Attachment A

RECORDER'S INDEX
LOT:
BLOCK:
SUBDIVISION:
ALIQUOT PART: N1/2 S1/2 SW1/4
SECTION: 34 /TOWNSHIP: 75 / RANGE: 43
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: PATRICK JOSEPH AND RHONDA LUCILLE CUNNINGHAM
REQUESTED BY: PATRICK CUNNINGHAM
DATE OF FIELD SURVEY: APRIL 7, 2025

PREPARED BY: JEFFREY D. DIMON, P.L.S., HGM ASSOCIATES INC., 640 5th AVENUE, COUNCIL BLUFFS, IOWA 51501 (712)323-0530

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

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. NO PRIVATE RESTRICTIONS AND/OR COVENANTS, WILL BE A PART OF THE SUBJECT DEVELOPMENT.

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

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT PATRICK JOSEPH CUNNINGHAM AND RHONDA LUCILLE CUNNINGHAM, 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 LOT 1 AND LOT 2, AND PUBLIC STREET RIGHT-OF-WAY FOR STATE ORCHARD ROAD. SAID PROPERTY TO BE KNOWN AS TWEETY'S LANDING.

AS PART OF THIS PLATTING, PATRICK JOSEPH CUNNINGHAM AND RHONDA LUCILLE CUNNINGHAM DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA THE RIGHT-OF-WAY FOR STATE ORCHARD ROAD (0.348 ACRE, MORE OR LESS).

AS PART OF THIS PLATTING, PATRICK JOSEPH CUNNINGHAM AND RHONDA LUCILLE CUNNINGHAM DOES HEREBY DEDICATE A 20 FOOT WIDE ACCESS EASEMENT ON LOT 1 FOR THE BENEFIT OF LOT 2 AS SHOWN ON THE PLAT.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF PATRICK JOSEPH CUNNINGHAM AND RHONDA LUCILLE CUNNINGHAM. PROPERTY AS CONTAINED HEREIN ON THIS

_____ DAY OF _____ , 2025.

BY:_____
RHONDA LUCILLE CUNNINGHAM

STATE OF IOWA)
) SS.
COUNTY OF POTTAWATTAMIE)

ON THIS _____ DAY OF_____ , 2025, BEFORE ME A

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED RHONDA LUCILLE CUNNINGHAM, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY SHE IS RHONDA LUCILLE CUNNINGHAM, THAT NO SEAL HAS BEEN PROCURED, AND THAT SAID INSTRUMENT WAS SIGNED AND THAT RHONDA LUCILLE CUNNINGHAM ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID, RHONDA LUCILLE CUNNINGHAM BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

FINAL PLAT OF TWEETY'S LANDING

ALL OF PARCEL 25028 BEING A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N1/2S1/2SW1/4), SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

LEGAL DESCRIPTION

ALL OF PARCEL 25028 BEING A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N1/2S1/2SW1/4), SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER(N1/2S1/2SW1/4);

THENCE ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N1/2S1/2SW1/4), NORTH 89 DEGREES 48 MINUTES 54 SECONDS EAST, 193.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89 DEGREES 48 MINUTES 54 SECONDS EAST, 1120.57 FEET; 2) SOUTH 89 DEGREES 34 MINUTES 31 SECONDS EAST, 1313.57 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTH HALF OF SOUTHWEST QUARTER (N1/2S1/2SW1/4); THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00 DEGREES 03 MINUTES 27 SECONDS EAST, 660.23 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (N1/2S1/2SW1/4). THENCE ON THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N1/2S1/2SW1/4), NORTH 89 DEGREES 51 MINUTES 21 SECONDS WEST, 2631.37 FEET TO SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N1/2S1/2SW1/4); THENCE ON THE WEST LINE OF SAID SECTION, NORTH 00 DEGREES 18 MINUTES 48 SECONDS EAST, 459.04 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 54 SECONDS EAST, 193.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 48 SECONDS EAST, 200.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL 25028 CONTAINS 39.141 ACRES (INCLUDES 0.348 ACRE FOR STATE ORCHARD ROAD RIGHT-OF-WAY), MORE OR LESS.

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN TWEETY'S LANDING, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

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

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PATRICK JOSEPH CUNNINGHAM AND RHONDA LUCILLE CUNNINGHAM PROPERTY AS CONTAINED HEREIN ON THIS

_____ DAY OF _____ , 2025.

BY: _____
PATRICK JOSEPH CUNNINGHAM

STATE OF IOWA)
) SS.
COUNTY OF POTTAWATTAMIE)

ON THIS _____ DAY OF_____ , 2025, BEFORE ME A

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED PATRICK JOSEPH CUNNINGHAM, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS PATRICK JOSEPH CUNNINGHAM, THAT NO SEAL HAS BEEN PROCURED, AND THAT SAID INSTRUMENT WAS SIGNED AND THAT PATRICK JOSEPH CUNNINGHAM ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID PATRICK JOSEPH CUNNINGHAM BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

PROFESSIONAL LAND SURVEYOR
JEFFREY D. DIMON
29399
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

APRIL 09, 2025
JEFFREY D. DIMON DATE
LICENSE NUMBER 29399
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 3

this drawing is being made available in electronic format for use in this project in accordance with hgm associates inc. standard terms and conditions governing electronic services. hgm associates inc. assumes no responsibility for the accuracy of this drawing or any part thereof except in accordance with its intended purpose.

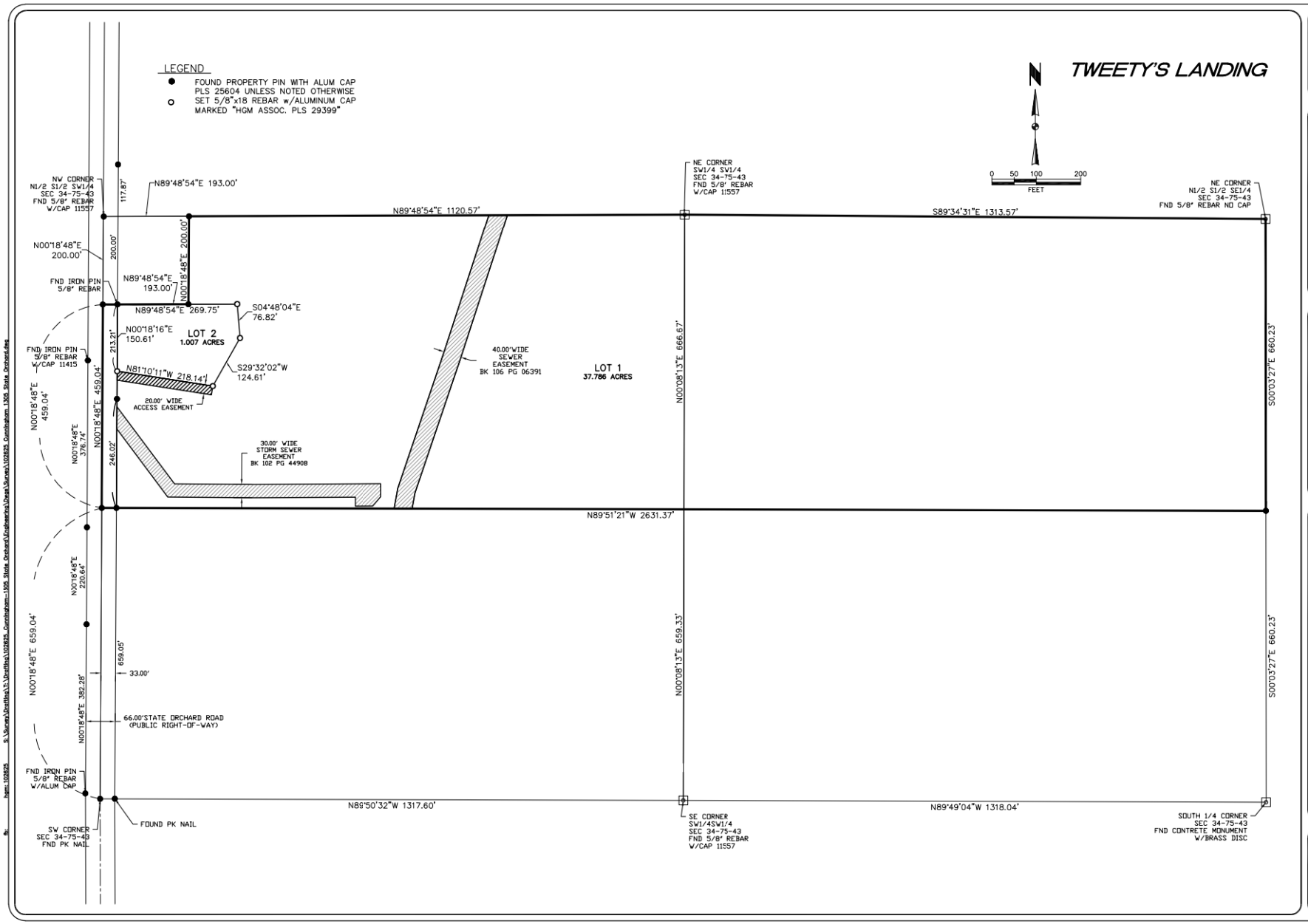
hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

JDD drawn
JDD designed
DEF approved
APR. 25 date
revision date

project CUNNINGHAM STATE ORCHARD RD
client PATRICK CUNNINGHAM
1305 STATE ORCHARD ROAD, COUNCIL BLUFFS, IA 51503
sheet FINAL PLAT

project no. 102625
sheet 1 OF 3

file: form_102625 a:\survey\drafting\13\drafting\102625_cunningham-1305_state_orchard\engineering\survey\102625_cunningham-1305_State_Orchard.dwg



this drawing is being made available for use in this project in accordance with hgm associates inc. standard terms of service. hgm associates inc. expressly reserves its common law copyright and other property rights in this drawing or any part thereof. except in accordance with the terms of the above agreement.

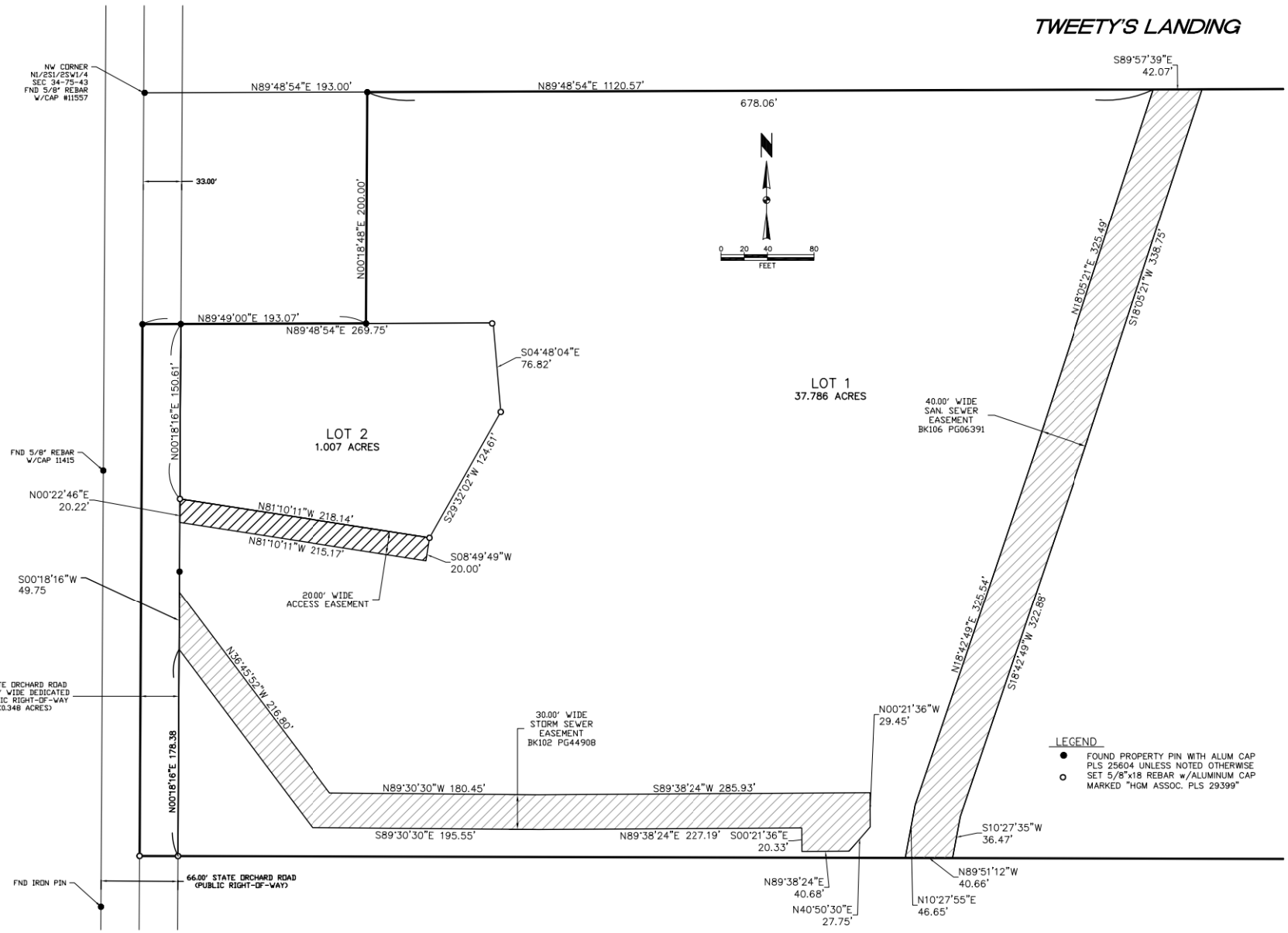
hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

JDD	drawn	
JDD	designed	
DEF	approved	
APR 25	date	revision

project CUNNINGHAM STATE ORCHARD RD
client PATRICK CUNNINGHAM
1305 STATE ORCHARD ROAD, COUNCIL BLUFFS, IA 51503
sheet **FINAL PLAT**

project no. 102625
sheet **2 OF 3**

TWEETY'S LANDING



this drawing is being made available for use on this project in accordance with hgm associates inc. standard terms and conditions for service. hgm associates inc. retains all rights with respect to this drawing or any part thereof except in accordance with the terms of the above agreement.

hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

JDD	drawn	
JDD	designed	
DEF	approved	
APR. 25	date	revision

project CUNNINGHAM STATE ORCHARD RD

client PATRICK CUNNINGHAM
1305 STATE ORCHARD ROAD, COUNCIL BLUFFS, IA 51503

sheet **FINAL PLAT**

project no. 102625

sheet **3 OF 3**