RECORDER'S OFFICE

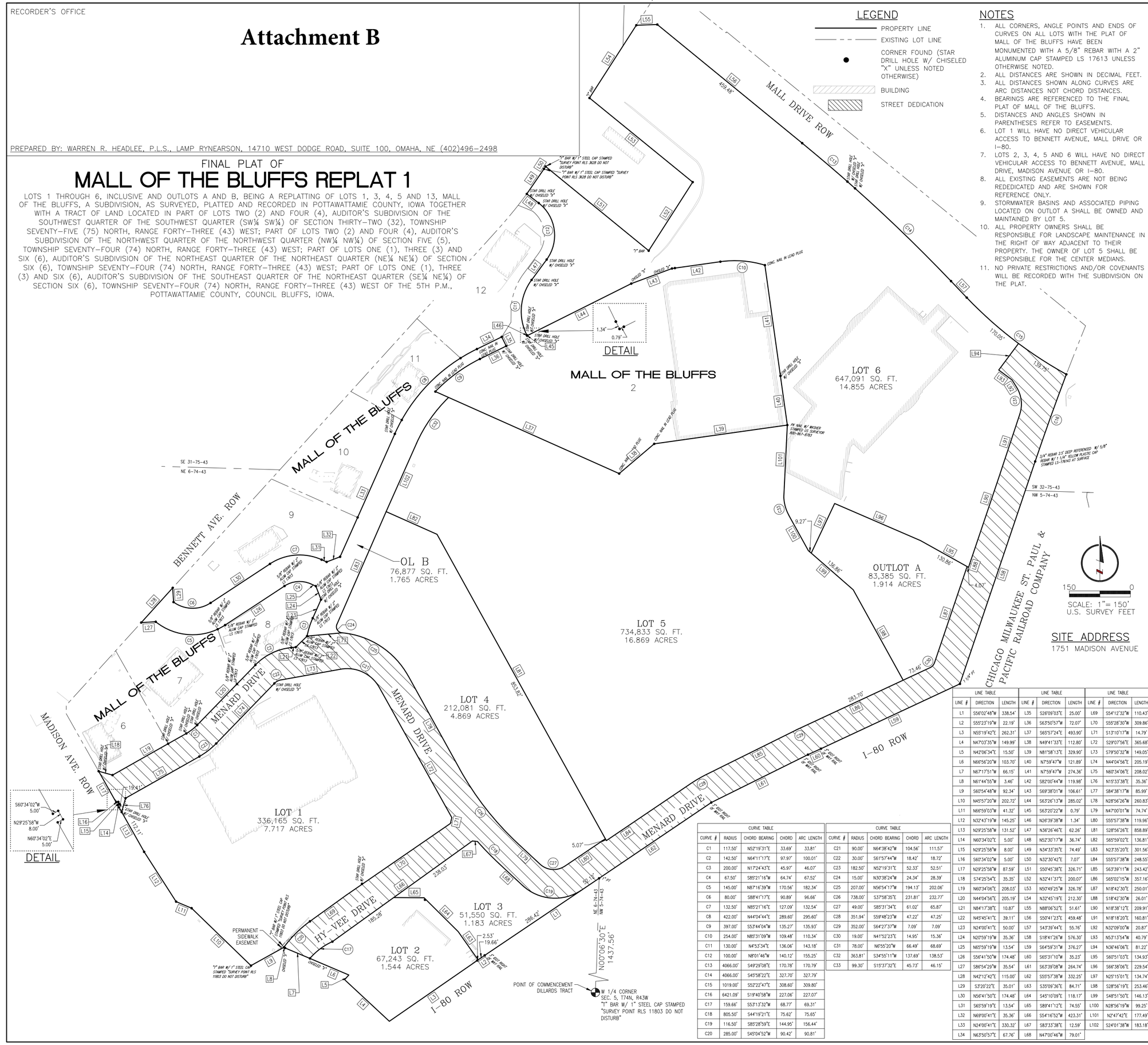
Attachment B

PREPARED BY: WARREN R. HEADLEE, P.L.S., LAMP RYNEARSON, 14710 WEST DODGE ROAD, SUITE 100, OMAHA, NE (402)496-2498

FINAL PLAT OF

MALL OF THE BLUFFS REPLAT 1

LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B, BEING A REPLATTING OF LOTS 1, 3, 4, 5 AND 13, MALL OF THE BLUFFS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼ NW¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS ONE (1), THREE (3) AND SIX (6), AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS ONE (1), THREE (3) AND SIX (6), AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.



LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- CORNER FOUND (STAR DRILL HOLE W/ CHISELED "X" UNLESS NOTED OTHERWISE)
- BUILDING
- STREET DEDICATION

NOTES

1. ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS WITH THE PLAT OF MALL OF THE BLUFFS HAVE BEEN MONUMENTED WITH A 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED LS 17613 UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
3. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
4. BEARINGS ARE REFERENCED TO THE FINAL PLAT OF MALL OF THE BLUFFS.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO BENNETT AVENUE, MALL DRIVE OR I-80.
7. LOTS 2, 3, 4, 5 AND 6 WILL HAVE NO DIRECT VEHICULAR ACCESS TO BENNETT AVENUE, MALL DRIVE, MADISON AVENUE OR I-80.
8. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
9. STORMWATER BASINS AND ASSOCIATED PIPING LOCATED ON OUTLOT A SHALL BE OWNED AND MAINTAINED BY LOT 5.
10. ALL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE IN THE RIGHT OF WAY ADJACENT TO THEIR PROPERTY. THE OWNER OF LOT 5 SHALL BE RESPONSIBLE FOR THE CENTER MEDIANS.
11. NO PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE RECORDED WITH THE SUBDIVISION ON THE PLAT.

CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD	ARC LENGTH
C1	117.50'	N52°19'31"E	33.69'	33.81'
C2	142.50'	N64°11'17"E	97.97'	100.01'
C3	200.00'	N17°24'43"E	45.97'	46.07'
C4	67.50'	S85°21'16"W	64.74'	67.52'
C5	145.00'	N87°16'39"W	170.56'	182.34'
C6	80.00'	S88°41'17"E	90.89'	96.66'
C7	132.50'	N85°21'16"E	127.09'	132.54'
C8	422.00'	N44°04'44"E	289.60'	295.60'
C9	397.00'	S53°44'04"W	135.27'	135.93'
C10	254.00'	N85°31'09"W	109.48'	110.34'
C11	130.00'	N4°53'34"E	136.06'	143.18'
C12	100.00'	N8°01'46"W	140.12'	155.25'
C13	4066.00'	S49°29'08"E	170.78'	170.79'
C14	4066.00'	S45°58'22"E	327.70'	327.79'
C15	1019.00'	S52°22'47"E	308.60'	309.80'
C16	6421.09'	S19°40'58"W	227.06'	227.07'
C17	159.66'	S53°13'32"W	68.77'	69.31'
C18	805.50'	S44°19'21"E	75.62'	75.65'
C19	116.50'	S85°28'59"E	144.95'	156.44'
C20	285.00'	S45°04'52"W	90.42'	90.81'

CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD	ARC LENGTH
C21	90.00'	N64°38'42"W	104.56'	111.57'
C22	30.00'	S61°57'44"W	18.42'	18.72'
C23	182.50'	N52°19'31"E	52.33'	52.51'
C24	15.00'	N30°38'24"W	24.34'	28.39'
C25	207.00'	N56°54'17"W	194.13'	202.06'
C26	738.00'	S37°58'35"E	231.81'	232.77'
C27	49.00'	S85°31'34"E	61.02'	65.87'
C28	351.94'	S59°48'23"W	47.22'	47.25'
C29	352.00'	S64°27'37"W	7.09'	7.09'
C30	19.00'	N41°52'23"E	14.95'	15.36'
C31	78.00'	N6°55'20"W	66.49'	68.69'
C32	363.81'	S34°55'11"W	137.69'	138.53'
C33	99.30'	S15°37'32"E	45.73'	46.15'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S56°02'48"W	338.54'	L35	S26°09'03"E	25.00'	L69	S54°12'32"W	110.43'
L2	S55°23'19"W	22.19'	L36	S63°50'57"W	72.07'	L70	S55°28'30"W	309.86'
L3	N55°19'42"E	262.31'	L37	S65°57'24"E	493.90'	L71	S13°10'17"W	14.79'
L4	N47°03'35"W	149.99'	L38	N49°41'33"E	112.80'	L72	S29°07'56"E	365.68'
L5	N42°06'34"E	15.50'	L39	N81°58'13"E	329.90'	L73	S79°50'32"W	149.05'
L6	N66°56'20"W	103.70'	L40	N7°59'47"W	121.89'	L74	N44°04'56"E	205.19'
L7	N67°17'51"W	66.15'	L41	N7°59'47"W	274.36'	L75	N60°34'06"E	208.02'
L8	N61°44'55"W	3.46'	L42	S82°00'44"W	119.98'	L76	N15°33'38"E	35.36'
L9	S60°54'48"W	92.34'	L43	S69°38'01"W	106.61'	L77	S84°38'17"W	85.99'
L10	N45°57'20"W	202.72'	L44	S63°26'13"W	285.02'	L78	N28°56'26"W	260.83'
L11	N66°59'03"W	41.32'	L45	S63°20'22"W	0.79'	L79	N47°00'01"W	74.74'
L12	N32°43'19"W	145.25'	L46	N26°39'38"W	1.34'	L80	S55°57'38"W	119.96'
L13	N29°25'58"W	131.52'	L47	N36°26'46"E	62.26'	L81	S28°56'26"E	858.89'
L14	N60°34'02"E	5.00'	L48	N52°30'17"W	36.74'	L82	S65°59'02"E	136.81'
L15	N29°25'58"W	8.00'	L49	N34°33'35"E	74.49'	L83	N23°35'20"E	301.56'
L16	S60°34'02"W	5.00'	L50	N32°30'42"E	7.07'	L84	S55°57'38"W	248.55'
L17	N29°25'58"W	87.59'	L51	S50°45'38"E	326.71'	L85	S63°39'11"W	243.42'
L18	S74°25'54"E	35.35'	L52	N32°41'37"E	200.07'	L86	S65°02'15"W	357.16'
L19	N60°34'06"E	208.03'	L53	N50°49'25"W	326.78'	L87	N18°42'30"E	250.01'
L20	N44°04'56"E	205.19'	L54	N32°45'19"E	212.30'	L88	S18°42'30"W	26.01'
L21	N84°17'38"E	10.87'	L55	N88°06'52"E	51.61'	L90	N18°38'12"E	209.91'
L22	N45°45'41"E	39.11'	L56	S50°41'23"E	459.48'	L91	N18°18'20"E	160.81'
L23	N24°00'41"E	50.00'	L57	S43°39'44"E	55.76'	L92	N32°09'00"W	20.87'
L24	N20°59'19"W	35.36'	L58	S18°41'26"W	576.30'	L93	N53°13'54"W	40.79'
L25	N65°59'19"W	13.54'	L59	S64°59'31"W	376.27'	L94	N36°46'06"E	81.22'
L26	S56°41'50"W	174.48'	L60	S65°31'10"W	35.23'	L95	S60°51'03"E	134.93'
L27	S86°54'29"W	35.54'	L61	S63°39'08"W	264.74'	L96	S66°38'06"E	229.54'
L28	N42°12'42"E	115.00'	L62	S55°57'38"W	332.25'	L97	N25°15'01"E	134.74'
L29	S3°20'22"E	35.01'	L63	S35°09'36"E	84.71'	L98	S28°56'19"E	253.46'
L30	N56°41'50"E	174.48'	L64	S45°10'09"E	118.17'	L99	S48°51'50"E	146.13'
L31	S65°59'19"E	13.54'	L65	S89°41'12"E	74.55'	L100	N28°56'19"W	99.25'
L32	N69°00'41"E	35.36'	L66	S54°16'52"W	423.31'	L101	NZ°47'42"E	177.49'
L33	N24°00'41"E	330.32'	L67	S83°33'38"E	12.59'	L102	S24°01'38"W	183.18'
L34	N63°50'57"E	67.76'	L68	N47°00'46"W	79.01'			

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

WARREN R. HEADLEE
LS-17613

FINAL PLAT

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS

DESIGNER / DRAFTER
WARREN R. HEADLEE/RER

DATE
11/8/2021

PROJECT NUMBER
0119204.02

BOOK AND PAGE

SHEET
1 OF 9

L:\Engineering\0119204 Mall of the Bluffs\SURVEY\DRAWINGS\SHEETS\0119204-FP-01.dwg, 12/15/2021 10:53:09 AM, RACHEL RENNECKER, LAMP RYNEARSON

LEGAL DESCRIPTION

LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B, BEING A REPLATTING OF LOTS 1, 3, 4, 5 AND 13, MALL OF THE BLUFFS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼ NW¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS ONE (1), THREE (3) AND SIX (6), AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS ONE (1), THREE (3) AND SIX (6), AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE FULLY DESCRIBED AS FOLLOWS: (FORMER DILLARDS TRACT)

COMMENCING AT THE WEST QUARTER (W¼) CORNER OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST OF THE 5TH P.M.; THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 1,437.56 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION FIVE (5) TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 80; THENCE CONTINUE NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 27.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 101.90 FEET; THENCE SOUTH 58 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 155.33 FEET; THENCE WESTERLY A DISTANCE OF 173.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 94 DEGREES 30 MINUTES 00 SECONDS AND A RADIUS OF 105.00 FEET AND A CHORD THAT BEARS NORTH 78 DEGREES 17 MINUTES 50 SECONDS WEST A DISTANCE OF 154.21 FEET; THENCE NORTH 31 DEGREES 02 MINUTES 50 SECONDS WEST A DISTANCE OF 137.25 FEET; THENCE SOUTH 37 DEGREES 57 MINUTES 10 SECONDS WEST A DISTANCE OF 39.85 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 116.93 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 39 MINUTES 34 SECONDS AND A RADIUS OF 457.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES 16 MINUTES 57 SECONDS WEST A DISTANCE OF 116.61 FEET; THENCE SOUTH 52 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 156.60 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 58.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 55 MINUTES 02 SECONDS AND A RADIUS OF 225.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES 09 MINUTES 05 SECONDS WEST A DISTANCE OF 58.41 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE; THENCE NORTH 68 DEGREES 32 MINUTES 50 SECONDS WEST A DISTANCE OF 25.93 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MADISON AVENUE; THENCE NORTHEASTERLY A DISTANCE OF 72.35 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 16 DEGREES 34 MINUTES 53 SECONDS AND A RADIUS OF 250.00 FEET AND A CHORD THAT BEARS NORTH 44 DEGREES 19 MINUTES 15 SECONDS EAST A DISTANCE OF 72.09 FEET; THENCE NORTH 52 DEGREES 36 MINUTES 44 SECONDS EAST A DISTANCE OF 156.60 FEET; THENCE NORTHEASTERLY A DISTANCE OF 110.53 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 39 MINUTES 34 SECONDS AND A RADIUS OF 432.00 FEET AND A CHORD THAT BEARS NORTH 45 DEGREES 16 MINUTES 57 SECONDS EAST A DISTANCE OF 110.23 FEET; THENCE NORTH 37 DEGREES 57 MINUTES 10 SECONDS EAST A DISTANCE OF 76.23 FEET; THENCE SOUTH 31 DEGREES 02 MINUTES 50 SECONDS EAST A DISTANCE OF 173.63 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 131.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 94 DEGREES 30 MINUTES 00 SECONDS AND A RADIUS OF 80.00 FEET AND A CHORD THAT BEARS SOUTH 78 DEGREES 17 MINUTES 50 SECONDS EAST A DISTANCE OF 117.49 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 152.31 FEET; THENCE SOUTH 47 DEGREES 32 MINUTES 50 SECONDS EAST A DISTANCE OF 12.27 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 444.40 FEET; THENCE NORTH 62 DEGREES 02 MINUTES 10 SECONDS EAST A DISTANCE OF 82.07 FEET; THENCE NORTH 47 DEGREES 32 MINUTES 50 SECONDS WEST A DISTANCE OF 138.67 FEET; THENCE NORTH 42 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 74.28 FEET; THENCE NORTH 22 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 180.34 FEET; THENCE NORTH 04 DEGREES 56 MINUTES 55 SECONDS WEST A DISTANCE OF 49.93 FEET; THENCE NORTH 85 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 59.00 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 330.41 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 55 SECONDS EAST A DISTANCE OF 30.08 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 28.90 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 55 SECONDS EAST A DISTANCE OF 51.87 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 175.35 FEET; THENCE NORTH 43 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 272.97 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 28 SECONDS EAST A DISTANCE OF 63.50 FEET; THENCE SOUTH 08 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 248.22 FEET; THENCE SOUTH 17 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 505.58 FEET; THENCE SOUTH 63 DEGREES 23 MINUTES 10 SECONDS WEST A DISTANCE OF 355.05 FEET; THENCE SOUTH 64 DEGREES 01 MINUTES 31 SECONDS WEST A DISTANCE OF 36.32 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 10 SECONDS WEST A DISTANCE OF 126.92 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 50 SECONDS EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 10 SECONDS WEST A DISTANCE OF 116.50 FEET; THENCE SOUTH 54 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 340.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING TRACT:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TOGETHER WITH PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER BOTH IN SECTION 6, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, THE ENTIRE TRACT DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RELOCATED MADISON AVENUE AS PLATTED AND RECORDED IN BOOK 1462, PAGE 11 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RAMP "A" AS PLATTED AND RECORDED IN BOOK 1462, PAGE 14 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE
THENCE NORTH 47°03'35" WEST FOR 149.99 FEET;
THENCE NORTH 42°06'34" EAST FOR 15.50 FEET;
THENCE NORTH 66°56'20" WEST FOR 103.70 FEET;
THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 159.66 FEET AND A LONG CHORD BEARING NORTH 53°13'32" EAST FOR 68.77 FEET) FOR AN ARC LENGTH OF 69.31 FEET;
THENCE NORTH 65°39'52" EAST FOR 249.34 FEET;
THENCE SOUTH 40°43'53" EAST FOR 196.61 FEET TO THE POINT OF BEGINNING.

ENTIRE PARCEL CONTAINS 57.223 ACRES.

NOTE: THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST IS ASSUMED TO BEAR NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST FOR THIS DESCRIPTION.

APPROVAL OF THE CITY OF COUNCIL BLUFFS, IOWA

THIS PLAT OF MALL OF THE BLUFFS REPLAT 1, LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B WAS APPROVED BY THE CITY COUNCIL OF COUNCIL BLUFFS, IOWA.

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH _____ DATE _____

CITY CLERK, JODI QUAKENBUSH _____ DATE _____

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, BRANDON GARRETT _____ DATE _____

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, MENARD, INC., A WISCONSIN CORPORATION AND WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND DSAG INVESTMENTS LIMITED PARTNERSHIP, OWNERS OF THE LAND DESCRIBED AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MALL OF THE BLUFFS REPLAT 1, LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
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 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 OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.
E. SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN 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 GRANTOR.
G. EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.
H. GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEES USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

MENARD, INC., A WISCONSIN CORPORATION, OWNER

_____
THERON J. BERG, REAL ESTATE MANAGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED
(STATE OF NOTARY)

_____ _____
(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF MENARD, INC., A WISCONSIN CORPORATION, THAT NO SEAL HAS BEEN PROCURED BY THE SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

DSAG INVESTMENTS LIMITED PARTNERSHIP, OWNERS

_____
STEVE GENDLER, OWNER

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED
(STATE OF NOTARY)

_____, _____,
(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF DSAG INVESTMENTS LIMITED PARTNERSHIP, THAT NO SEAL HAS BEEN PROCURED BY THE SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

WOODSONIA-MOTB, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

_____
DREW SNYDER, MANAGER OF MARCH 13, 2013, LLC

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED
(STATE OF NOTARY)

_____, _____,
(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF WOODSONIA-MOTB, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THAT NO SEAL HAS BEEN PROCURED BY THE SAID COMPANY, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID COMPANY BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID COMPANY BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

COUNTY TREASURER CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY INCLUDED IN THE FINAL PLAT OF MALL OF THE BLUFFS

_____ _____
POTTAWATTAMIE COUNTY TREASURER, LEA VOSS DATE

PROFESSIONAL LAND SURVEYOR
WARREN R. HEADLEE
LS-17613
STATE OF 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

_____
WARREN R. HEADLEE DATE

Printed or typed name: Warren R. Headlee

License number: LS-17613

My license renewal date is December 31, 2022

Sheets covered by this seal: 9

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498
FORT COLLINS, COLORADO
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KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

WARREN R. HEADLEE
LS-17613

FINAL PLAT

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

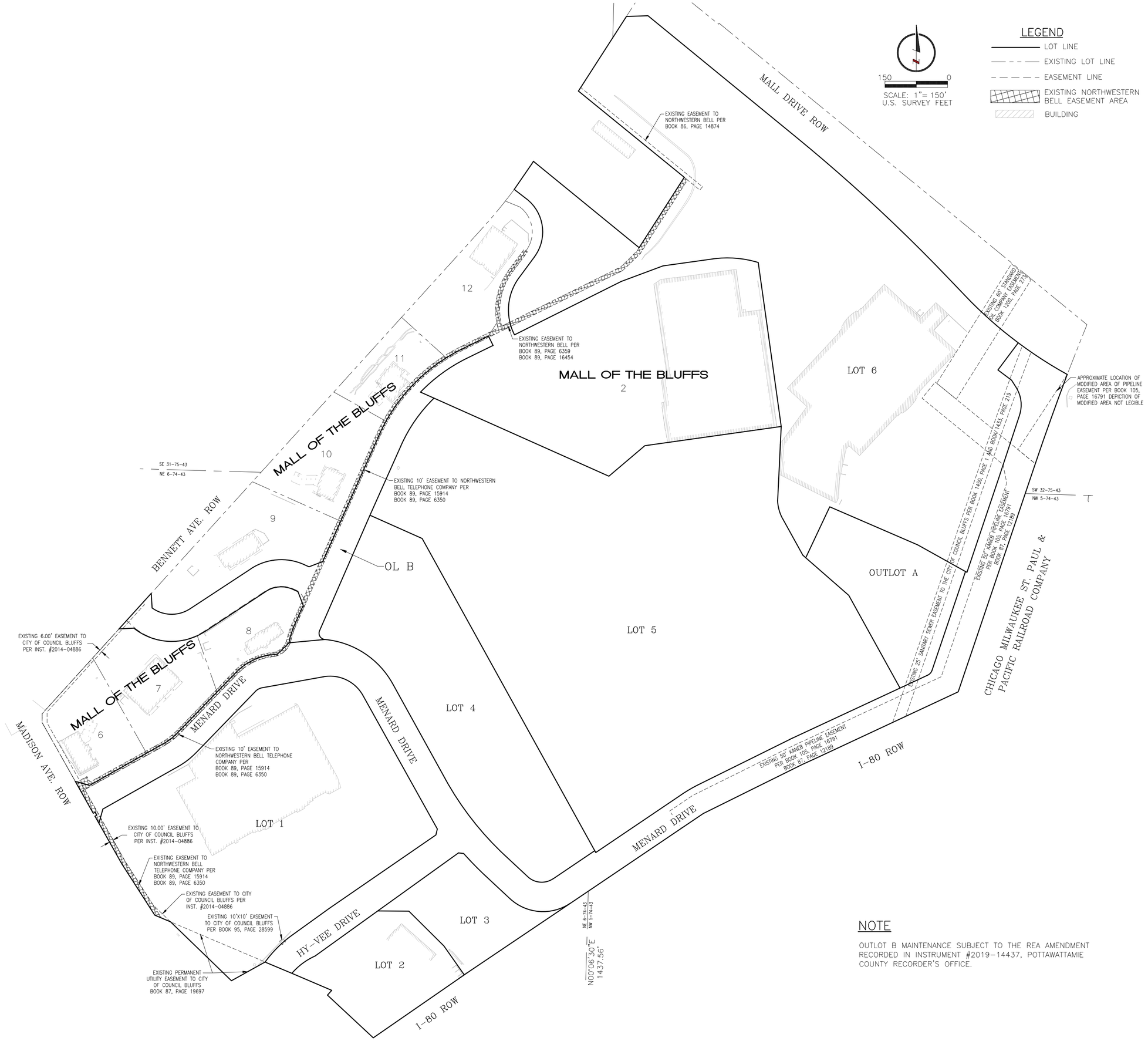
811 Know what's below. Call before you dig.
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REVISIONS

DESIGNER / DRAFTER
WARREN R. HEADLEE/RER
DATE
11/8/2021
PROJECT NUMBER
0119204.02
BOOK AND PAGE

SHEET
2 OF 9

L:\Engineering\0119204 Mall of the Bluffs\SURVEY\DRAWINGS\SHEETS\0119204-FP-01.dwg, 12/15/2021 10:53:12 AM, RACHEL RENNECKER, LAMP RYNEARSON



NOTE

OUTLOT B MAINTENANCE SUBJECT TO THE REA AMENDMENT RECORDED IN INSTRUMENT #2019-14437, POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

LAMP RYNEARSON

LAMPRYNEARSON.COM

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WARREN R. HEADLEE
LS-17613

FINAL PLAT
EXISTING EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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REVISIONS

DESIGNER / DRAFTER
WARREN R. HEADLEE/RER

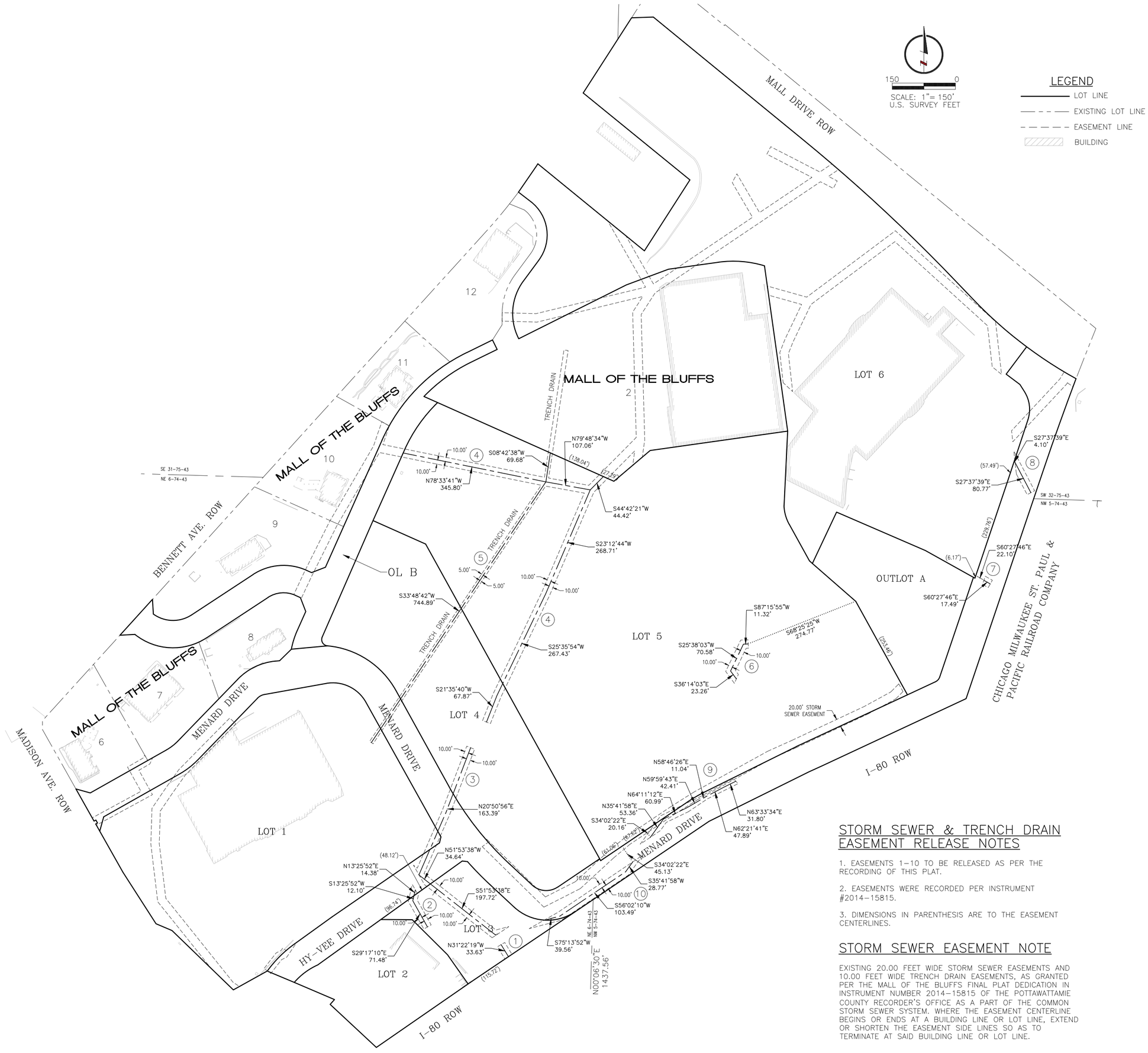
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STORM SEWER & TRENCH DRAIN EASEMENT RELEASE NOTES

1. EASEMENTS 1–10 TO BE RELEASED AS PER THE RECORDING OF THIS PLAT.

2. EASEMENTS WERE RECORDED PER INSTRUMENT #2014–15815.

3. DIMENSIONS IN PARENTHESIS ARE TO THE EASEMENT CENTERLINES.

STORM SEWER EASEMENT NOTE

EXISTING 20.00 FEET WIDE STORM SEWER EASEMENTS AND 10.00 FEET WIDE TRENCH DRAIN EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION IN INSTRUMENT NUMBER 2014–15815 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE AS A PART OF THE COMMON STORM SEWER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

LAMP RYNEARSON

LAMPRYNEARSON.COM

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WARREN R. HEADLEE
LS-17613

FINAL PLAT
EXISTING STORM SEWER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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REVISIONS

DESIGNER / DRAFTER
WARREN R. HEADLEE/RER

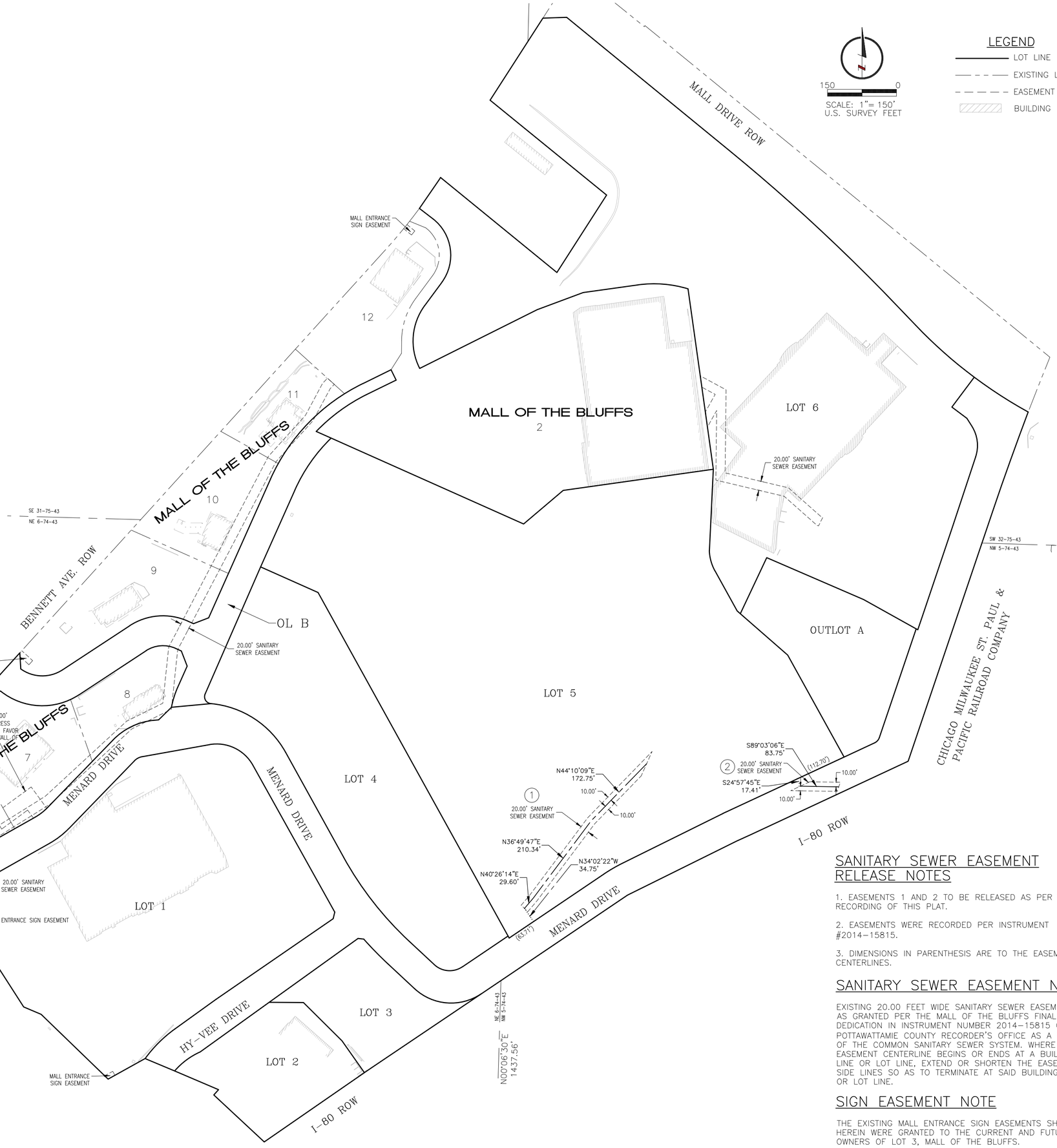
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SANITARY SEWER EASEMENT RELEASE NOTES

1. EASEMENTS 1 AND 2 TO BE RELEASED AS PER THE RECORDING OF THIS PLAT.

2. EASEMENTS WERE RECORDED PER INSTRUMENT #2014-15815.

3. DIMENSIONS IN PARENTHESIS ARE TO THE EASEMENT CENTERLINES.

SANITARY SEWER EASEMENT NOTE

EXISTING 20.00 FEET WIDE SANITARY SEWER EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION IN INSTRUMENT NUMBER 2014-15815 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE AS A PART OF THE COMMON SANITARY SEWER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

SIGN EASEMENT NOTE

THE EXISTING MALL ENTRANCE SIGN EASEMENTS SHOWN HEREIN WERE GRANTED TO THE CURRENT AND FUTURE OWNERS OF LOT 3, MALL OF THE BLUFFS.

LAMP RYNEARSON

LAMPRYNEARSON.COM

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WARREN R. HEADLEE
LS-17613

FINAL PLAT
EXISTING SANITARY SEWER & ACCESS & SIGN EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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REVISIONS

DESIGNER / DRAFTER
WARREN R. HEADLEE/RER

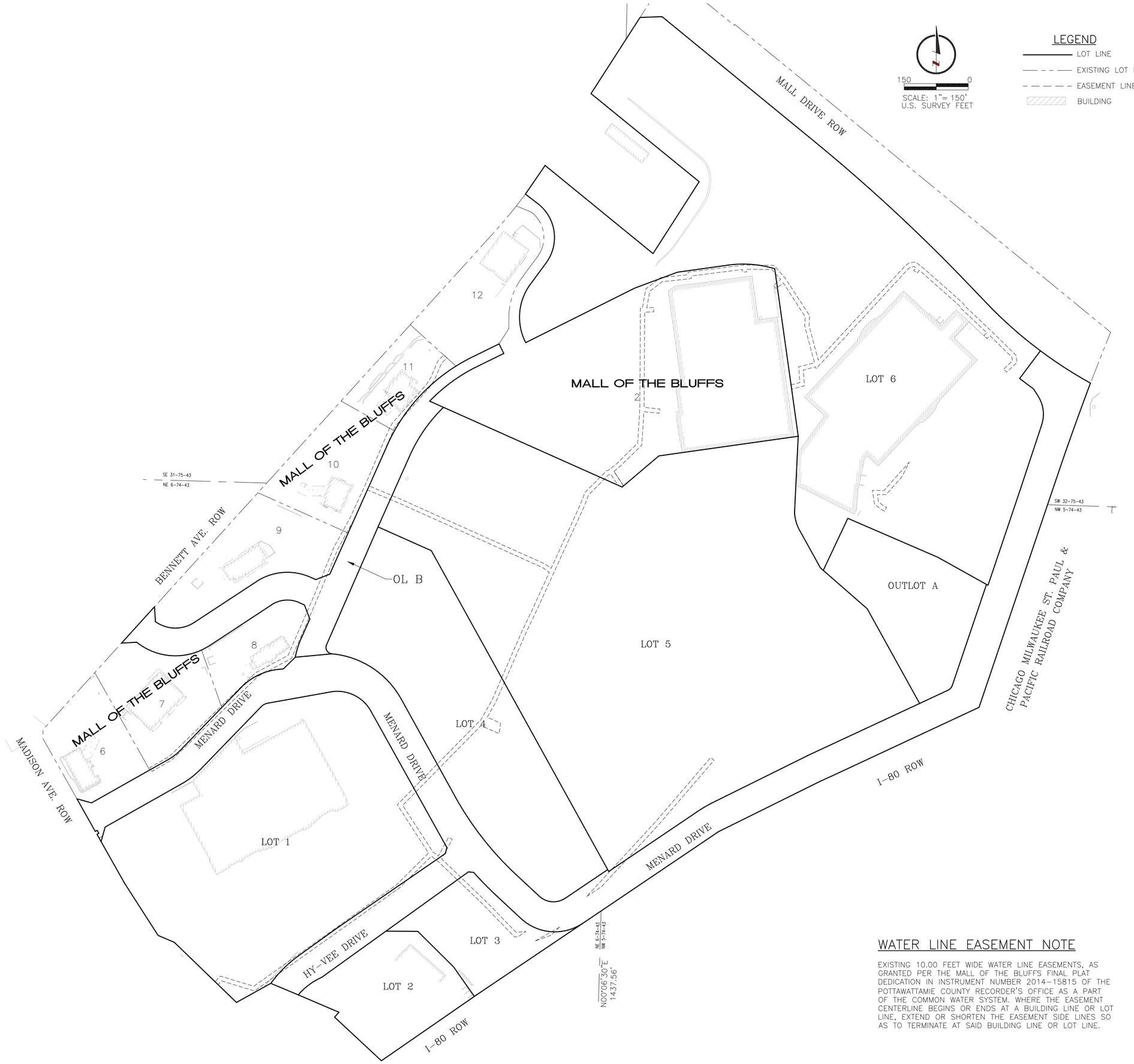
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WATER LINE EASEMENT NOTE

EXISTING 10.00 FEET WIDE WATER LINE EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION IN INSTRUMENT NUMBER 2014-15815 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE AS A PART OF THE COMMON WATER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

LAMP RYNEARSON
LAMPRYNEARSON.COM
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9001 STATE LINE RD., STE. 200 (816)361.0440

WARREN R. HEADLEE
LS-17613

FINAL PLAT
EXISTING WATER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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Know what's **below.**
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REVISIONS

DESIGNER / DRAFTER
WARREN R. HEADLEE/RER

DATE
11/8/2021

PROJECT NUMBER
0119204.02

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GAS EASEMENT NOTE

EXISTING 20.00 FEET WIDE GAS LINE EASEMENT, GRANTED TO BLACK HILLS CORPORATION. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

COMMUNICATION EASEMENT NOTE

EXISTING 10.00 FEET WIDE COMMUNICATION LINE EASEMENTS, EXCEPT FOR THAT PORTION ABUTTING BENNETT AVENUE IN WHICH THE EASEMENT AREA IS 5.00 FEET IN WIDTH, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION IN INSTRUMENT NUMBER 2014-15815 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE AS A PART OF THE COMMON COMMUNICATION SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

LAMP RYNEARSON

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OMAHA, NEBRASKA
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KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

WARREN R. HEADLEE
LS-17613

FINAL PLAT
EXISTING GAS & COMMUNICATION EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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REVISIONS

DESIGNER / DRAFTER
WARREN R. HEADLEE/RER

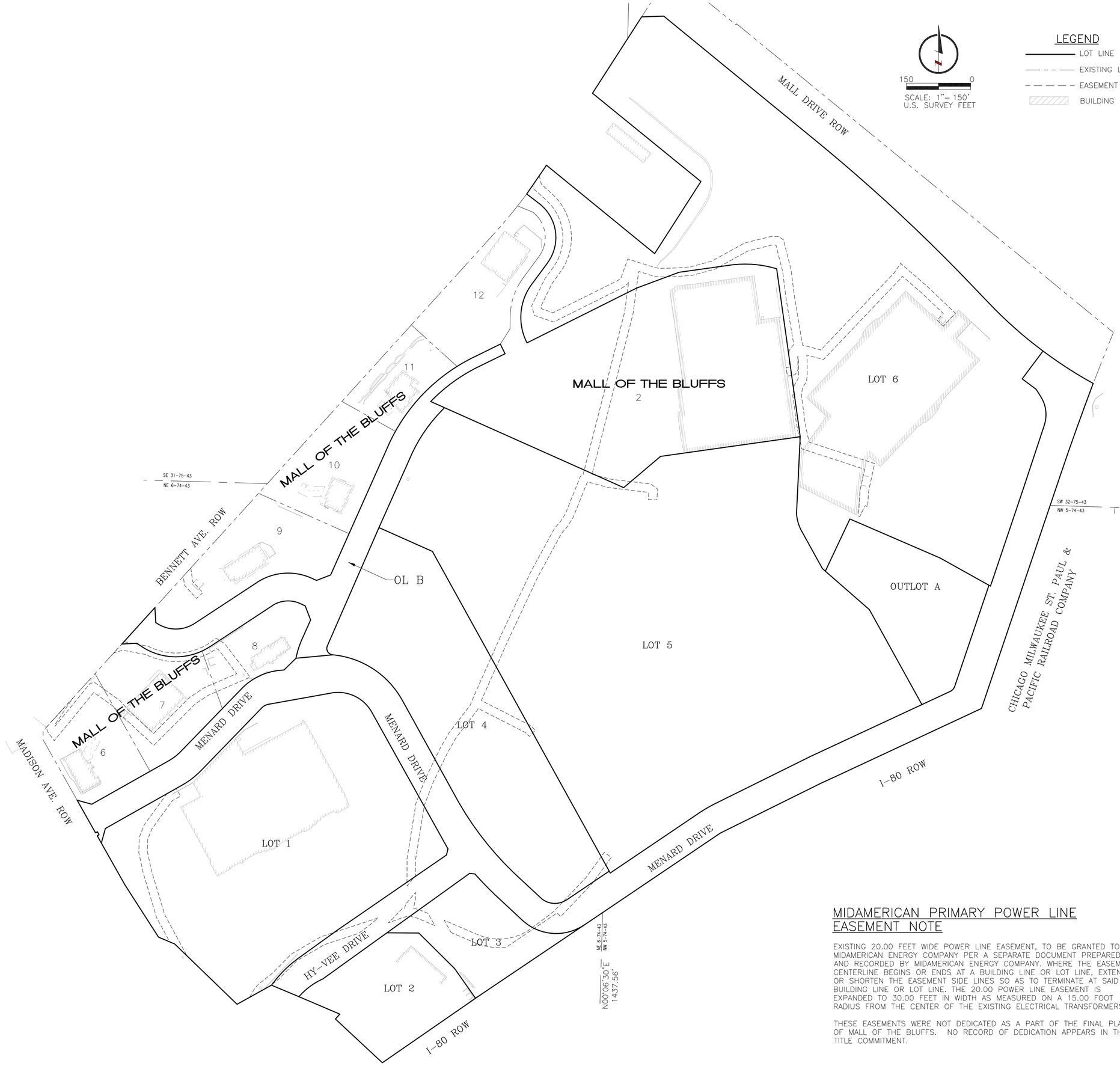
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MIDAMERICAN PRIMARY POWER LINE EASEMENT NOTE

EXISTING 20.00 FEET WIDE POWER LINE EASEMENT, TO BE GRANTED TO MIDAMERICAN ENERGY COMPANY PER A SEPARATE DOCUMENT PREPARED AND RECORDED BY MIDAMERICAN ENERGY COMPANY. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE. THE 20.00 POWER LINE EASEMENT IS EXPANDED TO 30.00 FEET IN WIDTH AS MEASURED ON A 15.00 FOOT RADIUS FROM THE CENTER OF THE EXISTING ELECTRICAL TRANSFORMERS.

THESE EASEMENTS WERE NOT DEDICATED AS A PART OF THE FINAL PLAT OF MALL OF THE BLUFFS. NO RECORD OF DEDICATION APPEARS IN THE TITLE COMMITMENT.

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498
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LS-17613

FINAL PLAT
EXISTING MIDAMERICAN POWER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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WARREN R. HEADLEE/RER
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POWER LINE EASEMENT NOTE

EXISTING 10.00 FEET WIDE POWER LINE EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION IN INSTRUMENT NUMBER 2014-15815 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE AS A PART OF THE COMMON POWER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

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LAMPRYNEARSON.COM
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WARREN R. HEADLEE
LS-17613

FINAL PLAT EXISTING POWER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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