RECORDER'S OFFICE

Attachment A

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 V
LOTS 1 - 3 INCLUSIVE, OUTLOTS "A", "B" & "C"

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 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

Parcel Area Table

Parcel #	Area (SQ. FT.)
1	265959
2	541962

Outlot Area Table

Parcel #	Outlot #	Area (SQ. FT.)
4	OUTLOT A	7023
5	OUTLOT B	11027
6	OUTLOT C	9017

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C267	54.47	125.00	24°58'06"	N14° 14' 02"E	54.04
C268	76.26	175.00	24°58'06"	N14° 14' 02"E	75.66
C269	76.26	175.00	24°58'06"	S14° 14' 02"W	75.66
C270	54.47	125.00	24°58'06"	S14° 14' 02"W	54.04

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 COMMUTATIONS 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
- SANITARY SEWER EASEMENT
- STORM WATER SEWER EASEMENT

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 1, 2 & 3 INCLUSIVE & OUTLOT "A", "B" & "C", WHISPERING OAKS PHASE V HAS BEEN APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

HONORABLE MATTHEW J. WALSH, MAYOR DATE

ATTEST: JODI QUAKENBUSH, CITY CLERK DATE

APPROVAL OF THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

THIS PLAT OF LOTS 1, 2 & 3 INCLUSIVE & OUTLOT "A", "B" & "C", WHISPERING OAKS PHASE V HAS BEEN APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

COURTNEY HARTER, COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR DATE

STANDARD UTILITY EASEMENTS (LOTS 1,2 ,3 INCLUSIVE & OUTLOT "A", "B" & "C")

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.

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 1 THROUGH 3, INCLUSIVE, OUTLOT "A", "B" & "C", AND PUBLIC STREET RIGHT-OF-WAY FOR SYCAMORE STREET. SAID PROPERTY TO BE KNOWN AS WHISPERING OAKS PHASE V. SAID T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE RIGHT-OF-WAY FOR, SYCAMORE STREET (1.08 ACRES, MORE OR LESS). AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE OUTLOT "A", "B" & "C" TO A NEW HOME OWNERS' ASSOCIATION TO BE FORMED BY LOTS 1 THROUGH 3 INCLUSIVE.

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

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.

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.

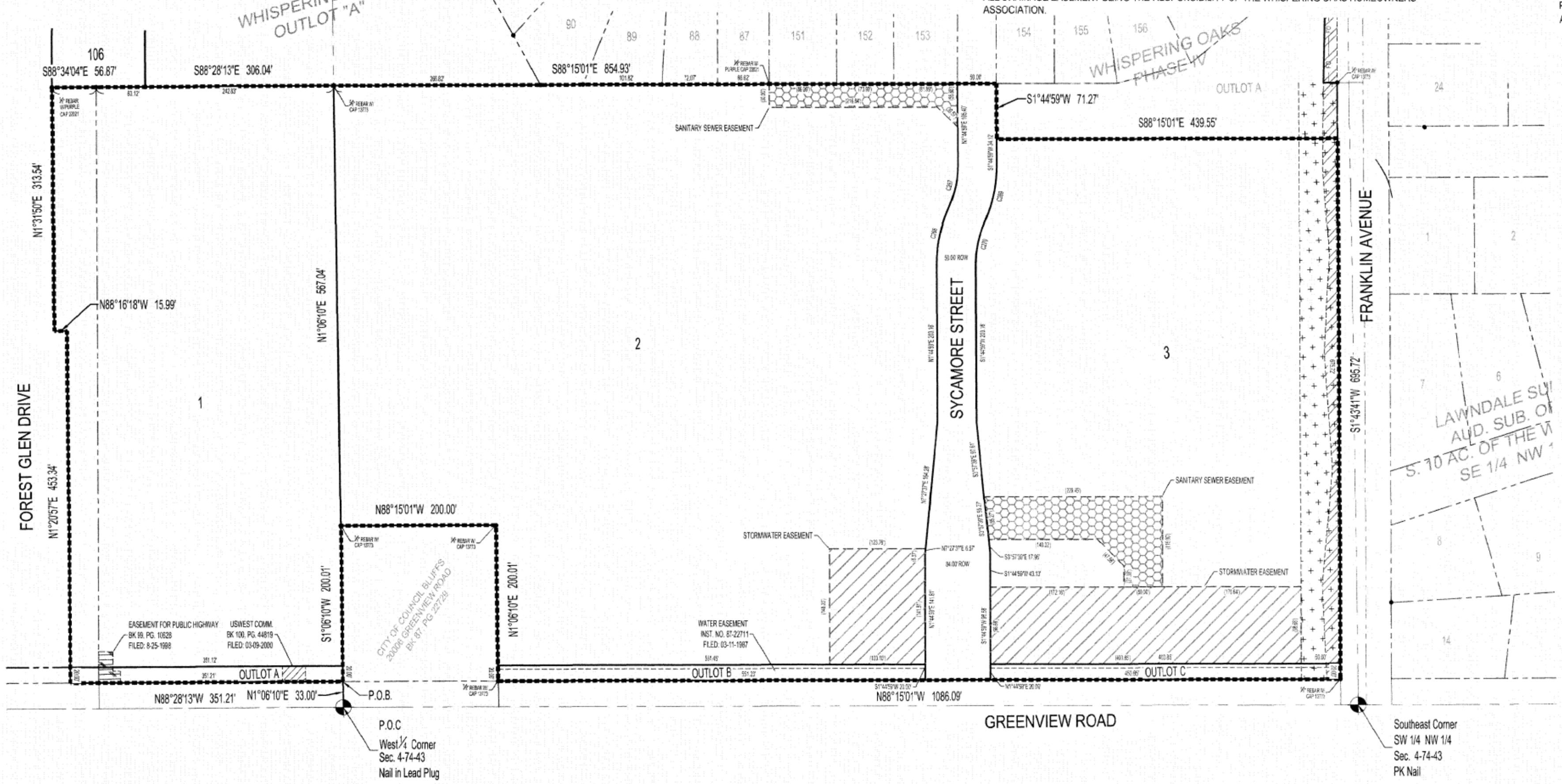
NOTARY PUBLIC

COMMISSION EXPIRES:

COUNTY TREASURER'S CERTIFICATION

I, LEA VOSS, THE TREASURER OF POTTAWATTAMIE COUNTY,IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN LOTS 1 THROUGH 3 INCLUSIVE & OUTLOTS "A","B" AND "C", WHISPERING OAKS PHASE V IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER DATE



LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 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 THE WEST 1/4 CORNER OF SAID SECTION 4, THENCE N1°06'10"E (ASSUMED BEARING), A DISTANCE OF 33.00 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE N88°28'13"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD A DISTANCE OF 351.21 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF GREENVIEW ROAD AND THE EAST RIGHT OF WAY LINE OF FOREST GLEN DRIVE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE OF FOREST GLEN DRIVE ON THE FOLLOWING THREE (3) COURSES; (1) THENCE N1°20'57"E, A DISTANCE OF 453.34 FEET; (2) THENCE N88°16'18"W, A DISTANCE OF 15.99 FEET; (3) THENCE N1°31'50"E, A DISTANCE OF 313.54 FEET TO THE SOUTHWEST CORNER OF LOT 106, WHISPERING OAKS, A SUBDIVISION PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 106, OUTLOT "A", LOTS 87, 88, 89, 90, 151 AND 152, ALL LOCATED IN SAID WHISPERING OAKS, ON THE FOLLOWING THREE (3) COURSES; (1) THENCE S88°34'04"E, A DISTANCE OF 56.87 FEET; (2) THENCE S88°28'13"E, A DISTANCE OF 306.04 FEET; (3) THENCE S88°15'01"E, A DISTANCE OF 854.93 FEET; THENCE S1°44'59"W, A DISTANCE OF 71.27 FEET; THENCE S88°15'01"E, A DISTANCE OF 439.55 FEET, TO THE WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE S1°43'41"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE, A DISTANCE OF 695.72 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF FRANKLIN AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD; THENCE N88°15'01"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF GREENVIEW ROAD, A DISTANCE OF 1086.09 FEET; THENCE N1°06'10"E, A DISTANCE OF 200.01 FEET; THENCE N88°15'02"W, A DISTANCE OF 200.00 FEET; THENCE S1°06'10"W, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL AREA OF 1,191,294 SQUARE FEET OR 27.34 ACRES, MORE OR LESS.

NORTH

100 0 100

1 inch = 100 ft.

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.

[signature] 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

REVISIONS	APP	BY	DATE

DESIGNED	DRAWN	DMB	CHECKED	BLH	MWF	BY

BOOK DATE

SCHEMMER
Design with Purpose. Build with Confidence.

WHISPERING OAKS PHASE V
LOTS 1, 2 & 3 INCLUSIVE & OUTLOTS "A" "B" & "C"
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO. 06519.209

SHEET 1 of 1

[SCHEMMER: P:\06519209_CAD\Survey\Phase V - Final Plat\06519209 - FINAL PLAT-PHASE 5.dwg] [Plot Date: 11/26/2024 10:17 AM]