Attachment B

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.

FINAL PLAT
HILLSIDE ESTATES

LOTS 1 THROUGH 27 INCLUSIVE, AND OUT LOTS A, B, C, D AND E, BEING A REPLAT OF LOT 1, FRANKLIN HEIGHTS SUBDIVISION, AND LOT 6 AND A PORTION OF LOT 5, AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

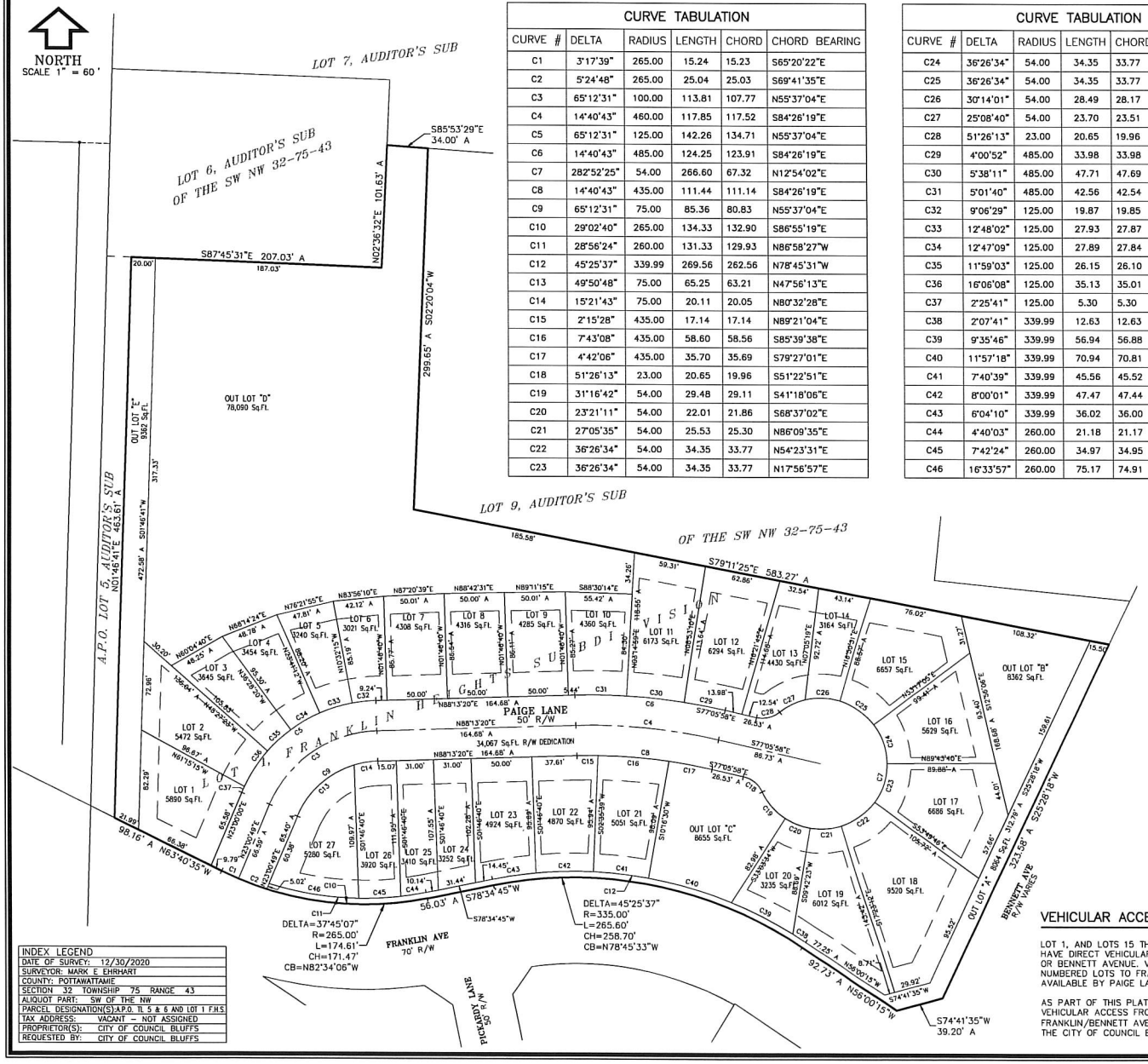
PROJECT NO. EGA201169

REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

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

- ENGINEERING
- PLANNING
- LAND SURVEYING



CURVE TABULATION

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	3°17'39"	265.00	15.24	15.23	S65°20'22"E
C2	5°24'48"	265.00	25.04	25.03	S69°41'35"E
C3	65°12'31"	100.00	113.81	107.77	N55°37'04"E
C4	14°40'43"	460.00	117.85	117.52	S84°26'19"E
C5	65°12'31"	125.00	142.26	134.71	N55°37'04"E
C6	14°40'43"	485.00	124.25	123.91	S84°26'19"E
C7	282°52'25"	54.00	266.60	67.32	N12°54'02"E
C8	14°40'43"	435.00	111.44	111.14	S84°26'19"E
C9	65°12'31"	75.00	85.36	80.83	N55°37'04"E
C10	29°02'40"	265.00	134.33	132.90	S86°55'19"E
C11	28°56'24"	260.00	131.33	129.93	N86°58'27"W
C12	45°25'37"	339.99	269.56	262.56	N78°45'31"W
C13	49°50'48"	75.00	65.25	63.21	N47°56'13"E
C14	15°21'43"	75.00	20.11	20.05	N80°32'28"E
C15	2°15'28"	435.00	17.14	17.14	N89°21'04"E
C16	7°43'08"	435.00	58.60	58.56	S85°39'38"E
C17	4°42'06"	435.00	35.70	35.69	S79°27'01"E
C18	51°26'13"	23.00	20.65	19.96	S51°22'51"E
C19	31°16'42"	54.00	29.48	29.11	S41°18'06"E
C20	23°21'11"	54.00	22.01	21.86	S68°37'02"E
C21	27°05'35"	54.00	25.53	25.30	N86°09'35"E
C22	36°26'34"	54.00	34.35	33.77	N54°23'31"E
C23	36°26'34"	54.00	34.35	33.77	N17°56'57"E

CURVE TABULATION

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C24	36°26'34"	54.00	34.35	33.77	N18°29'38"W
C25	36°26'34"	54.00	34.35	33.77	N54°56'12"W
C26	30°14'01"	54.00	28.49	28.17	N88°16'30"W
C27	25°08'40"	54.00	23.70	23.51	S64°02'10"W
C28	51°26'13"	23.00	20.65	19.96	S77°10'56"W
C29	4°00'52"	485.00	33.98	33.98	N79°06'24"W
C30	5°38'11"	485.00	47.71	47.69	N83°55'55"W
C31	5°01'40"	485.00	42.56	42.54	N89°15'51"W
C32	9°06'29"	125.00	19.87	19.85	S83°40'05"W
C33	12°48'02"	125.00	27.93	27.87	S72°42'50"W
C34	12°47'09"	125.00	27.89	27.84	S59°55'15"W
C35	11°59'03"	125.00	26.15	26.10	S47°32'09"W
C36	16°06'08"	125.00	35.13	35.01	S33°29'33"W
C37	2°25'41"	125.00	5.30	5.30	S24°13'39"W
C38	2°07'41"	339.99	12.63	12.63	N57°06'34"W
C39	9°35'46"	339.99	56.94	56.88	N62°58'18"W
C40	11°57'18"	339.99	70.94	70.81	N73°44'50"W
C41	7°40'39"	339.99	45.56	45.52	N83°33'48"W
C42	8°00'01"	339.99	47.47	47.44	S88°35'51"W
C43	6°04'10"	339.99	36.02	36.00	S81°33'45"W
C44	4°40'03"	260.00	21.18	21.17	S80°53'22"W
C45	7°42'24"	260.00	34.97	34.95	S87°04'35"W
C46	16°33'57"	260.00	75.17	74.91	N80°47'14"W

INDEX LEGEND	
DATE OF SURVEY:	12/30/2020
SURVEYOR:	MARK E. EHRHART
COUNTY:	POTTAWATTAMIE
SECTION 32 TOWNSHIP	75 RANGE 43
ALIQUOT PART:	SW OF THE NW
PARCEL DESIGNATION(S):	A.P.O. TL 5 & 6 AND LOT 1 F.H.S.
TAX ADDRESS:	VACANT - NOT ASSIGNED
PROPRIETOR(S):	CITY OF COUNCIL BLUFFS
REQUESTED BY:	CITY OF COUNCIL BLUFFS

VEHICULAR ACCESS STATEMENT

LOT 1, AND LOTS 15 THROUGH 27 INCLUSIVE, DO NOT HAVE DIRECT VEHICULAR ACCESS TO FRANKLIN AVENUE OR BENNETT AVENUE. VEHICULAR ACCESS FROM ALL NUMBERED LOTS TO FRANKLIN AVENUE IS ONLY AVAILABLE BY PAIGE LANE PUBLIC RIGHT-OF-WAY.

AS PART OF THIS PLATTING ALL RIGHTS OF DIRECT VEHICULAR ACCESS FROM OUT LOT A TO FRANKLIN/BENNETT AVENUES IS HEREBY DEDICATED TO THE CITY OF COUNCIL BLUFFS.

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.

DATE:

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

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

HILLSIDE ESTATES FINAL PLAT

N.W. CORNER OF FRANKLIN/BENNETT
COUNCIL BLUFFS, IOWA

DATE: 1/14/21
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:
CREW:

SHEET NO.
1 OF 2

S:\201169-FRANKLIN AVE

LEGAL DESCRIPTION:

HILLSIDE ESTATES, CONTAINING LOTS 1 THROUGH 27 INCLUSIVE, AND OUT LOTS A, B, C, D AND E, BEING A REPLAT OF, LOT 1, FRANKLIN HEIGHTS SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA, AND LOT 6 AND A PORTION OF LOT 5, AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

FINAL PLAT
HILLSIDE ESTATES

LOTS 1 THROUGH 27 INCLUSIVE, AND OUT LOTS A, B, C, D AND E, BEING A REPLAT OF LOT 1, FRANKLIN HEIGHTS SUBDIVISION, AND LOT 6 AND A PORTION OF LOT 5, AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

PROJECT NO.
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REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

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

- ENGINEERING
- PLANNING
- LAND SURVEYING

DEDICATION

KNOW ALL PEOPLE OF THESE PRESENTS: THAT

THE CITY OF COUNCIL BLUFFS

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 27 AND OUT LOTS A, B, C, D AND E, INCLUSIVE, AS SHOWN AND TO BE KNOWN AS:

HILLSIDE ESTATES, CONTAINING LOTS 1 THROUGH 27 INCLUSIVE, AND OUT LOTS A, B, C, D AND E,

AS PART OF THIS PLATTING, THE CITY OF COUNCIL BLUFFS DOES HEREBY DEDICATE OUT LOTS A, B, C AND D TO THE HOMEOWNERS ASSOCIATION AND/OR THEIR ASSIGNEES.

AS PART OF THIS PLATTING, THE CITY OF COUNCIL BLUFFS DOES HEREBY RETAIN OUT LOT E FOR ACCESS TO A PORTION OF LOT 6 CONTAINING A CEMETERY.

AS PART OF THIS PLATTING, THE CITY OF COUNCIL BLUFFS DOES HEREBY GRANT INGRESS/EGRESS ACCESS TO THE HOMEOWNERS ASSOCIATION OVER OUT LOT E FOR MAINTENANCE ACTIVITIES ON OUT LOT D.

AND SAID CITY OF COUNCIL BLUFFS DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND THAT PAIGE LANE ROAD (34,067 SF) IS DEDICATED TO THE CITY OF COUNCIL BLUFFS, IOWA, FOR PUBLIC USE.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS, FOR: THE CITY OF COUNCIL BLUFFS, AN IOWA MUNICIPAL CORPORATION

_____

MATTHEW J. WALSH AS: MAYOR OF THE CITY OF COUNCIL BLUFFS

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, THE HONORABLE MATTHEW J. WALSH, AS MAYOR OF THE CITY OF COUNCIL BLUFFS, AN IOWA MUNICIPAL CORPORATION, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION AS MAYOR, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MEMBER, AND VOLUNTARY ACT AND DEED OF THE CITY OF COUNCIL BLUFFS.

WITNESS MY HAND AND NOTARIAL SEAL

_____ _____
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.

_____
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 2, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA, LEA A. VOSS 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, EXCEPT FOR THE FOLLOWING COMMON LOT LINES: LOT 3–LOT 4, LOT 5–LOT 6, LOT 13–LOT 14, LOT 19–LOT 20, LOT 24–LOT 25 AND LOT 26–LOT 27, 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: THE CITY OF COUNCIL BLUFFS, 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: THE CITY OF COUNCIL BLUFFS, 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 CITY OF COUNCIL BLUFFS 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 CITY OF COUNCIL BLUFFS 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 THE CITY OF COUNCIL BLUFFS, OR ITS SUCCESSORS OR ASSIGNS.

HILLSIDE EASTATES
FINAL PLAT
N.W. CORNER OF FRANKLIN/BENNETT
COUNCIL BLUFFS, IOWA

DATE: 1/14/21
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:
CREW:

SHEET NO.
2 OF 2

S:\201169-FRANKLIN AVE