Attachment 'B'

GALESBURG ADDITION REPLAT 1

LOT 1

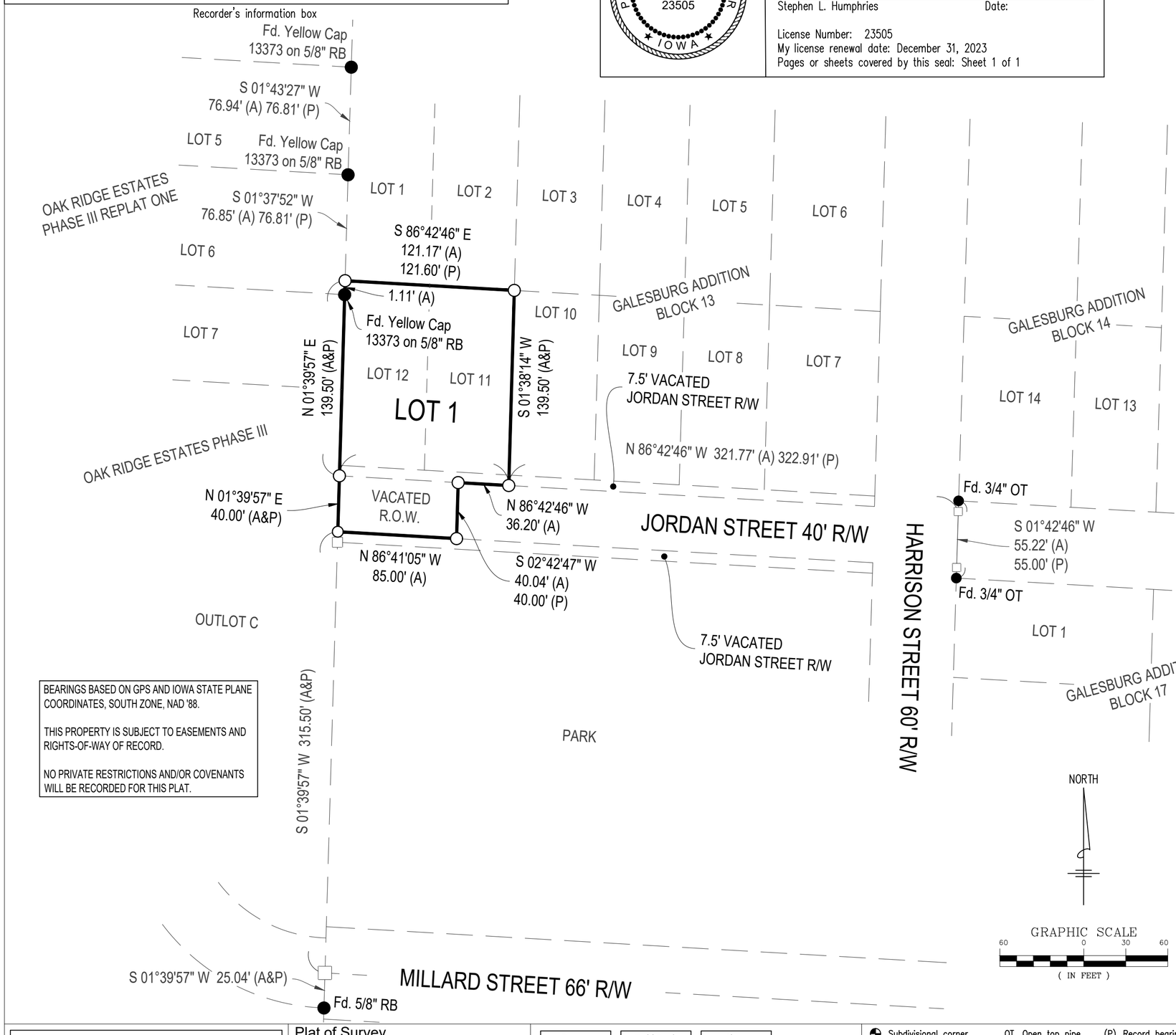
BEING A REPLATTING OF LOTS 11 AND 12, BLOCK 13 AND THE 7-1/2 FOOT STRIP OF VACATED JORDAN STREET RIGHT-OF-WAY ADJOINING, ALONG WITH THE VACATED PORTION OF JORDAN STREET RIGHT-OF-WAY LYING 1.22 FEET WEST OF THE EXISTING PAVEMENT AND EAST OF OUTLOT C, OAK RIDGE ESTATES PHASE III, ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY

PROFESSIONAL LAND SURVEYOR
STEPHEN L. HUMPHRIES
23505
IOWA

I hereby certify that this land surveying document was prepared and the related survey field 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.

Stephen L. Humphries Date:

License Number: 23505
My license renewal date: December 31, 2023
Pages or sheets covered by this seal: Sheet 1 of 1



BEARINGS BASED ON GPS AND IOWA STATE PLANE COORDINATES, SOUTH ZONE, NAD '88.

THIS PROPERTY IS SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NO PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE RECORDED FOR THIS PLAT.

SURVEYOR'S CERTIFICATE

I hereby certify that a boundary survey was made under my direct supervision for the subdivision described herein and that permanent markers have been found or set at all corners of said boundary of said subdivision to be known as Galesburg Addition Replat 1, Lot 1, being a replatting of Lots 11 and 12, Block 13 and the 7-1/2 foot strip of vacated Jordan Street right-of-way adjoining, along with the vacated portion of Jordan Street right-of-way lying 1.22 feet feet west of the existing pavement and east of Outlot C, Oak Ridge Estates Phase III, all located in the City of Council Bluffs, Pottawattamie County, Iowa; more particularly described as follows:
Beginning at the northwest corner of said Lot 12, said point also being on the easterly line of said Outlot C, Oak Ridge Estates Phase III;
thence westerly along the north line of said Lots 12 and 11, to the northeast corner of said Lot 11, S 86°42'46" E, 121.17 feet;
thence southerly along the east line of said Lot 11, S 01°38'14" W, 139.50 feet to a point on the present north right-of-way line of said Jordan Street, said line also being the south line of the previously vacated north 7.5 feet of said Jordan Street right-of-way;
thence westerly along said south line of previously vacated north 7.5 feet of Jordan Street right-of-way, N 86°42'46" W, 36.20 feet;
thence southerly S 02°42'47" W, 40.04 feet to a point on the present south right-of-way line of said Jordan Street, said line also being the north line of the previously vacated south 7.5 feet of said Jordan Street right-of-way;
thence westerly along said north line of the previously vacated south 7.5 feet of said Jordan Street right-of-way, N 86°41'05" W, 85.00 feet to a point on said easterly line of Outlot C, Oak Ridge Estates Phase III;
thence northerly along said easterly line of Outlot C, Oak Ridge Estates Phase III, N 01°39'57" E, 40.00 feet to a point on said present north right-of-way line of said Jordan Street, said line also being the south line of the previously vacated north 7.5 feet of Jordan Street right-of-way;
thence along the west line of said previously vacated north 7.5 feet of Jordan Street right-of-way, continuing through the southwest corner of said Lot 12, and along the west line of said Lot 12, N 01°38'57" E, 139.50 feet to the point of beginning.
Said Lot 1 Galesburg Addition Replat contains 20,296 sf (0.47 ac), more or less.

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 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: Kenneth J. Peterson and Corinne Peterson or their 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: Kenneth J. Peterson and Corinne Peterson or their 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.
RIGHT OF ACCESS: The City shall have the right of access to the easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the easement area herein described.
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 Kenneth J. Peterson and Corinne Peterson or their successors and 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 Kenneth J. Peterson and Corinne Peterson or their successors or assigns.
EASEMENTS RUN WITH THE LAND: These easement areas shall be deemed to run with the land and shall be binding on Kenneth J. Peterson and Corinne Peterson or their successors or assigns.

DEDICATION

Know all men of these presents: that I, Kenneth I. Peterson, and I, Corinne Peterson, being the owners of the land described within the surveyor's certificate and embraced within this plat, have caused said land to be subdivided into a lot to be numbered as shown, said subdivision to be hereafter known as Galesburg Addition Replat 1.

And Kenneth I. Peterson and Corinne Peterson do hereby ratify and approve the disposition of their property as shown on this plat

on this_____day of _____ , 2022.

Kenneth I. Peterson Corinne Peterson

ACKNOWLEDGEMENT OF NOTARY

State of Iowa)
County of Pottawattamie)
THE FOREGOING DEDICATION WAS ACKNOWLEDGED
BEFORE ME THIS_____DAY OF _____ , 2022, BY

Notary Public

APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

THIS FINAL PLAT OF GALESBURG ADDITION REPLAT 1 WAS APPROVED BY THE COUNCIL BLUFFS, IOWA

CITY COUNCIL ON THIS____ DAY OF_____ , 2022.

MATTHEW J. WALSH, MAYOR ATTEST: JODI QUAKENBUSH, CITY CLERK

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

THIS FINAL PLAT OF GALESBURG ADDITION REPLAT 1 WAS APPROVED BY THE COUNCIL BLUFFS

COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____DAY OF _____, 2022.

COURTNEY HARTER, DIRECTOR

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN ON

THE RECORDS OF THIS OFFICE, THIS ____DAY OF _____, 2022.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER

BOUNDARYLINE SURVEYS
OEHME - NIELSEN & ASSOCIATES, INC.
10617 Burt Circle ~ Omaha, NE 68114 (402) 334-2032 ~ fax: 334-1646

Plat of Survey
Ken Peterson
118 Jordan Street
Council Bluffs, Pott. Co., Iowa

Project	Field Book	Sheet
ON10744	357	1 of 1
Date	Page	Drawn
March 1, 2022	31	SDD

Subdivisional corner
Property corner found
Property corner set
Computed location
DH Drill hole
OT Open top pipe
PT Pinch top pipe
RB Rebar
SI Solid iron pin
Pk Concrete nail
(P) Record bearing/distance
(A) Measured bearing/distance
(C) Calculated bearing/distance
(S) Previous survey bearing/distance
Set Pins: 5/8"x30" rebar with aluminum cap stamped: "LS-23505"

P:\Projects\ACAD Drawings\2022 Projects\SURVEYS\ON10744 PETERSON MINOR PLAT.dwg