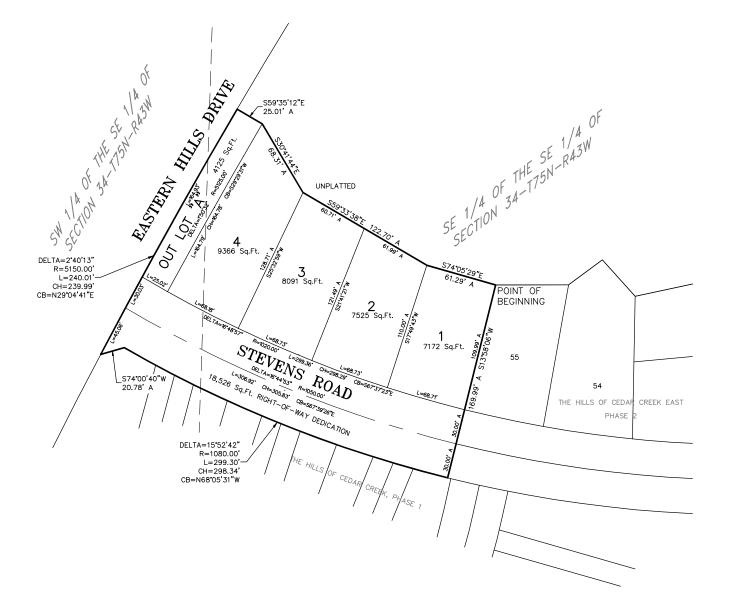
Attachment B

SCALE 1



FINAL PLAT

HILLS OF CEDAR CREEK EAST

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





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

- ENGINEERING PLANNING
- LAND SURVEYING

ST EA

CREEK 3 IOWA FINAL PLAT COUNCIL BLUFFS, CEDAR PHASE

OF Ω HILL

DATE: 10/27/21 DESIGNED BY

DRAWN BY: CHECKED BY:

CREW:

LAND SURVEYOR'S CERTIFICATE

SURVEYOR'S NOTES:

- 1. ALL LOT LINES ARE RADIAL TO CURVED STREET LINES UNLESS NOTED NON-RADIAL (NR).
- 2. 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 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.



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 DATE:

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021. PAPER OR SHEETS COVERED BY THIS SEAL:

SHEET 1 AND 2 OF 2

SHEET NO.

1 OF 2

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 12.70 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:							

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 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.

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.

HILLS OF CEDAR CREEK EAST BHASE 2

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

١	EGA211132						
3		BY					
,	,	DATE					
	REVISIONS	DESCRIPTION					
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EHRHART GRIFFIN & ASSOCIATES

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

- ENGINEERING
- PLANNING

 $\mathbf{\tilde{\Omega}}$

LAND SURVEYING

ACKNOWLEDGEMENT	то	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

TNESS	MY	HAND	AND	NOTARIAL	SEAL	ΑТ	
TARY	PUR	LIC					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.

COMMUNITY DEVELOPMENT

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

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.

REASURER	OF	POTTAWATTAMIE	COUNTY,	IOWA,	LEA	Α.	VOSS	DATE

CEDAR CREEK EAPHASE 3

OF

FINAL PLAT
COUNCIL BLUFFS,

IOWA

DATE:	10/27/21
DESIGN	ED BY:

DRAWN BY:
WAW
CHECKED BY:

CREW

SHEET ND.

2 OF 2

S: \181011-HILLS OF CEDAR CREEK