Attachment A

RECORDER'S OFFICE

AUDITOR'S OFFICE

THE PARCEL DESIGNATION(S) SHOWN ON THE ATTACHED PLAT OF SURVEY HAVE BEEN REVIEWED AND ACCEPTED BY THE POTTAWATTAMIE COUNTY, IOWA, AUDITOR'S OFFICE.

MELVYN HOUSER, CO. AUDITOR DATE

FINAL PLAT
WHISPERING OAKS PHASE IV
LOTS 151 - 197 INCLUSIVE & OUTLOT "A"

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 4 TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C247	53.95	125.00	24°43'40"	S10° 36' 51"E	53.53
C248	63.65	175.00	20°50'18"	N12° 53' 47"W	63.30
C249	12.91	175.00	4°13'37"	N0° 21' 49"W	12.91
C250	45.40	125.00	20°48'32"	S6° 22' 53"E	45.15
C251	34.78	175.00	11°23'10"	N11° 05' 34"W	34.72
C252	28.78	175.00	9°25'21"	N0° 41' 18"W	28.75
C253	42.45	250.00	9°43'44"	N84° 50' 13"E	42.40
C254	50.07	175.00	16°23'40"	N12° 13' 12"E	49.90
C255	53.94	175.00	17°39'35"	N29° 14' 50"E	53.73
C256	81.82	175.00	26°47'14"	N51° 28' 14"E	81.07
C257	58.08	175.00	19°00'51"	N74° 22' 17"E	57.81
C258	24.04	175.00	7°52'16"	N87° 48' 51"E	24.02
C259	5.00	125.00	2°17'26"	N89° 23' 44"W	5.00
C260	186.39	125.00	85°26'10"	S46° 44' 28"W	169.60

RECORDER'S INDEX
DATE OF SURVEY:
SURVEYOR: MARK W. FREDRICKSON
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
LOT:
BLOCK:
SUBDIVISION:
SECTION: 4 TOWNSHIP: 74 RANGE: 43
ALIQUOT PART: SW 1/4 NW 1/4
SECTION: 5 TOWNSHIP: 74 RANGE: 43
ALIQUOT PART: SE 1/4 NE 1/4
SECTION:
ALIQUOT PART:
SECTION:
ALIQUOT PART:
PARCEL DESIGNATION(S):
TAX ADDRESS:
PROPRIETOR(S): T S DEVELOPMENT, LLC,
REQUESTED BY: T S DEVELOPMENT, LLC,

LEGEND

- SECTION CORNERS FOUND (AS NOTED)
- CORNERS FOUND (AS NOTED)
- CORNERS SET (5/8" REBAR W/# 17108 ORANGE CAP)
- COMPUTED CORNER
- (P) - PLAT DIMENSION
- (R) - RECORD DIMENSION
- (S) - SURVEY DIMENSION
- (20') - EASEMENT DIMENSION

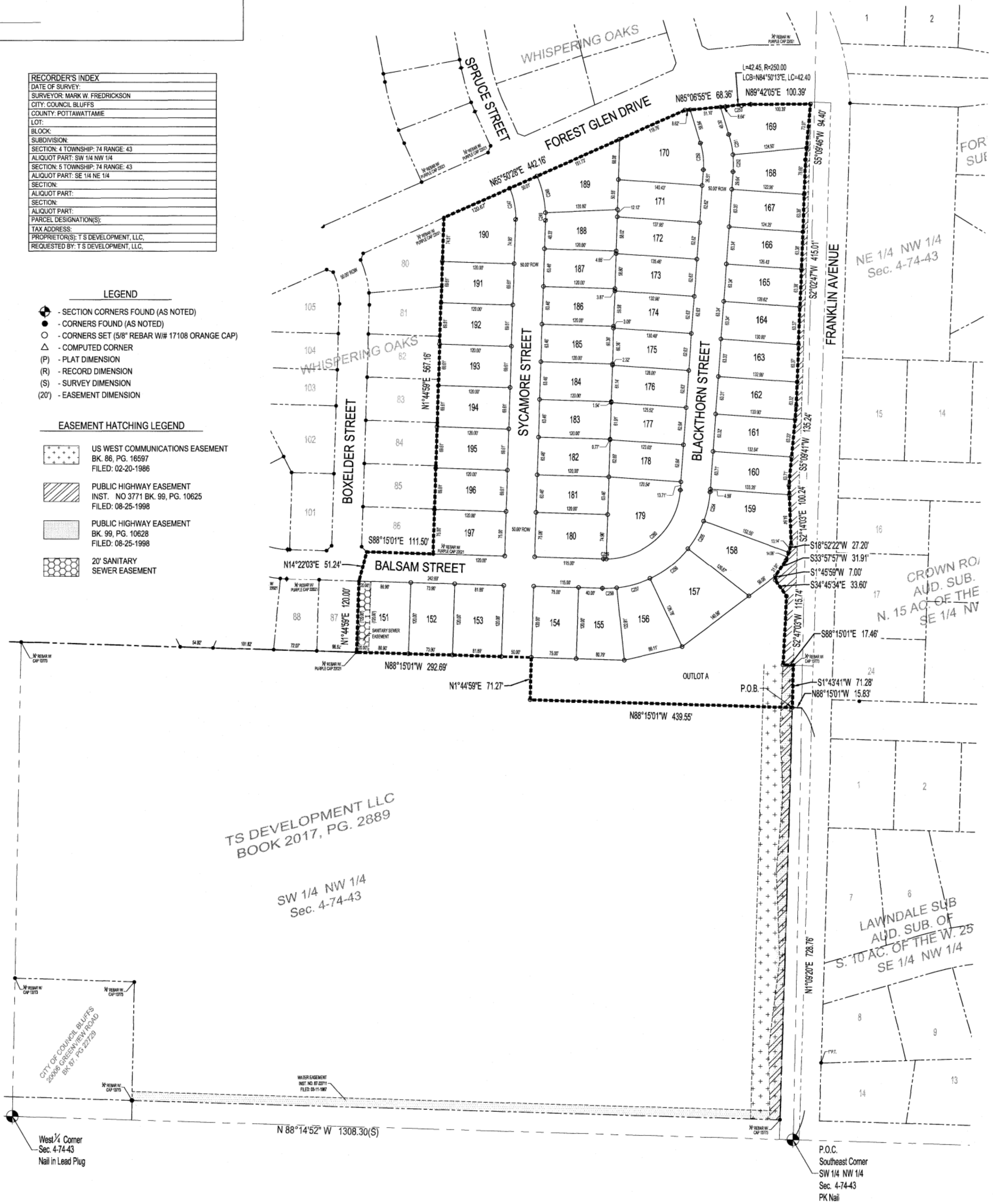
EASEMENT HATCHING LEGEND

- US WEST COMMUNICATIONS EASEMENT BK. 86, PG. 16597 FILED: 02-20-1986
- PUBLIC HIGHWAY EASEMENT INST. NO 3771 BK. 99, PG. 10625 FILED: 08-25-1998
- PUBLIC HIGHWAY EASEMENT BK. 99, PG. 10628 FILED: 08-25-1998
- 20' SANITARY SEWER EASEMENT

Parcel Area Table	
Parcel #	Area (SQ. FT.)
151	10428
152	8868
153	9827
154	9000
155	8712
170	13657
171	8716
172	8561
173	8406
174	8250
175	8095
176	7939
177	7784
178	7628
179	12987
180	9008
181	7615
182	7615
183	7615
184	7615
185	7615
186	7615
187	7615
188	7686

Parcel Area Table	
Parcel #	Area (SQ. FT.)
189	11734
190	12211
191	8353
192	8353
193	8353
194	8353
195	8353
196	8353
197	9000

Parcel Area Table	
Parcel #	Area (SQ. FT.)
OUTLOT A	48431



NORTH

100 0 100

1 inch = 100 ft.

OWNERS CERTIFICATION

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT.

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.

B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

BY:____________________

ITS:____________________

STATE OF ________________)

COUNTY OF ________________)

ON THIS _____ DAY OF _____________, 2024, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _________________ TO ME PERSONALLY KNOWN, WHO, BEING FIRST BY ME DULY SWORN, DID SAY THAT HE OR SHE IS THE_________________AND THAT THE SAID INSTRUMENT WAS SIGNED BY HIM OR HER ON BEHALF OF T S DEVELOPMENT, LLC, BY AUTHORITY OF IT'S MEMBERS AND SAID THE_________________ BY IT'S VOLUNTARILY EXECUTED.

NOTARY PUBLIC

COMMISSION EXPIRES:

APPROVAL OF THE COUNCIL BLUFFS CITY COUNCIL

THIS PLAT OF LOTS 151-197 INCLUSIVE & OUTLOT "A", WHISPERING OAKS PHASE IV HAS BEEN APPROVED BY THE COUNCIL BLUFFS CITY COUNCIL.

HONORABLE MATTHEW J. WALSH, MAYOR DATE

ATTEST: JODI QUAKENBUSH, CITY CLERK DATE

APPROVAL OF THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

THIS PLAT OF LOTS 151-197 INCLUSIVE & OUTLOT "A"", WHISPERING OAKS PHASE IV HAS BEEN APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

COURTNEY HARTER, COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR DATE

STANDARD UTILITY EASEMENTS (LOTS 151-197 INCLUSIVE & OUTLOT A)

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. OUTLOTS ARE NOT INCLUDED IN THIS NOTE. THE MAINTENANCE OF ALL DRAINAGE EASEMENT BEING THE RESPONSIBILITY OF THE WHISPERING OAKS HOMEOWNERS ASSOCIATION.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 74 NORTH RANGE 43 WEST, OF THE 5TH PRINCIPAL MERIDIAN; AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 74 NORTH RANGE 43 WEST, OF THE 5TH PRINCIPAL MERIDIAN, ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4 NW1/4 OF SECTION 4, THENCE N1°09'20"E (ASSUMED BEARING), A DISTANCE OF 728.76 FEET; THENCE N88°15'01"W, A DISTANCE OF 15.83 FEET TO THE POINT OF BEGINNING; THENCE N88°15'01"W, A DISTANCE OF 439.55 FEET; THENCE N1°44'59"E, A DISTANCE OF 71.27 FEET; THENCE N88°15'01"W, A DISTANCE OF 292.69 FEET TO THE SOUTHEAST CORNER OF LOT 87, WHISPERING OAKS, A SUBDIVISION PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IA; THENCE N1°44'59"E, ALONG THE EAST LINE OF SAID LOT 87, A DISTANCE OF 120.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 87, SAID POINT ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF BALSAM STREET; THENCE N14°22'03"E, A DISTANCE OF 51.24 FEET, TO THE SOUTHWEST CORNER OF LOT 86, SAID WHISPERING OAKS, SAID POINT IS ALSO ON THE NORTH RIGHT-OF-WAY LINE OF BALSAM STREET; THENCE S88°15'01"E, ALONG THE SOUTH LINE OF SAID LOT 86, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BALSAM STREET, A DISTANCE OF 111.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 86; THENCE N1°44'59"E, ALONG THE EAST LINE OF LOTS 86 THRU 80, A DISTANCE OF 567.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 80, WHISPERING OAKS, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-LINE OF FOREST GLEN DRIVE; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FOREST GLEN DRIVE ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1)THENCE N65°50'28"E, A DISTANCE OF 442.16 FEET; (2) THENCE N85°06'55"E, A DISTANCE OF 68.36 FEET TO A POINT OF NON-TANGENCY; (3) THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 250.00 FEET, A DISTANCE OF 42.45 FEET SAID CURVE HAVING A LONG CHORD BEARS N84°50'13"E, DISTANCE OF 42.40 FEET; (4) THENCE N89°42'05"E, A DISTANCE OF 100.39 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE FOREST GLEN DRIVE AND THE WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE FRANKLIN AVENUE ON THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: (1) THENCE S05°09'46"W, A DISTANCE OF 94.40 FEET; (2) THENCE S02°02'47"W, A DISTANCE OF 415.01 FEET; (3) THENCE S05°09'41"W, A DISTANCE OF 135.24 FEET; (4) THENCE S02°14'03"E, A DISTANCE OF 100.24 FEET; (5) THENCE S18°52'22"W, A DISTANCE OF 27.20 FEET; (6) THENCE S33°57'57"W, A DISTANCE OF 31.91 FEET; (7) THENCE S01°45'59"W, A DISTANCE OF 7.00 FEET; (8) THENCE S34°45'34"E, A DISTANCE OF 33.60 FEET; (9) THENCE S2°47'03"W, A DISTANCE OF 115.74 FEET; (10) THENCE S88°15'01"E, A DISTANCE OF 17.46 FEET; (11) THENCE S1°43'41"W, A DISTANCE OF 71.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL AREA OF 57,1907 SQUARE FEET OR 13.13 ACRES, MORE OR LESS.

PROPRIETOR'S STATEMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT T S DEVELOPMENT, LLC, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 151 THROUGH 197, INCLUSIVE, OUTLOT "A" , AND PUBLIC STREET RIGHT-OF-WAY FOR BLACKTHORN STREET, SYCAMORE STREET AND BALSAM STREET. SAID PROPERTY TO BE KNOWN AS WHISPERING OAKS PHASE IV. SAID T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE RIGHT-OF-WAY FOR BLACKTHORN STREET (1.14 ACRES, MORE OF LESS), BALSAM STREET (0.27 ACRES, MORE OR LESS), SYCAMORE STREET (0.92 ACRES, MORE OR LESS). AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE OUTLOT "A" TO A NEW HOME OWNERS' ASSOCIATION TO BE FORMED BY LOTS 151 THROUGH 198 INCLUSIVE.

AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE OUTLOT "A" AND THE MAINTENANCE AND RESPONSIBILITY OF ALL DRAINAGE EASEMENTS TO THE NEW HOME OWNERS' ASSOCIATION FORMED BY OWNERS OF LOTS WITHIN "WHISPERING OAKS PHASE IV".

AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, AN IOWA CORPORATION DOES HEREBY GRANT TO CITY OF COUNCIL BLUFFS, A MUNICIPAL CORPORATION OF THE STATE OF IOWA, AND ITS AGENTS, CONTRACTORS AND ASSIGNS, PERMANENT NONEXCLUSIVE EASEMENTS FOR THE PURPOSE OF CONVEYING OVERLAND STORM DRAINAGE AND CONSTRUCTING, RECONSTRUCTING, REPAIRING, ENLARGING AND MAINTAINING STORM SEWERS TOGETHER WITH NECESSARY APPURTENANCES THERETO IN, ON, OVER, AND ACROSS THE REAL ESTATE AS SHOWN ON THE DRAWING WHICH IS PART OF THIS DOCUMENT. THESE EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

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.

B. 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.

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: 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 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.

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.

AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE ALL RIGHTS OF DIRECT VEHICULAR ACCESS FROM LOTS 169, 170, 189, AND 190 INCLUSIVE ONTO FOREST GLEN DRIVE TO THE CITY OF COUNCIL BLUFFS, IOWA".

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS,
FOR: T S DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY

AS:____________________

DATE:____________________

ACKNOWLEDGEMENT TO PROPRIETOR'S STATEMENT

ACKNOWLEDGEMENT TO PROPRIETOR'S STATEMENT

STATE OF ________________)

COUNTY OF ________________)

ON THIS _____ DAY OF _____________, 2024 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED

_______________ AS

_______________ OF

TS DEVELOPMENT LLC, AN LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO BE IDENTICAL PERSON WHOSE NAME AFFIXED TO THE ABOVE DEDICATION, AND HE/SHE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SUCH MEMBER, AND VOLUNTARY ACT AND DEED OF SAID T S DEVELOPMENT LLC.

NOTARY PUBLIC

COMMISSION EXPIRES:

COUNTY TREASURER'S CERTIFICATION

I, LEA VOSS, THE TREASURER OF POTTAWATTAMIE COUNTY,IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN LOTS 151-197 INCLUSIVE & OUTLOT "A", WHISPERING OAKS PHASE IV IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER DATE

SURVEYOR'S CERTIFICATION

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.

Mark Fredrickson 11-26-24
(SIGNATURE) (DATE)

REGISTERED LAND SURVEYOR
MARK W FREDRICKSON
17108
IOWA

PRINTED OR TYPED NAME: MARK W. FREDRICKSON

LICENSE NUMBER: 17108

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:
1

DATE	BY	APP	REVISIONS

DESIGNED		
DRAWN	DMB	
CHECKED	BLH	MWF

BOOK DATE

SCHEMMER
Design with Purpose. Build with Confidence.

WHISPERING OAKS PHASE IV
LOTS 151-197 INCLUSIVE & OUTLOT "A"
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO.
06519.203

SHEET
1 of 1

[SCHEMMER: P:\06519001_CAD\Survey\Phase IV - Final Plat\06519001-FINAL PLAT-PHASE 4.dwg] [Plot Date: 11/26/2024 10:12 AM]