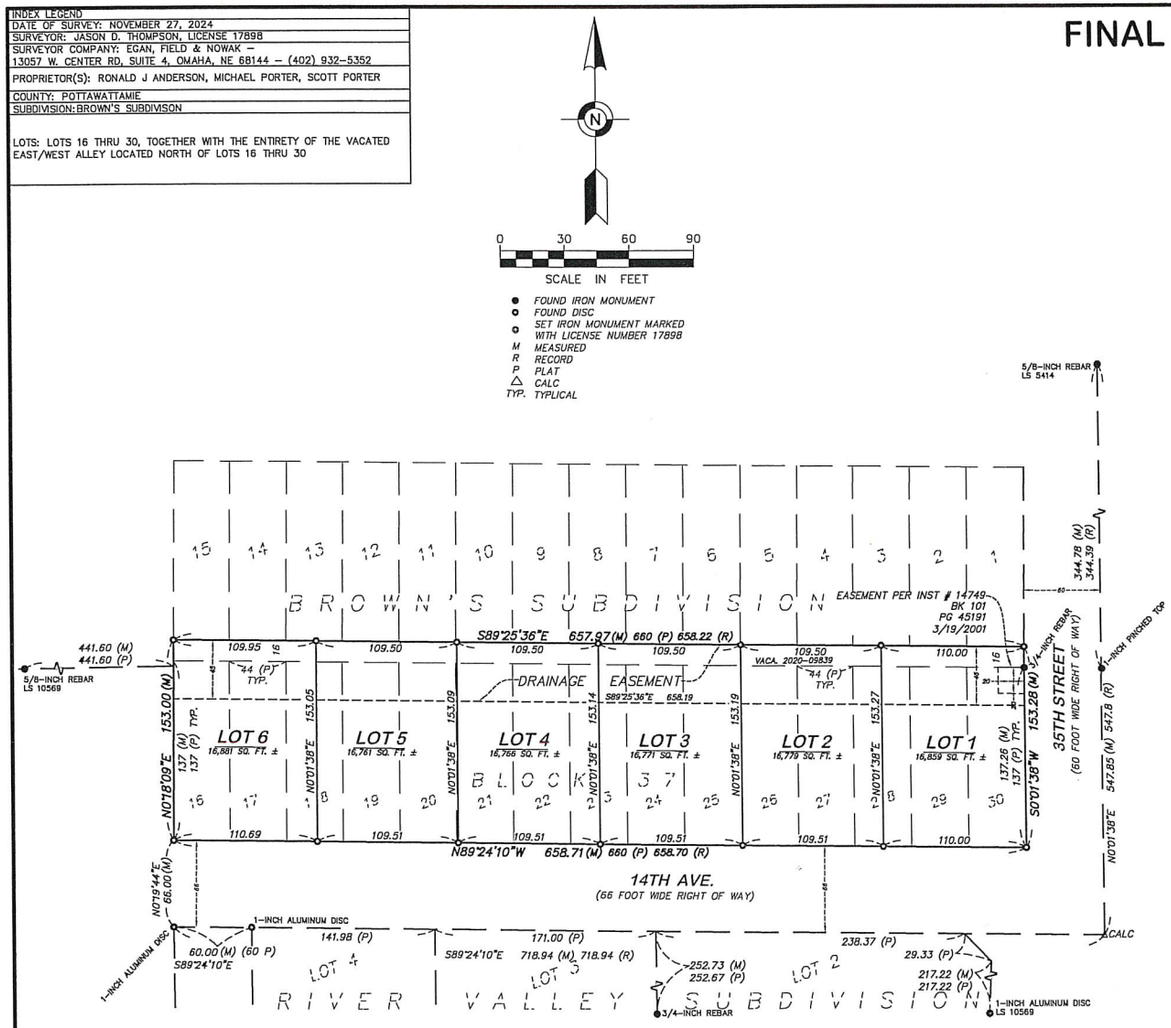
Attachment 'B'

INDEX LEGEND
DATE OF SURVEY: NOVEMBER 27, 2024
SURVEYOR: JASON D. THOMPSON, LICENSE 17898
SURVEYOR COMPANY: EGAN, FIELD & NOWAK – 13057 W. CENTER RD, SUITE 4, OMAHA, NE 68144 – (402) 932-5352
PROPRIETOR(S): RONALD J ANDERSON, MICHAEL PORTER, SCOTT PORTER
COUNTY: POTTAWATTAMIE
SUBDIVISION: BROWN'S SUBDIVISON
LOTS: LOTS 16 THRU 30, TOGETHER WITH THE ENTIRETY OF THE VACATED EAST/WEST ALLEY LOCATED NORTH OF LOTS 16 THRU 30

FINAL PLAT OF BLACK SQUIRREL BUSINESS PARK

BEING A RE-PLATTING OF PART OF BROWN'S SUBDIVISION THRU OUT THE PLAT BROWN'S SUBDIVISION LOTS 16 THRU 30, TOGETHER WITH THE ENTIRETY OF THE VACATED EAST/WEST ALLEY LOCATED NORTH OF LOTS 16 THRU 30, ALL IN BLOCK 37 IN BROWN'S SUBDIVISION THRU OUT THE PLAT BROWN'S SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNER: RONALD J ANDERSON, MICHAEL PORTER, SCOTT PORTER
1032 WOODBURY AVENUE,
COUNCIL BLUFFS, IA 51503



LEGAL DESCRIPTION:

A RE-PLATTING OF PART OF BROWN'S SUBDIVISION THRU OUT THE PLAT BROWN'S SUBDIVISION, LOTS 16 THRU 30, TOGETHER WITH THE ENTIRETY OF THE VACATED EAST/WEST ALLEY LOCATED NORTH OF LOTS 16 THRU 30, ALL IN BLOCK 37 IN BROWN'S SUBDIVISION THRU OUT THE PLAT BROWN'S SUBDIVISION, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 BLOCK 37 BROWN'S SUBDIVISION THRU OUT THE PLAT BROWN'S SUBDIVISION, THENCE NORTH 0 DEGREES 18 MINUTES 09 SECONDS EAST , BASED ON IOWA RCS ZONE 7, ALONG THE WEST LINE OF SAID BLOCK 37, DISTANCE OF 153.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 15 SAID BLOCK 37 THENCE SOUTH 89 DEGREES 25 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 1-15 SAID BLOCK 37, ALSO BEING THE NORTH LINE OF VACATED ALLEY, A DISTANCE OF 657.97 FEET TO THE SOUTHEAST CORNER OF LOT 1 SAID BLOCK 37, AND THE WEST RIGHT OF WAY OF 35TH/ STREET, THENCE SOUTH 0 DEGREES 01 MINUTES 38 SECONDS WEST ALONG SAID WEST RIGHT OF WAY, ALSO BEING THE EAST LINE OF SAID BLOCK 37, A DISTANCE OF 153.28 FEET TO THE SOUTHEAST CORNER OF LOT 30 SAID BLOCK 37, AND THE NORTH RIGHT OF WAY OF 14TH/ AVENUE, THENCE NORTH 89 DEGREES 24 MINUTES 10 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY, ALSO BEING THE SOUTH LINE OF LOTS 16 TO 30 OF SAID BLOCK 37, A DISTANCE OF 658.71 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.3143 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS BLACK SQUIRREL BUSINESS PARK AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE EASEMENTS AS CREATED BY THIS PLAT

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FARI MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

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

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED FOR RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

RONALD J ANDERSON, MICHAEL PORTER, SCOTT PORTER BEING THE SOLE OWNER OF LOTS 16 THRU 30, TOGETHER WITH THE ENTIRETY OF THE VACATED EAST/WEST ALLEY LOCATED NORTH OF LOTS 16 THRU 30, ALL IN BLOCK 37 IN BROWN'S SUBDIVISION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF RONALD J ANDERSON, MICHAEL PORTER, SCOTT PORTER AS CONTAINED HEREIN ON THIS 11 DAY OF December 2024

OWNER: RONALD J ANDERSON, MICHAEL PORTER, SCOTT PORTER MEMBER: SCOTT PORTER

NOTARIAL SEAL IOWA
RONALD J ANDERSON
Commission Number 789347
MY COMMISSION EXPIRES
APRIL 2, 2027

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS 11 DAY OF December 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED SCOTT PORTER TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF RONALD J ANDERSON, MICHAEL PORTER, SCOTT PORTER AND SAID SCOTT PORTER ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE

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

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A VOSS DATE

LICENSED LAND SURVEYOR
JASON THOMPSON 17898
12/10/24
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 Land Surveyor under the laws of the State of Iowa.

(signature) (date)

Jason D. Thompson
License number 17898
My License renewal date is December 31, 2025.
Pages or sheets covered by this seal:
Sheet 1 of 1

NOTES:

THE LEGAL DESCRIPTION AND EASEMENT INFORMATION USED IN THE PREPARATION OF THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY CLEAR TITLE & ABSTRACT, LLC, COMMITMENT NUMBER: 20241251

1. LOT 1 HAS INGRESS/EGRESS ACCESS FROM SOUTH 35TH STREET AND 14TH AVENUE
2. LOTS 2 – 6 HAVE INGRESS/EGRESS ACCESS FROM 14TH AVENUE
3. IOWA ONE CALL TICKET NUMBER 24032458
4. EASEMENT SURVEY INST #14749, RECORDED ON MARCH 3, 2201 IN BOOK: 101; PAGE: 45191
5. EASEMENTS RUN WITH THE LAND: THESE EASEMENTS SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.

SURVEY FOR: BLACK SQUIRREL BUSINESS PARK

EFN Egan, Field & Nowak, Inc.
land surveyors since 1872
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