

FINAL PLAT  
HILLS OF CEDAR CREEK EAST  
PHASE 3

CONTAINING LOTS 1 THROUGH 4 INCLUSIVE AND OUT LOT "A",  
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER  
AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 34, T75N, R43W OF THE 5TH P.M.,  
POTTAWATTAMIE COUNTY, IOWA

PROJECT NO.  
EGA211132

REVISED	DESCRIPTION	DATE	BY	NO.

EHRHART  
GRIFFIN &  
ASSOCIATES

142 West Broadway  
Suite 136  
Council Bluffs, IA 51503  
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

HILLS OF CEDAR CREEK EAST  
PHASE 3  
FINAL PLAT  
COUNCIL BLUFFS, IOWA

DATE: 10/27/21

DESIGNED BY:

DRAWN BY:

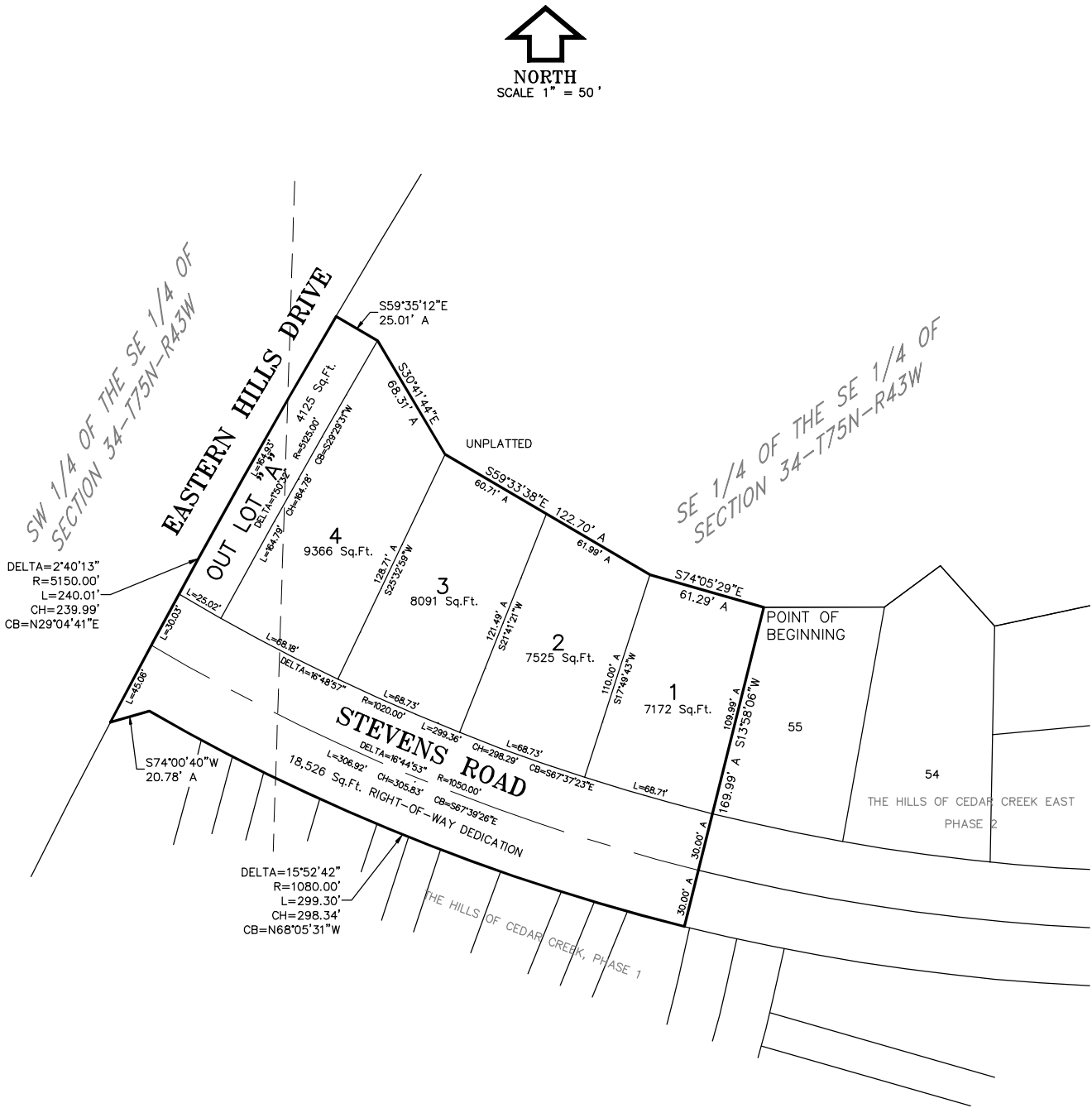
WAW

CHECKED BY:

CREW:

SHEET NO.

1 OF 2



INDEX LEGEND	
DATE OF SURVEY:	MARK E. EHRHART
SURVEYOR:	POTTAWATTAMIE
COUNTY:	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:

- ALL LOT LINES ARE RADIAL TO CURVED STREET LINES UNLESS NOTED NON-RADIAL (NR).
- DISTANCES SHOWN ALONG A CURVE ARE ARC DISTANCES UNLESS NOTED OTHERWISE.
- 5/8" X 30" (IRON PINS) WITH ALUMINUM CAPS STAMPED #11416 HAVE BEEN 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

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  
LICENSE NO. 11416  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.  
PAPER OR SHEETS COVERED BY THIS SEAL:  
SHEET 1 AND 2 OF 2

DATE:

FINAL PLAT  
HILLS OF CEDAR CREEK EAST  
PHASE 3

CONTAINING LOTS 1 THROUGH 4 INCLUSIVE AND OUT LOT "A",  
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER  
AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 34, T75N, R43W OF THE 5TH P.M.,  
POTTAWATTAMIE COUNTY, IOWA

LEGAL DESCRIPTION:

HILLS OF CEDAR CREEK EAST PHASE 3, CONTAINING LOTS 1 THROUGH 4 INCLUSIVE AND OUT LOT "A", BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER LOT 55, HILLS OF CEDAR CREEK EAST PHASE 2; THENCE SOUTH 13° 58' 06"WEST ON THE WEST LINE OF SAID LOT 55 AND PROJECTION THEREON, A DISTANCE OF 169.99 FEET TO A POINT ON THE NORTH LINE OF THE HILLS OF CEDAR CREEK PHASE 1; THENCE NORTHWESTERLY ON THE NORTH LINE OF SAID HILLS OF CEDAR CREEK BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.00 FEET AND A CENTRAL ANGLE OF 15° 52' 42", AN ARC DISTANCE OF 299.30 FEET (CHORD=298.34', CHORD BEARING=N 68° 05' 31" W); THENCE SOUTH 74° 00' 40"WEST ON THE NORTH LINE OF SAID HILLS OF CEDAR CREEK, A DISTANCE OF 20.78 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EASTERN HILLS DRIVE; THENCE NORTHEASTERLY ON SAID EASTERLY RIGHT-OF-WAY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 5150.00 FEET AND A CENTRAL ANGLE OF 02° 40' 13", AN ARC DISTANCE OF 240.01 FEET (CHORD=239.99', CHORD BEARING=N 29° 04' 41" E); THENCE SOUTH 59° 35' 12"EAST, A DISTANCE OF 25.01 FEET; THENCE SOUTH 30° 41' 44"EAST, A DISTANCE OF 68.31 FEET; THENCE SOUTH 59° 33' 38"EAST, A DISTANCE OF 122.70 FEET; THENCE SOUTH 74° 05' 29" E A DISTANCE OF 61.29 FEET TO THE POINT OF BEGINNING. CONTAINING 54,805 SQUARE FEET (1.2582 ACRES), MORE OR LESS.

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 LOTS 1 THROUGH 4 INCLUSIVE AND OUT LOT "A", AS SHOWN AND TO BE KNOWN AS:

HILLS OF CEDAR CREEK EAST PHASE 3

AND SAID LIMITED LIABILITY COMPANY DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND THAT THE STREET TO BEING NAMED STEVENS ROAD (18,526 SF), IS DEDICATED TO THE CITY OF COUNCIL BLUFFS, IOWA, FOR PUBLIC USE.

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

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, JIM DUGGAN, MEMBER DATE

\_\_\_\_\_  
COMMUNITY DEVELOPMENT DATE  
APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, BRANDON GARRETT

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

\_\_\_\_\_  
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 EAST PHASE 3, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

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

PROJECT NO.  
EGA211132

REVISIONS	BY	DATE				
	DESCRIPTION					
	NO.					

 EHRHART  
GRIFFIN &  
ASSOCIATES

142 West Broadway  
Suite 136  
Council Bluffs, IA 51503  
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

HILLS OF CEDAR CREEK EAST  
PHASE 3  
FINAL PLAT  
COUNCIL BLUFFS, IOWA

DATE: 10/27/21  
DESIGNED BY:  
  
DRAWN BY:  
WAW  
CHECKED BY:  
  
CREW:

SHEET NO.  
  
2 OF 2