Attachment 'B'

FINAL PLAT
THE HILLS OF CEDAR CREEK, PHASE 1, REPLAT 6

CONTAINING LOT 1,
BEING A REPLAT OF OUT LOT "J" OF
THE HILLS OF CEDAR CREEK, PHASE 1,
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 34, T75N, R43W OF THE 5TH P.M.,
POTTAWATTAMIE COUNTY, IOWA

PROJECT NO.
EGA251032

REVISIONS

NO.	DESCRIPTION	DATE	BY

LEGAL DESCRIPTION:

THE HILLS OF CEDAR CREEK, PHASE 1, REPLAT 6, LOT 1, BEING A REPLAT OF OUT LOT "J" OF THE HILLS OF CEDAR CREEK, PHASE 1, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA. CONTAINING 7935 SQUARE FEET.

DEDICATION

KNOW ALL PEOPLE OF THESE PRESENTS: THAT

HCC INVESTMENTS, LLC

BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED WITH OUR FREE CONSENT AND IN ACCORD WITH OUR DESIRE, THE SAME TO BE SUBDIVIDED INTO LOT 1 AND TO BE KNOWN AS:

THE HILLS OF CEDAR CREEK, PHASE 1, REPLAT 6

AND SAID LIMITED LIABILITY COMPANY DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS, FOR: HCC INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY

JAMES M DUGGAN AS: MEMBER OF HCC INVESTMENTS, LLC

DATE: _____

ACKNOWLEDGEMENT TO DEDICATION

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____ 20___,
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,

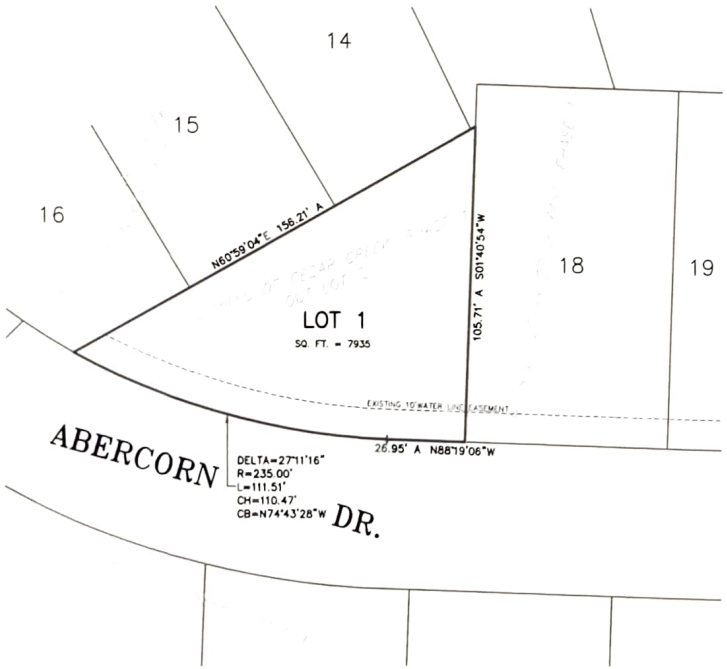
JAMES M DUGGAN, AS MEMBER OF HCC INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MEMBER, AND VOLUNTARY ACT AND DEED OF SAID HCC INVESTMENTS, LLC.

WITNESS MY HAND AND NOTARIAL SEAL AT _____

NOTARY PUBLIC DATE

NORTH
SCALE 1" = 30'

30 0 30 60 90 FEET



NOTE: STANDARD UTILITY EASEMENTS

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET WIDE ALONG EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. THE DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.

ERECTION OF STRUCTURES PROHIBITED: HCC INVESTMENTS, LLC, OR IT'S SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

CHANGE OF GRADE PROHIBITED: HCC INVESTMENTS, LLC, OR IT'S SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE ELEVATION, OR CONTOUR OF ANY PART OF THESE EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

RIGHT OF ACCESS: THE CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHTS OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA HEREIN DESCRIBED.

REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREAS, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS DEDICATION, SHALL BE BORNE BY THE SAID LIMITED LIABILITY COMPANY OR IT'S SUCCESSORS OR ASSIGNS.

SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREAS SHALL BE LIMITED ONLY TO GRADING AND SEEDING.

DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREAS 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 SAID LIMITED LIABILITY COMPANY OR IT'S SUCCESSORS OR ASSIGNS.

EASEMENTS RUN WITH THE LAND: THESE EASEMENTS SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON HCC INVESTMENTS, LLC, OR ITS SUCCESSORS OR ASSIGNS.

CERTIFICATIONS AND APPROVALS

WE HEREBY CERTIFY THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FINAL PLAT:

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

B. TITLE OPINION LETTER OF ATTORNEY.

C. CERTIFIED RESOLUTION OF EACH GOVERNING BODY AS REQUIRED BY IOWA CODE SEC. 354.8

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MEETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

HCC INVESTMENTS, LLC, JAMES M DUGGAN, MEMBER DATE

COMMUNITY DEVELOPMENT
DATE
APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, COURTNEY HARTER

CITY COUNCIL: APPROVED BY MAYOR, DATE
THE HONORABLE MATTHEW J. WALSH

ATTESTED TO BY: CITY CLERK, JODI QUAKENBUSH DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE HILLS OF CEDAR CREEK, PHASE 1, REPLAT 6, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA, LEA A. VOSS DATE

INDEX LEGEND	
DATE OF SURVEY	
SURVEYOR	MARK E. EHRHART
COUNTY	POTTAWATTAMIE
SECTION	34 TOWNSHIP 75N RANGE 43W
ALIQUOT PART	SE OF THE SE
PARCEL DESIGNATION(S)	LOTS 31-55
TAX ADDRESS	
PROPRIETOR(S)	HCC INVESTMENTS, LLC
REQUESTED BY	HCC INVESTMENTS, LLC

SURVEYOR'S NOTES:

1. DISTANCES SHOWN ALONG A CURVE ARE ARC DISTANCES UNLESS NOTED OTHERWISE.

3. 5/8" X 30" (IRON PINS) WITH ALUMINUM CAPS STAMPED #11416 HAVE BEEN FOUND OR SET AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AND CUT "X"s IN THE CENTER OF ALL CUL-DE-SACS.

LAND SURVEYOR'S CERTIFICATE

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
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.

MARK E. EHRHART DATE 3/10/25
LICENSE NO. 11416
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, IA 51503
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

THE HILLS OF CEDAR CREEK, PHASE 1, REPLAT 6
FINAL PLAT
COUNCIL BLUFFS, IOWA

DATE:
DESIGNED BY:
DRAWN BY: MAW
CHECKED BY:
CREW:

SHEET NO.
1 OF 1

S:\25\032 DUGGAN OUT LOT J