Attachment 'C'

BENSON'S 2nd ADDITION REPLAT ONE

LOT 1

BEING A REPLATTING OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 8, BENSON'S 2nd ADDITION, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA, EXCEPT THAT PART GRANTED TO THE CITY OF COUNCIL BLUFFS, IOWA FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED 2018-02870.

RECORDER'S INDEX:
COUNTY: POTTAWATTAMIE
SECTION: 27/ TOWNSHIP: 75/ RANGE: 44
ALIQUOT PART: SE 1/4 OF THE SW 1/4
PROPRIETOR: SCM 10X COUNCIL BLUFFS 2901, LLC
REQUESTED BY: JAKE KUMKE
PREPARED BY: THOMPSON, DREESSEN & DORNER, INC.
SURVEYOR: MICHAEL J. SMITH
COMPANY: THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD, OMAHA, NE 68154
402-330-8860

LEGEND

●	PROPERTY CORNER FOUND
○	PROPERTY CORNER SET (5/8" REBAR W/CAP #16887 UNLESS NOTED)
△	TEMPORARY POINT
R	RECORD DISTANCE
M	MEASURED DISTANCE
SR	DIMENSION SHOWN ON A SURVEY PREPARED BY GARY D. TINKHAM, IOWA LLS 9496, DATED MAY 24, 2012
OTP	OPEN TOP PIPE

NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM – ZONE 6.
2. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

10.0 FOOT WIDE EASEMENT GRANTED TO IOWA POWER AND LIGHT COMPANY RECORDED AS INSTRUMENT NO. 74-15875 OF THE POTTAWATTAMIE COUNTY RECORDS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, **SCM 10X COUNCIL BLUFFS 2901, LLC**, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **BENSON'S 2ND ADDITION REPLAT ONE**, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

1. A 5-FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 10-FOOT WIDE EASEMENT ALONG ALL FRONT AND REAR 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, 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.

   C. RIGHT-OF-WAY 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 ON ANY UNAUTHORIZED IMPROVEMENTS OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHT UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.

   E. SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITH 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 THE GRANTOR.

   G. EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS.

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

2. NO PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE RECORDED WITH THE SUBDIVISION ON THE PLAT.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN THIS _____ DAY OF _____, 2025

SCM 10X COUNCIL BLUFFS 2901, LLC
A NEBRASKA LIMITED LIABILITY COMPANY

BY: _____
DARREN HICKS, MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
COUNTY OF)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY DARREN HICKS, MANAGING MEMBER OF **SCM 10X COUNCIL BLUFFS 2901, LLC.**, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY OF SAID SUBDIVISION TO BE KNOWN AS BENSON'S 2nd ADDITION REPLAT ONE, LOT 1, BEING A REPLATTING OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 8, BENSON'S 2ND ADDITION, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA, EXCEPT THAT PART GRANTED TO THE CITY OF COUNCIL BLUFFS, IOWA FOR RIGHT-OF-WAY DESCRIBED IN WARRANTY DEED 2018-02870, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 8, BENSON'S 2nd ADDITION;

THENCE N89°29'32"W (ASSUMED BEARING) 135.41 FEET ON THE SOUTH LINE OF SAID LOT 1 THROUGH 6, INCLUSIVE TO THE SOUTHWEST CORNER THEREOF;

THENCE N00°18'46"E 168.50 FEET ON THE WEST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER THEREOF;

THENCE N89°53'32"E 123.41 FEET ON THE NORTH LINE OF SAID LOTS 1 THROUGH 6, INCLUSIVE, SAID LINE BEING THE SOUTH LINE OF WEST BROADWAY STREET;

THENCE S44°53'50"E 16.91 FEET; THENCE S00°18'48"W 157.96 FEET ON THE EAST LINE OF SAID LOT 1, SAID LINE BEING THE WEST LINE OF S. 29th STREET, TO THE POINT OF BEGINNING.

CONTAINING 22,842 SQUARE FEET

MICHAEL J. SMITH — JANUARY 24, 2025
DATE

16887
LICENSE NUMBER
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026.

LICENSED LAND SURVEYOR
MICHAEL J. SMITH
16887
IOWA

CITY COUNCIL:

APPROVED BY MAYOR, MATTHEW J. WALSH — DATE

ATTEST:
JODI QUAKENBUSH, CITY CLERK — DATE

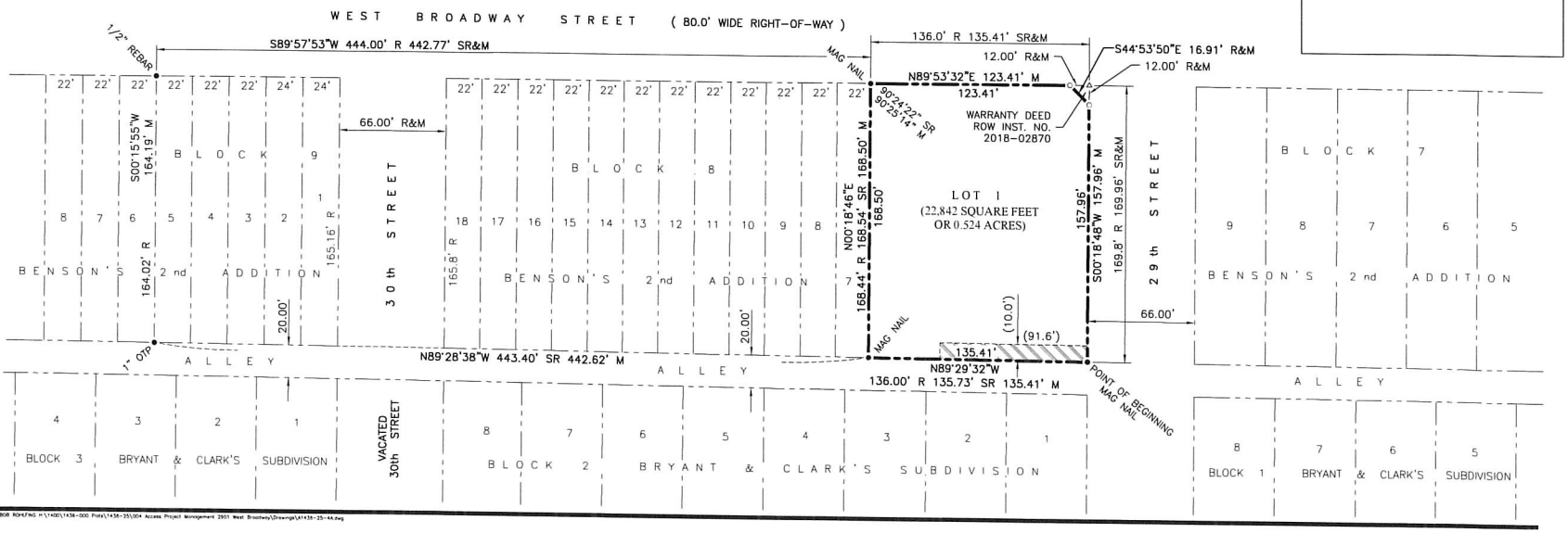
COMMUNITY DEVELOPMENT DIRECTOR, COURTNEY HARTER — DATE

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2025.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER

TREASURER'S SEAL



TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
msmith@td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

BENSON'S 2nd ADDITION REPLAT ONE
LOT 1

N
0' 25' 50'
U.S. SURVEY FOOT

Revision Dates

No.	Description	MM-DD-YY
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Job No.: A1436-25-4A
Drawn By: RJR
Reviewed By: MJS
Date: JANUARY 24, 2025
Book: 24/24
Page: 23

Sheet Title

CITY OF COUNCIL BLUFFS, IOWA
FINAL PLAT

Sheet Number

SHEET 1 OF 1

2/10/2025 8:58 AM BOB ROHLFING H:\1400\1436-000 Plats\1436-25\004 Access Project Management 2901 West Broadway\Drawings\A1436-25-4A.dwg