ATTACHMENT C

Index Legend	
Location:	LOT 10 OF LAKE MANAWA CENTRE SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA
Requestor:	
Proprietor:	
Surveyor/ Prepared By:	ANDREW J. COFRAN, PLS. 1615 SW MAIN ST STE 205, ANKENY, IOWA 50023 PH # 515-964-5310
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST STE 205, ANKENY, IOWA 50023

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.

(signature) (date)

Printed or typed name:ANDREW J. COFRAN

License Number: 28875

My license renewal date is December 31, 2025

Pages or sheets covered by this seal:
SHEETS 1 AND 2

Project No.: 241271
Date: 10/9/2024
QAQC
Scale: 1" = 150'
Field Book: COUNCIL BLUFFS
Field Crew: TM
Drawn By: MDM

JEO CONSULTING GROUP
1615 SW Main Street, Suite 205
Ankeny, IA 50023
515.964.5310

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com

Sheet 1 of 2

Survey File No.:

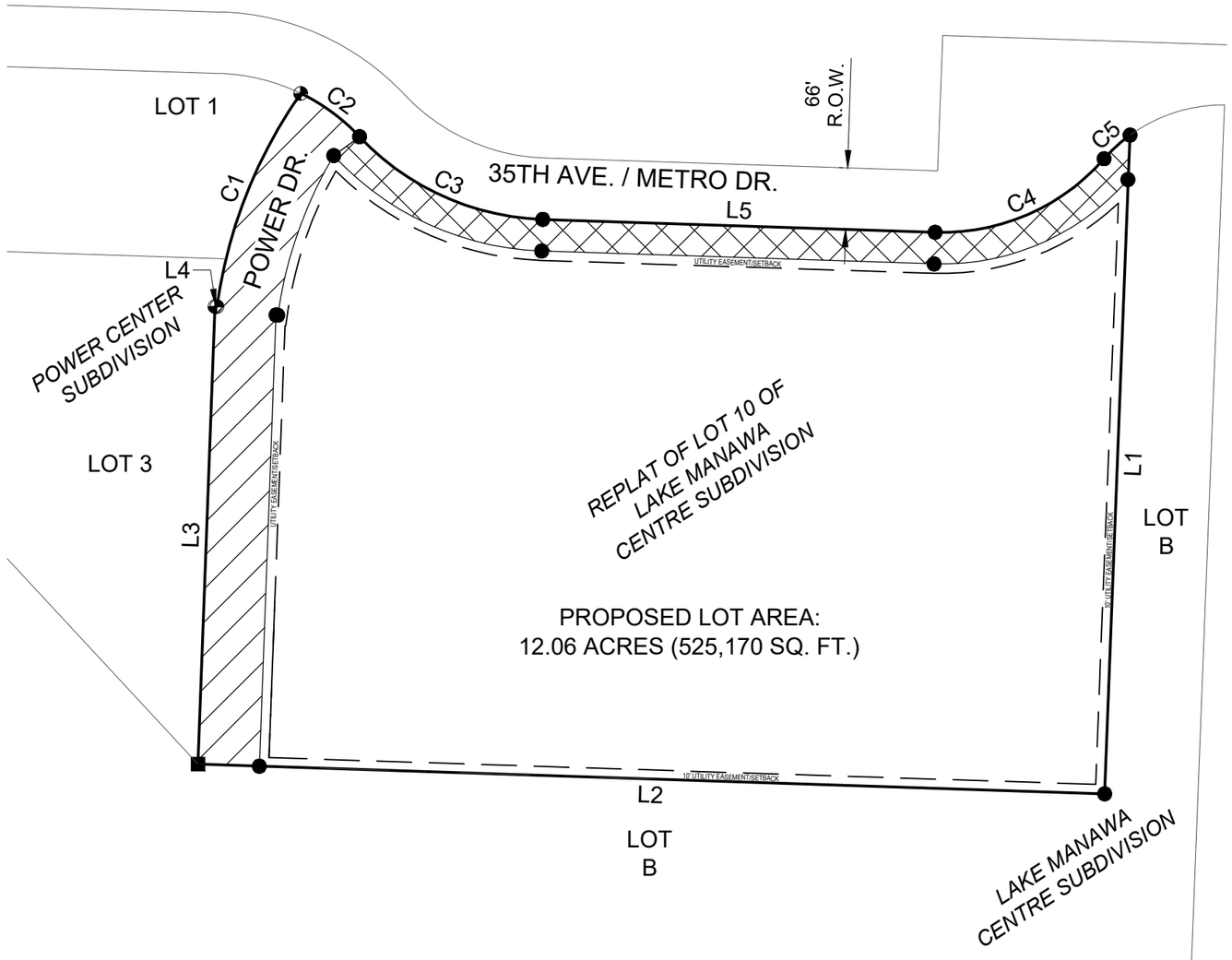
SURVEY FILE #

FOR RECORDER'S USE ONLY

PRELIMINARY SUBDIVISION PLAT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°12'22"W	707.51'
L2	N88°07'25"W	973.93'
L3	N02°07'37"E	491.48'
L4	S85°38'48"E	2.11'
L5	S88°07'12"E	421.48'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	248.15	525.00	27.08	N21° 28' 50"E	245.85
C2	78.74	217.00	20.79	S53° 42' 04"E	78.31
C3	221.35	283.00	44.81	S65° 42' 47"E	215.75
C4	204.36	230.59	50.78	N66° 29' 25"E	197.74
C5	37.62	164.59	13.10	N47° 39' 08"E	37.54



PROPOSED R.O.W. DEDICATION (POWER DRIVE)
PROPOSED AREA: 1.10 ACRES (47,896 SQ. FT.)

PROPOSED R.O.W. DEDICATION (35TH AVE.)
PROPOSED AREA: 0.70 ACRES (30,538 SQ. FT.)

N

0 37.5 75 150

LEGEND

- MONUMENT FOUND (ALUMINUM CAP #7717)
- MONUMENT FOUND (5/8" REBAR)
- MONUMENT SET (5/8" REBAR W/ RED PLASTIC CAP #28875)
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE: ALL BEARINGS ARE ASSUMED

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PRELIMINARY SUBDIVISION PLAT

LEGAL DESCRIPTION:

LOT 10, LAKE MANAWA CENTRE SUBDIVISION, A SUBDIVISION LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.
EXCEPT
PARCEL "A", RECORDED IN THE RECORDER'S OFFICE OF POTTAWATTAMIE COUNTY IN BOOK 95, PAGE 5798, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 10, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 35TH AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 217.00 FEET, AN ARC LENGTH OF 85.91 FEET AND A LONG CHORD BEARING OF SOUTH 77°19'31" EAST FOR 85.35 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 248.15 FEET AND A LONG CHORD BEARING OF SOUTH 19°34'49" WEST FOR 245.85 FEET; THENCE NORTH 83°57'39" WEST FOR 2.11 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE NORTH 00°16'49" EAST FOR 250.14 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

ZONING:

SUBJECT PROPERTY IS ZONED P-C (PLANNED COMMERCIAL DISTRICT)

THE PC DISTRICT IS INTENDED TO PROVIDE FOR THE DEVELOPMENT OF RETAIL SHOPPING CENTERS, HOTEL/MOTEL SERVICES, DESTINATION RESORTS, AND OFFICE PARKS. FACILITIES IN PLANNED COMMERCIAL DISTRICTS ARE DESIGNED TO BE USED IN COMMON, SUCH AS INGRESS AND EGRESS ROADS, EXTENSIVE PARKING ACCOMMODATIONS, PROPER RELATIONS TO TRAFFIC ARTERIES, AND COMPATIBILITY WITH SURROUNDING USES. BECAUSE LARGE RETAIL/SERVICE CENTERS HAVE SIGNIFICANT IMPACT UPON THE DEVELOPMENT OF THE CITY, FINAL AUTHORITY OVER THEIR DEVELOPMENT SHALL BE RETAINED BY THE CITY COUNCIL, WITH EXTENSIVE REVIEW BY THE PLANNING COMMISSION.

MINIMUM TRACT SIZE, LOT SIZE, SETBACK REQUIREMENTS, HEIGHT, LOT COVERAGE, SIGNAGE, AND LANDSCAPING SHALL BE DETERMINED THROUGH THE DEVELOPMENT PLAN REVIEW PROCEDURE DESCRIBED IN THIS CHAPTER. THE COMPONENTS OF AN APPROVED DEVELOPMENT PLAN SHALL PREVAIL OVER CONFLICTING STANDARDS OR REGULATIONS ELSEWHERE IN THIS TITLE.

NOTES:

1) 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.

2) CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

3) 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 ARE AS HEREIN DESCRIBED.

4) 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.

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

6) DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, OR 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 GRANTOR.

7) 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 AN ASSIGNS.

8) GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH THE GRANTEES USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS EASEMENT.

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