVE, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

_____
NOTARY PUBLIC — MY COMMISSION EXPIRES_____

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

_____
BRENT D. KRUMBACH — DATE
LICENSE NUMBER 27673
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

LEGEND

CORNERS FOUND, 5/8" REBAR W/CAP #27673, UNLESS NOTED	●
CORNERS SET, 5/8" REBAR W/CAP #27673, UNLESS NOTED	○
COMPUTED CORNER	△
BOUNDARY LINE	
LOT LINE	
ROAD CENTER LINE	
OPEN TOP PIPE	OTP
PINCHED TOP PIPE	PTP
MEASURED DIMENSION	(M)
RECORD DIMENSION	(R)

0 30 60

HRH REPLAT 1
LOTS 1 AND 2, INCLUSIVE
BEING A REPLAT OF ALL OF LOTS 13 THROUGH 17 AND ALL OF LOT 18, EXCEPT THAT PORTION IN THE SOUTHWEST CORNER TAKEN FOR STREET RIGHT-OF-WAY, AND ALL OF LOTS 19 THROUGH 21, AND THE WEST 10' OF LOT 22, ALL LYING IN BLOCK 15, HIGHLAND PLACE, AN ADDITION TO THE CITY OF COUNCL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

BOOK 23-17
PAGE 2-10
PROJECT NO. 230272
DATE APRIL 15, 2024

CORNERSTONE SURVEYING, LLC
PHONE: (402) 451-2088
14225 DAYTON CIRCLE, SUITE 15, OMAHA, NE 68137