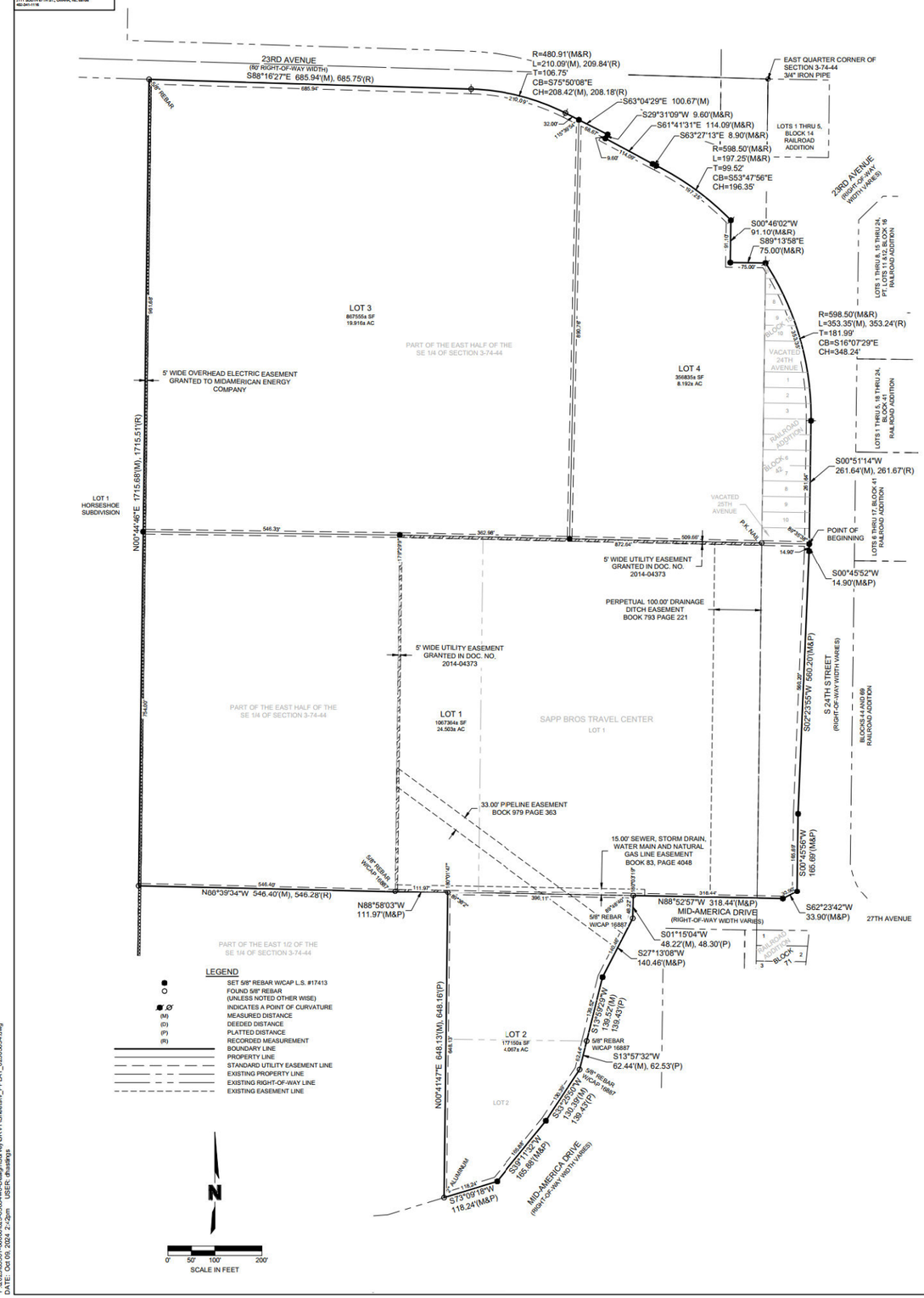
RECORDER'S INDEX:
COUNTY: POTTAWATTAMIE
SECTION 2 & 3 / TOWNSHIP: 74 RANGE: 44
ADDITION: PART: W1/2 SW1/4 SECTION 2 & E 1/2 SE1/4 SECTION 3
CITY: COUNCIL BLUFFS
SUBDIVISION: SAPP BROS TRAVEL CENTER / RAILROAD ADDITION
LOT: 1 THRU 10 BLOCK 15 / 1-10 BLOCK 42
PROPRIETOR: SAPP BROS INC, SAPP BROS TRAVEL CENTERS INC
SURVEY PREPARED BY: SAPP BROS INC
PREPARED BY: OLSSON ASSOCIATES
SURVEYOR: TERRY L. ROTHANZL
COMPANY: OLSSON INC, SUITE 200,
2111 SOUTH 67TH ST., OMAHA, NE, 68106
402.341.1116

ATTACHMENT 'A'



F:\2023\05501-06000\023-05634440-Design\Survey\SRVY\Sheets\V_PPLAT_023056534.dwg
DATE: Oct 09, 2024 2:42pm USER: dhastings

SAPP BROS TRUCK CENTER

LOTS 1 THRU 4

BEING A REPLAT OF LOTS 1 AND 2, SAPP BROS TRAVEL CENTER, TOGETHER WITH A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 3, AND A PART OF LOTS 6 THRU 10, BLOCK 15, AND PART OF LOTS 1 THRU 10, BLOCK 42, RAILROAD ADDITION, TOGETHER WITH THE NORTH HALF OF VACATED 25TH AVENUE LYING SOUTH OF BLOCK 42 AND ALL OF THE VACATED 24TH AVENUE LYING BETWEEN BLOCKS 15 AND 42, IN SECTION 2, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESMENTS

I, LEA VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS _____ DAY OF _____, 2024.

_____
LEA VOSS
TREASURER, POTTAWATTAMIE COUNTY, IOWA

AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA)
) SS
POTTAWATTAMIE COUNTY)

DOCKET NO: _____ FILED FOR RECORDED, THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK ___M. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF POTTAWATTAMIE COUNTY, IOWA.

DATED _____, 2024.

_____
ANDREW MOATS
POTTAWATTAMIE COUNTY AUDITOR

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

I, THE UNDERSIGNED, COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR, APPROVE THE FINAL PLAT OF SAPP BROS TRUCK CENTER.

DATED THIS _____ DAY OF _____, 2024.

_____
COURTNEY HARTER
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL BY COUNCIL BLUFFS CITY COUNCIL

CITY COUNCIL RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF SAPP BROS TRUCK CENTER, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

NOW THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA, THAT SAID PLAT OF SAPP BROS TRUCK CENTER, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

DATE _____ _____
THE HONORABLE MATTHEW J. WALSH, MAYOR

DATE _____ _____
ATTEST: JODI QUAKENBUSH, CITY CLERK

NOTES

1. ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
2. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
4. THERE ARE NO PRIVATE RESTRICTIONS AND/OR COVENANTS THAT WILL BE RECORDED WITH THE PLAT.

STANDARD UTILITY EASEMENT NOTES

A FIVE (5) FOOT-WIDE PERMANENT EASEMENT ON EACH SIDE AND REAR PROPERTY LINE(S) AND A TEN (10) FOOT-WIDE EASEMENT ALONG ALL FRONT LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

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 WHICH SHALL NOT BE UNREASONABLY WITHHELD, PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.
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 WHICH SHALL NOT BE UNREASONABLY WITHHELD.
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: WITH THE EXCEPTION OF EXISTING STRUCTURES, 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.
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 AND TO GRANTOR'S SATISFACTION.
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.

LEGAL DESCRIPTION

BEING A REPLAT OF LOTS 1 AND 2, SAPP BROS TRAVEL CENTER, TOGETHER WITH A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 3, AND A PART OF LOTS 6 THRU 10, BLOCK 15, AND PART OF LOTS 1 THRU 10, BLOCK 42, RAILROAD ADDITION, TOGETHER WITH THE NORTH HALF OF VACATED 25TH AVENUE LYING SOUTH OF BLOCK 42 AND ALL OF THE VACATED 24TH AVENUE LYING BETWEEN BLOCKS 15 AND 42, IN SECTION 2, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAPP BROS TRAVEL CENTER, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF S 24TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF S 24TH STREET FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) ON AN ASSUMED BEARING OF S00°45'52"W, 14.90 FEET; (2) S02°23'55"W, 560.20 FEET; (3) S00°45'56"W, 165.69 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF S 24TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF MID-AMERICA DRIVE; THENCE ON SAID NORTH AND WEST RIGHT-OF-WAY LINE OF MID-AMERICA DRIVE FOR THE FOLLOWING EIGHT (8) DESCRIBED COURSES: (1) S62°23'42"W, 33.90 FEET; (2) N88°52'57"W, 318.44 FEET; (3) S01°15'04"W, 48.22 FEET; (4) S27°13'08"W, 140.46 FEET; (5) S13°59'29"W, 139.52 FEET; (6) S13°57'32"W, 62.44 FEET; (7) S3°25'50"W, 130.39 FEET; (8) S3°11'32"W, 165.88 FEET; (9) S73°09'18"W, 118.24 FEET TO THE SOUTHWEST CORNAUR OF SAID LOT 2, SAPP BROS TRAVEL CENTER; THENCE ON THE WEST LINE OF SAID LOTS 1 AND 2, SAPP BROS TRAVEL CENTER N00°41'47"E, 648.13 FEET TO A CORNER OF SAID LOT 1, SAPP BROS TRAVEL CENTER; THENCE CONTINUING ON SAID WEST LINE OF LOT 1, SAPP BROS TRAVEL CENTER N88°58'03"W 111.97 FEET TO A CORNER OF SAID LOT 1, SAPP BROS TRAVEL CENTER; THENCE N88°39'34"W, 546.40 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3; THENCE ON SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 3 N00°44'48"E, 1715.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 23RD AVENUE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF 23RD AVENUE FOR THE FOLLOWING NINE (9) DESCRIBED COURSES: (1) S88°16'27"E, 685.94 FEET TO A POINT OF CURVATURE; (2) ON A 480.91 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 210.09 FEET (LONG CHORD BEARS S75°50'08"E, 208.42 FEET); (3) S63°04'29"E, 100.67 FEET; (4) S29°31'09"W, 9.60 FEET; (5) S61°41'31"E, 114.09 FEET; (6) S63°27'13"E, 8.90 FEET TO A POINT OF CURVETURE; (7) ON A 598.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 197.25 FEET (LONG CHORD BEARS S53°47'56"E , 196.35 FEET); (8) S00°46'02"W, 91.10 FEET; (9) S89°13'58"E, 75.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 3, SAID POINT ALSO BEING A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF 23RD AVENUE AND SAID WEST RIGHT-OF-WAY LINE OF S 24TH STREET, SAID POINT ALSO BEING A POINT OF NON-TANGENT CURVATURE; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF S 24TH STREET FOR THE FOLLOWING TWO DESCRIBED COURSES: (1) ON A 598.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 353.35 FEET (LONG CHORD BEARS S16°07'29"E, 348.24 FEET); (2) S00°51'14"W, 261.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,468,904.12 OR 56.678 ACRES MORE OR LESS.

DEDICATION

SAPP BROS TRAVEL CENTERS, INC. AND SAPP BROS, INC., AS THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAVE IN THE PURSUANCE OF THE LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF TERRY L. ROTHANZL, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS SAPP BROS TRUCK CENTER LOTS 1 THRU 4, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT THE CITY OF COUNCIL BLUFFS, IOWA, THE ___ DAY OF _____, 2024.

BY: _____
_____ _____
NAME TITLE

BY: _____
_____ _____
NAME TITLE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2024, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____ WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

_____
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARIES

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2024, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____ WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

_____
NOTARY PUBLIC

CERTIFICATE OF COUNTY ASSESSOR

I, PENNY RAVLIN, HEREBY CERTIFY THAT ON THE ___ DAY OF _____, 2024. A COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE.

DATED THIS _____ DAY OF _____, 2024.

_____
PENNY RAVLIN
COUNTY ASSESSOR

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED THIS _____ DAY OF _____, 2024.

_____
MELVYN HOUSER
POTTAWATTAMIE COUNTY AUDITOR

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS SAPP BROS TRUCK CENTER LOTS 1 THRU 4, BEING A REPLAT OF LOTS 1 AND 2, SAPP BROS TRAVEL CENTER, TOGETHER WITH A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER, ALL IN SECTION 3, TOWNSHIP 74 NORTH, RANGE 44 WEST, AND A PART OF LOTS 6 THRU 10, BLOCK 15, AND PART OF LOTS 1 THRU 10, BLOCK 42, RAILROAD ADDITION, IN SECTION 2, TOWNSHIP 74 NORTH, RANGE 44 WEST, TOGETHER WITH THE NORTH HALF OF VACATED 25TH AVENUE LYING SOUTH OF BLOCK 42 AND ALL OF THE VACATED 24TH AVENUE LYING BETWEEN BLOCKS 15 AND 42, IN THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

_____ 10-9-2024
TERRY L. ROTHANZL DATE
IOWA L.S. 17413

LICENSED LAND SURVEYOR
TERRY ROTHANZL
17413
IOWA

olsson
2111 South 67th Street
Suite 200
Omaha, NE 68106
olsson.com
TEL 402.341.1116
FAX 402.341.5895

REV. NO.	DATE	DESCRIPTION	BY
		REVISIONS	

FINAL PLAT
SAPP BROS TRUCK CENTER
LOTS 1 THRU 4
COUNCIL BLUFFS, IOWA
2024

drawn by: _____ DSH
designed by: _____ DSH
project no.: _____ 023-05634
date: _____ 10.09.2024

SHEET
1 of 1