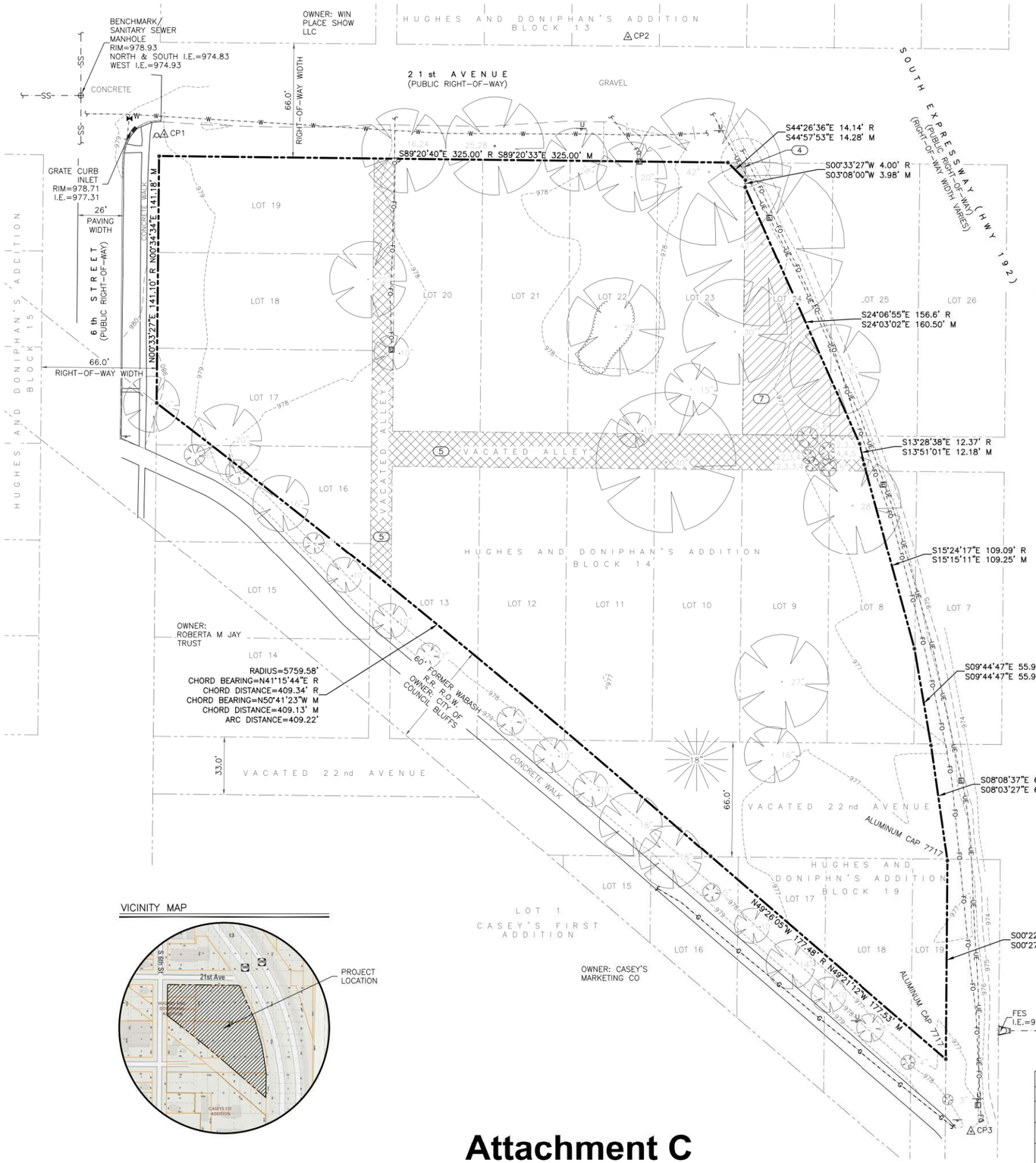


VICINITY MAP

Attachment C

NOTES – CONTINUED

EVIDENCE OF UTILITIES:
THE UTILITIES SHOWN ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 220330060 NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.

PROPOSED CHANGES IN STREET RIGHT-OF-WAY:
THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TITLE COMMITMENT – SCHEDULE B PART II EXCEPTIONS:
THIS DRAWING SHOWS OR NOTES THE EXCEPTIONS LISTED UNDER SCHEDULE B PART II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 22–110922–C, EFFECTIVE DATE JANUARY 17, 2022 AT 8:00 A.M.

4. TERMS AND PROVISIONS AS CONTAINED IN EASEMENT IN FAVOR OF IOWA POWER AND LIGHT COMPANY, RECORDED JULY 22, 1969 IN BOOK 1488 AT PAGE 539 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA, FOR THE RIGHT TO CONSTRUCT, MAINTAIN AND OPERATE AN ELECTRICAL SUPPLY LINE, OVER, ALONG AND ACROSS A PORTION OF SUBJECT PROPERTY AS DESCRIBED THEREIN. (LOT 23, BLOCK 14 EXCEPT PART) (ITS LOCATION IS SHOWN)

5. RESERVATION UNTO THE CITY OF COUNCIL BLUFFS, IOWA FOR A PERMANENT AND PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES EQUIPMENT PRESENTLY IN PLACE, AND FOR THE CONSTRUCTION, RECONSTRUCTION, REEMPLACEMENT AND REPAID THEREOF AS SET FORTH IN QUIT CLAIM DEED RECORDED DECEMBER 19, 1975 IN BOOK 76 AT PAGE 96586 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA. (PORTIONS OF VACATED EAST–WEST ALLEY BETWEEN 21ST AND 22ND AVENUES AND PART OF THE WEST NORTH–SOUTH ALLEY AS DESCRIBED THEREIN) (ITS LOCATION IS SHOWN)

6. TERMS AND PROVISIONS AS CONTAINED IN RESOLUTION NO. 12–332 RECORDED DECEMBER 11, 2012 AT INSTRUMENT NO. 2012–18804 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA, AUTHORIZING A JOINT APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA) BY THE COUNCIL BLUFFS ENTERPRISE ZONE COMMISSION AND WABASH PLACE, LLLP FOR ENTERPRISE ZONE BENEFITS. (NOT A SURVEY–RELATED MATTER)

7. RESTRICTED ACCESS AS SET FORTH IN PATENT NO. 2163 FROM STATE LAND OFFICE RECORDED SEPTEMBER 8, 1976 IN BOOK 77 AT PAGE 4839 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA WHICH RESTRICTS ACCESS TO SOUTH EXPRESSWAY. (ITS LOCATION IS SHOWN)

LEGEND

•	PROPERTY CORNER FOUND (5/8" REBAR w/ CAP 10569 UNLESS NOTED)
R	RECORD DISTANCE
M	MEASURED DISTANCE
	DECIDUOUS TREE WITH TRUNK SIZE
	CONIFEROUS TREE WITH TRUNK SIZE
	TREE DRIP LINE
U	UTILITY PEDESTAL
E	ELECTRICAL PEDESTAL
S	SIGN
W	WARNING POST
S	SEWER MANHOLE
H	FIRE HYDRANT
W	WATER VALVE
IE	INVERT ELEVATION
	GRATE INLET
W	WATER LINE
G	GAS LINE
SS	SANITARY SEWER LINE
STM	STORM SEWER LINE
UE	UNDERGROUND ELECTRICAL LINE
FO	FIBER OPTIC LINE
#	TITLE COMMITMENT EXCEPTION
CP#	CONTROL POINT

CONTROL POINTS

#	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	6961270.88	16466979.27	978.80	5/8" REBAR w/CONTROL POINT CAP
CP2	6961326.49	16467244.16	979.92	5/8" REBAR w/CONTROL POINT CAP
CP3	6960701.40	16467440.54	977.76	5/8" REBAR w/CONTROL POINT CAP

LEGAL DESCRIPTION

THE FOLLOWING LEGAL DESCRIPTION AS RECORDED IN THE PLAT OF SURVEY RECORDED NOVEMBER 6, 2012 AT INSTRUMENT NO. 2012–16861 OF THE RECORDS OF POTTAWATTAMIE COUNTY, IOWA:

A PARCEL OF LAND BEING ALL OF LOTS 9, 10, 18, 19, 20, 21 AND 22, A PORTION OF LOTS 7, 8, 11, 12, 13, 16, 17, 23, 24 AND 25 IN BLOCK 14, A PORTION OF LOTS 16, 17, 18 AND 19 IN BLOCK 19, ALL OF THE VACATED ALLEY'S IN SAID BLOCK 14 AND ALL OF VACATED 22ND AVENUE RIGHT–OF–WAY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL, ALL IN HUGHES AND DONIPHAN'S ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 14; THENCE ALONG THE NORTH LINE OF SAID BLOCK 14, SOUTH 89 DEGREES 26 MINUTES 40 SECONDS EAST, 325.00 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF SOUTH EXPRESSWAY (HIGHWAY 192); THENCE ALONG SAID WEST RIGHT–OF–WAY LINE THE FOLLOWING 7 COURSES:

1) SOUTH 44 DEGREES 26 MINUTES 36 SECONDS EAST, 14.14 FEET;
2) SOUTH 00 DEGREES 33 MINUTES 27 SECONDS WEST, 4.00 FEET;
3) SOUTH 24 DEGREES 06 MINUTES 55 SECONDS EAST, 160.50 FEET;
4) SOUTH 13 DEGREES 28 MINUTES 38 SECONDS EAST, 12.37 FEET;
5) SOUTH 15 DEGREES 24 MINUTES 17 SECONDS EAST, 109.09 FEET;
6) SOUTH 09 DEGREES 44 MINUTES 22 SECONDS EAST, 55.91 FEET;
7) SOUTH 08 DEGREES 08 MINUTES 37 SECONDS EAST, 66.78 FEET;
8) SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST, 113.16 FEET TO A POINT ON THE NORTHEASTERLY RIGHT–OF–WAY LINE OF WABASH TRACE;

THENCE ALONG SAID NORTHEASTERLY RIGHT–OF–WAY LINE THE FOLLOWING 2 COURSES:

1) NORTH 49 DEGREES 26 MINUTES 05 SECONDS WEST, 177.48 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 41 DEGREES 15 MINUTES 44 SECONDS EAST, 5759.58 FEET;
2) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04 DECREES 04 MINUTES 19 SECONDS, 409.34 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 14; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 33 MINUTES 27 SECONDS EAST, 141.10 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

TO **ARCH ICON DEVELOPMENT CORPORATION**, A NEBRASKA CORPORATION,

CITY OF COUNCIL BLUFFS, IOWA, A MUNICIPAL CORPORATION,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND

TITLECORE NATIONAL, LLC,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY **ALTA** AND **NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 8, 11, 13, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 18, 2022.

LICENSED LAND SURVEYOR
MICHAEL J. SMITH
16887
IOWA

FEBRUARY 18, 2022
DATE

MICHAEL J. SMITH
IOWA LLS #16887
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2022

BENCHMARK

DESCRIPTION: SANITARY SEWER MANHOLE IN THE INTERSECTION OF SOUTH 6th STREET AND 21st AVENUE. 12'± WEST OF CENTER LINE OF SOUTH 6th STREET ON THE CENTER LINE OF 21st AVENUE.

ELEVATION: 978.93 (NAVD 88)

NOTES

BASIS OF BEARINGS:
BEARINGS SHOWN ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM (IaRCS) ZONE 6.

FLOOD ZONE CLASSIFICATION:
THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) PER THE POTTAWATTAMIE COUNTY, IOWA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 19155C0576E DATED FEBRUARY 4, 2005.

GROSS LAND AREA:
THE SURVEYED PROPERTY CONTAINS 126,653 SQUARE FEET OR 2.91 ACRES MORE OR LESS.

CURRENT ZONING CLASSIFICATION:
THE SURVEYED PROPERTY IS ZONED R–3, (URBAN RESIDENTIAL DISTRICT) AS SHOWN ON THE POTTAWATTAMIE COUNTY GIS WEBSITE (http://gis.pottcounty_ia.gov/). THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:

FRONT YARD.....25 FEET
SIDE YARD.....10 FEET
REAR YARD.....25 FEET
HIGHWAY OR COUNTY ROAD.....50 FEET

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Survey Type
ALTA/NSPS LAND TITLE SURVEY

Client Name
ARCH ICON DEVELOPMENT LLC

Description
PART OF BLOCKS 14 AND 19 IN HUGHES AND DONIPHANS ADDITION, POTTAWATTAMIE COUNTY, IOWA

N
0' 15' 30'

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

Revision Dates

No.	Description	MM-DD-YY
--	--	--
--	--	--
--	--	--
--	--	--

Job No.: 1764-22-1AL
Drawn By: MDK
Reviewed By: MJS
Date: FEBRUARY 18, 2022
Book: 22-05
Pages: 17 & 18

Sheet Title

Sheet Number
SHEET 1 OF 1