Attachment A

FINAL PLAT OF BLACK SQUIRREL FLATS

INDEX LEGEND
DATE OF SURVEY: JANUARY 17, 2022
SURVEYOR: JASON D. THOMPSON, LICENSE 17898
SURVEYOR COMPANY: EGAN, FIELD & NOWAK – 13057 W. CENTER RD, SUITE 4, OMAHA, NE 68144 – (402) 932-5352
PROPRIETOR(S): AMY VANCE PROPERTIES, LLC; DOUG REISZ; STEVEN B. AND KATHY J TISHER; SHADOW PARK COOPERATIVE
COUNTY: POTTAWATTAMIE
SUBDIVISION: BROWN'S SUBDIVISION
LOTS: BLOCK 19, LOTS 16 THROUGH 30, INCLUSIVE, AND BLOCK 18, LOTS 1 THROUGH 15, INCLUSIVE, AND BLOCK 9, LOTS 1 THROUGH 3, INCLUSIVE, ALSO VACATED 12TH AVENUE FROM SOUTH 34TH STREET TO SOUTH 35TH STREET, ALSO VACATED SOUTH 34TH STREET ADJOINING BLOCKS 9 AND 18, ALSO VACATED RAILROAD AVENUE EAST OF 35TH STREET, ABUTTING BLOCKS 9, 10, 17, 18 AND SAID VACATED SOUTH 34TH STREET

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED FOR RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

DOUG REISZ BEING THE SOLE OWNER OF LOTS 23 THROUGH 30, INCLUSIVE, BLOCK 19, ALSO THE VACATED NORTH HALF OF 12TH AVENUE ADJOINING SUBJECT PROPERTY, INCLUSIVE, ALL IN BROWNS SUBDIVISION, COUNCIL BLUFFS, IOWA.

THE PROPERTY DESCRIED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS BLACK SQUIRREL FLATS AND WILL NOW BE KNOW AS LOT 1.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF DOUG REISZ PROPERTY AS CONTAINED HEREIN ON THIS_____DAY OF_____, 2022

_____

OWNER: DOUG REISZ

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS_____DAY OF_____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED DOUG REISZ TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS DOUG REISZ ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____

NOTARY PUBLIC IN AND FOR SAID STATE

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED FOR RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

STEVEN B. AND KATHY J. TISHER BEING THE SOLE OWNER OF LOTS 6 THROUGH 15, INCLUSIVE, BLOCK 18, ALSO ALL OF VACATED RAILROAD STREET ADJOINING SUBJECT PROPERTY, INCLUSIVE, ALSO THE VACATED SOUTH HALF OF 12TH AVENUE ADJOINING SUBJECT PROPERTY, INCLUSIVE, ALL IN BROWNS SUBDIVISION, COUNCIL BLUFFS, IOWA.

THE PROPERTY DESCRIED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS BLACK SQUIRREL FLATS AND WILL NOW BE KNOW AS LOT 3.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF STEVEN B. AND KATHY J. TISHER PROPERTY AS CONTAINED HEREIN ON THIS_____DAY OF_____, 2022

_____

OWNER: STEVEN B. AND KATHY J. TISHER MEMBER: STEVEN B. TISHER

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS_____DAY OF_____, 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED STEVEN B. TISHER TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF STEVE B. AND KATHY J. TISHER AND SAID STEVEN B. TISHER ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____

NOTARY PUBLIC IN AND FOR SAID STATE

PROPRIETOR'S DEDICATION AND STATEMENT

I HERBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FARI MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED FOR RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

SHADOW PARK COOPERATIVE BEING THE SOLE OWNER OF LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 18, AND LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 9, ALSO ALL OF VACATED RAILROAD STREET ADJOINING SUBJECT PROPERTY, INCLUSIVE, ALSO VACATED SOUTH 34TH STREET ADJOINING BLOCKS 9 AND 18, INCLUSIVE, ALSO THE VACATED SOUTH HALF OF 12TH AVENUE ADJOINING SUBJECT PROPERTY, INCLUSIVE, ALL IN BROWNS SUBDIVISION, COUNCIL BLUFFS, IOWA.

THE PROPERTY DESCRIED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS BLACK SQUIRREL FLATS AND WILL NOW BE KNOW AS LOT 2.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF SHADOW PARK COOPERATIVE PROPERTY AS CONTAINED HEREIN ON THIS_____DAY OF_____, 2022

_____

OWNER: SHADOW PARK COOPERATIVE MEMBER: DENNIS TIERNEY

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS_____DAY OF_____, 2022, BEFOR ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED DENNIS TIERNEY TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF SHADOW PARK COOPERATIVE AND SAID DENNIS TEIRNEY ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____

NOTARY PUBLIC IN AND FOR SAID STATE

PROPRIETOR'S DEDICATION AND STATEMENT

I HERBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FARI MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED FOR RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

AMY VANCE PROPERTIES, LLC BEING THE SOLE OWNER OF LOTS 16 THROUGH 22, INCLUSIVE, BLOCK 19, BROWNS SUBDIVISION, ALSO THE VACATED NORTH HALF OF 12TH AVENUE ADJOINING SUBJECT PROPERTY, INCLUSIVE, ALL IN BROWNS SUBDIVISION, COUNCIL BLUFFS, IOWA.

THE PROPERTY DESCRIED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS BLACK SQUIRREL FLATS AND WILL NOW BE KNOW AS LOT 4.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF AMY VANCE PROPERTIES, LLC PROPERTY AS CONTAINED HEREIN ON THIS_____DAY OF_____, 2022

_____

OWNER: AMY VANCE PROPERTIES, LLC AMY VANCE

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS_____DAY OF_____, 2022, BEFOR ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED AMY VANCE TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY SHE IS A MEMBER OF AMY VANCE PROPERTIES, LLC AND SAID AMY VANCE ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

_____

NOTARY PUBLIC IN AND FOR SAID STATE

BEING A RE-PLATTING OF PART OF BROWNS SUBDIVISION, BLOCK 19, LOTS 16 THROUGH 30, INCLUSIVE, AND BLOCK 18, LOTS 1 THROUGH 15, INCLUSIVE, AND BLOCK 9, LOTS 1 THROUGH 3, INCLUSIVE, ALSO VACATED 12TH AVENUE FROM SOUTH 34TH STREET TO SOUTH 35TH STREET, ALSO VACATED SOUTH 34TH STREET ADJOINING BLOCKS 9 AND 18, ALSO VACATED RAILROAD AVENUE EAST OF 35TH STREET, ABUTTING BLOCKS 9, 10, 17, 18 AND SAID VACATED SOUTH 34TH STREET, ALL IN BROWNS SUBDIVISION, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER: AMY VANCE PROPERTIES, LLC
1115 S 35TH ST,
COUNCIL BLUFFS, IA 51501

OWNER: DOUG REISZ
2940 WHITETAIL DRIVE,
LOGAN, IA 51546

OWNER: STEVEN B. AND KATHY J TISHER
1207 S 35TH ST.
COUNCIL BLUFFS, IA 51501

OWNER: SHADOW PARK COOPERATIVE
1325 N 129TH CIR,
OMAHA, NE 68154

LEGAL DESCRIPTION:

A RE-PLATTING OF PART OF BROWNS SUBDIVISION, BLOCK 19, LOTS 16 THROUGH 30, INCLUSIVE, AND BLOCK 18, LOTS 1 THROUGH 15, INCLUSIVE, AND BLOCK 9, LOTS 1 THROUGH 3, INCLUSIVE, ALSO VACATED 12TH AVENUE FROM SOUTH 34TH STREET TO SOUTH 35TH STREET, ALSO VACATED SOUTH 34TH STREET ADJOINING BLOCKS 9 AND 18, ALSO VACATED RAILROAD AVENUE EAST OF 35TH STREET, ABUTTING BLOCKS 9, 10, 17, 18 AND SAID VACATED SOUTH 34TH STREET, ALL IN BROWNS SUBDIVISION, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 19, BROWNS SUBDIVISION THENCE SOUTH 88 DEGREES 17 MINUTES 26 SECONDS EAST, BEARINGS BASED ON THE IOWA STATE PLANE SOUTH ZONE COORDINATE SYSTEM, ALONG THE NORTH LINE OF SAID LOTS 16 THROUGH 30, BLOCK 19, A DISTANCE OF 660.39 FEET TO THE NORTH EAST CORNER OF SAID LOT 30, BLOCK 19 AND THE WEST RIGHT OF WAY LINE OF 34TH STREET; THENCE SOUTH 01 DEGREE 44 MINUTES 38 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 30, BLOCK 19 AND SAID WEST RIGHT OF WAY LINE OF 34TH STREET, A DISTANCE OF 128.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30, BLOCK 19; THENCE SOUTH 01 DEGREE 40 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE OF 34TH STREET, A DISTANCE OF 66.00 FEET TO THE NORTH EAST CORNER OF SAID LOT 1, BLOCK 18; THENCE SOUTH 88 DEGREES 18 MINUTES 24 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF 12TH AVENUE AND THE NORTH LINE OF SAID LOTS 1 THROUGH 3, BLOCK 9, A DISTANCE OF 191.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 9; THENCE SOUTH 01 DEGREE 37 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 9, A DISTANCE OF 180.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 10 AND THE SOUTH LINE OF SAID VACATED RAILROAD AVENUE; THENCE NORTH 88 DEGREES 17 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID VACATED RAILROAD AVENUE AND THE NORTH LINE OF SAID LOTS 1 THROUGH 3, BLOCK 10, AND THE NORTH LINE OF SAID LOTS 1 THROUGH 5, BLOCK 17, A DISTANCE OF 411.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 17; THENCE NORTH 88 DEGREES 17 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID VACATED RAILROAD AVENUE AND THE NORTH LINE OF SAID LOTS 6 THROUGH 15, BLOCK 17, A DISTANCE OF 440.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 17 AND THE EAST RIGHT OF WAY LINE OF 35TH STREET; THENCE NORTH 01 DEGREE 36 MINUTES 13 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY OF 35TH STREET AND THE WEST LINE OF SAID LOT 15, BLOCK 18, AND THE WEST LINE OF SAID LOT 16, BLOCK 19, A DISTANCE OF 374.11 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 19, AND THE POINT OF BEGINNING. PARCEL CONTAINS 6.4631 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY.

NOTES:

1. THE LEGAL DESCRIPTION AND EASEMENT INFORMATION USED IN THE PREPARATION OF THIS SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY AMBASSADOR TITLE SERVICES, COMMITMENT NUMBERS: 42477A, 43854A, 43859A, 43860A
2. LOT 1 HAS INGRESS/EGRESS ACCESS FROM SOUTH 34TH STREET AND FROM THE 16 FOOT WIDE ALLEY ON BLOCK 19, BROWN'S SUBDIVISION
3. LOT 2 HAS INGRESS/EGRESS ACCESS FROM 12TH AVENUE
4. LOT 3 HAS INGRESS/EGRESS ACCESS FROM SOUTH 35TH STREET
5. LOT 4 HAS INGRESS/EGRESS ACCESS FROM SOUTH 35TH STREET AND FROM THE 16 FOOT WIDE ALLEY ON BLOCK 19, BROWN'S SUBDIVISION
6. IOWA ONE CALL TICKET NUMBER 220060518
7. CITY ORDINANCE 4954, RECORDED ON MAY 22, 1990 IN BOOK: 90; PAGE: 24930

CITY COUNCIL

_____

APPROVED BY MAYOR: THE HONORABLE MATT J. WALSH DATE

ATTESTED TO BY

_____

CITY CLERK: JODI QUAKENBUSH DATE

_____

COMMUNITY DEVELOPMENT DIRECTOR: BRANDON GARRETT DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA.

I, LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THE PLAT IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A VOSS DATE

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.

(signature) (date)

Jason D. Thompson
License number 17898
My License renewal date is December 31, 2023 .
Pages or sheets covered by this seal:
Sheet 1 of 2 & Sheet 2 of 2

SURVEY FOR:
BLACK SQUIRREL FLATS

Egan, Field & Nowak, Inc.
land surveyors since 1872
13057 W. Center Rd., Ste. 4
Omaha, Nebraska 68144
PHONE: (402) 932-5352
WWW.EFNSURVEY.COM
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FINAL PLAT OF
BLACK SQUIRREL FLATS

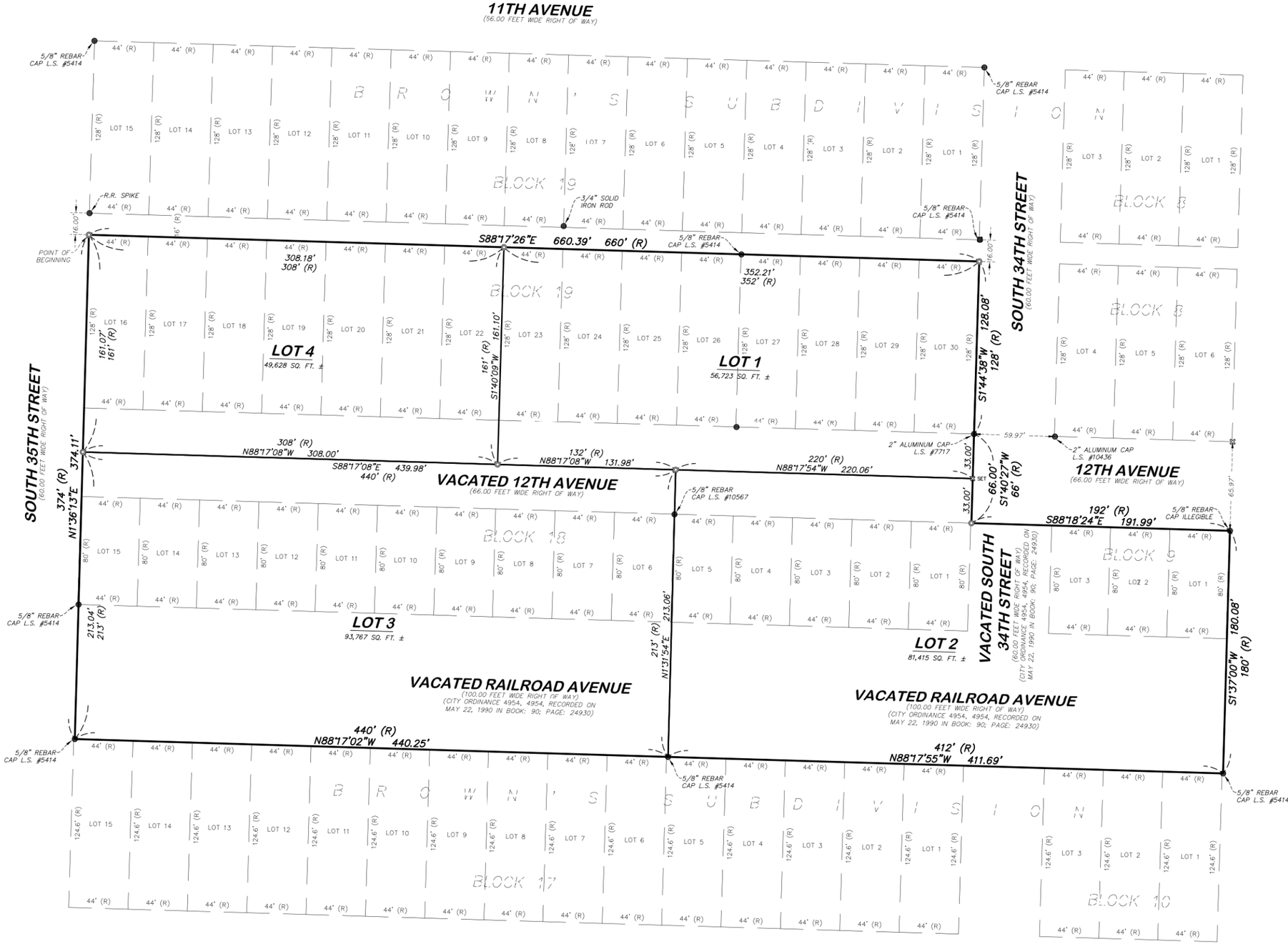
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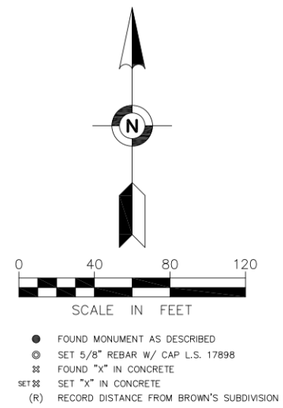
OWNER: AMY VANCE PROPERTIES, LLC
1115 S 35TH ST,
COUNCIL BLUFFS, IA 51501

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2940 WHITETAIL DRIVE,
LOGAN, IA 51546

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