Attachment B

RECORDER'S INDEX
LOT:
BLOCK:
SUBDIVISION:
ALIQUOT PART: NORTHEAST
SECTION: 15 /TOWNSHIP: 74 / RANGE: 44
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: EYMAN INVESTMENTS, LLC
PROPRIETOR: TC ACCOMMODATOR 274, LLC
REQUESTED BY: TOM EYMAN
DATE OF FIELD SURVEY: JULY 29, 2022

FINAL PLAT OF
EYMAN SUBDIVISION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNER/DEVELOPER
EYMAN INVESTMENTS, LLC
8506 SOUTH 117th STREET
LA VISTA, NE 68128

OWNER/DEVELOPER
TC ACCOMMODATOR 274, LLC
C/O EYMAN INVESTMENTS
8506 SOUTH 117TH STREET
LA VISTA, NE 68128

PREPARED BY: DAVID E. FORSYTHE, P.L.S., HGM ASSOCIATES INC., 640 5TH AVENUE, COUNCIL BLUFFS, IOWA 51502 (712)323-0530

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE SOLE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOT 1 AND LOT 2, INCLUSIVELY. SAID PROPERTY TO BE KNOWN AS EYMAN SUBDIVISION.

AS PART OF THIS PLATTING, EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, THE RIGHT-OF-WAY FOR GIFFORD ROAD (1.00 ACRE, MORE OR LESS) AND 45TH AVENUE (1.53 ACRES, MORE OR LESS).

AS PART OF THIS PLATTING, EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS,A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

THE DEDICATION OF THESE EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS.

1. EASEMENT RUNS WITH THE LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OR THEIR SUCCESSORS OR ASSIGNS.
2. ERECTION OF STRUCTURES PROHIBITED: EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OR THEIR SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER NOR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PROIOR WRITTEN CONSENT OF THE CITY ENGINEER.
3. CHANGES OF GRADE: EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OR THEIR SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE, ELEVATION, NOR THE CONTOURS OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
4. 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.
5. REMOVAL AND REPLACEMENT: THE COST AND 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 SAID EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OR THEIR SUCCESSORS OR ASSIGNS.
6. SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED TO GRADING AND SEEDING.
7. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD, OR OTHER IMPROVEMENT 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 SAID EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OR THEIR SUCCESSORS OR ASSIGNS.

EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY PROPERTY AS CONTAINED HEREIN ON THIS _____DAY OF _____,2022

BY: _____

TOM EYMAN, MANAGER AND MEMBER

STATE OF NEBRASKA)
) SS.
COUNTY OF SARPY)

ON THIS_____DAY OF_____, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED TOM EYMAN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS A MANAGER AND MEMBER OF EYMAN INVESTMENTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THAT NO SEAL HAS BEEN PROCURED BY THE SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY. SAID TOM EYMAN ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

_____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC IN AND FOR SAID STATE

TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY PROPERTY AS CONTAINED HEREIN ON THIS _____DAY OF _____,2022

BY: TITLECORE EXCHANGE, LLC A NEBRASKA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: TITLECORE EXCHANGE, LLC A NEBRASKA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER AND MANAGER

BY: _____

JANET CLARK, AUTHORIZED SIGNATORY

STATE OF NEBRASKA)
) SS.
COUNTY OF SARPY)

ON THIS_____DAY OF_____, 2022, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED JANET CLARK, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY SHE IS AN AUTHORIZED SIGNATORY OF TC ACCOMMODATOR 274, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THAT NO SEAL HAS BEEN PROCURED BY THE SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID LIMITED LIABILITY COMPANY. SAID JANET CLARK ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

_____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC IN AND FOR SAID STATE

CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE MATTHEW 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, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN EYMAN SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE

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

A. PRIVATE RESTRICTIONS AND/OR COVENANTS TO BE RECORDED WITH THIS FINAL PLAT.

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

PROFESSIONAL LAND SURVEYOR
DAVID E. FORSYTHE
25604
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SEPTEMBER 12, 2022
DAVID E. FORSYTHE DATE
LICENSE NUMBER 25604
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 2 AND SHEET 2 OF 2

FOR REVIEW

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

DEF drawn
DEF designed
DEF approved
JULY'22 date
revision date

project EYMAN SUBDIVISION
NE1/4 SECT. 1/4 SECTION 15-74-44 CITY COUNCIL BLUFFS, POTT. CO., IA.
client TOM EYMEN
8506 SOUTH 117TH ST. LA VISTA, NE 68128
sheet FINAL PLAT

project no. 107121
sheet 1 OF 2

file: J:\hgm\Projects\107121_Eyman-Gifford Road\Engineering\Dana\Eyman\107121_Plat.dwg

FINAL PLAT OF
EYMAN SUBDIVISION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPLE MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 15;

THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER THE FOLLOWING TWO (2) COURSES:
1) NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST, 1319.75 FEET;
2) THENCE NORTH 89 DEGREES 45 MINUTES 36 SECONDS WEST, 1219.63 FEET TO A POINT ON THE EAST LINE OF GATEWAY SUBDIVISION IN SAID CITY OF COUNCIL BLUFFS;

THENCE ON SAID EAST LINE, NORTH 00 DEGREES 46 MINUTES 54 SECONDS EAST, 1255.90 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY;

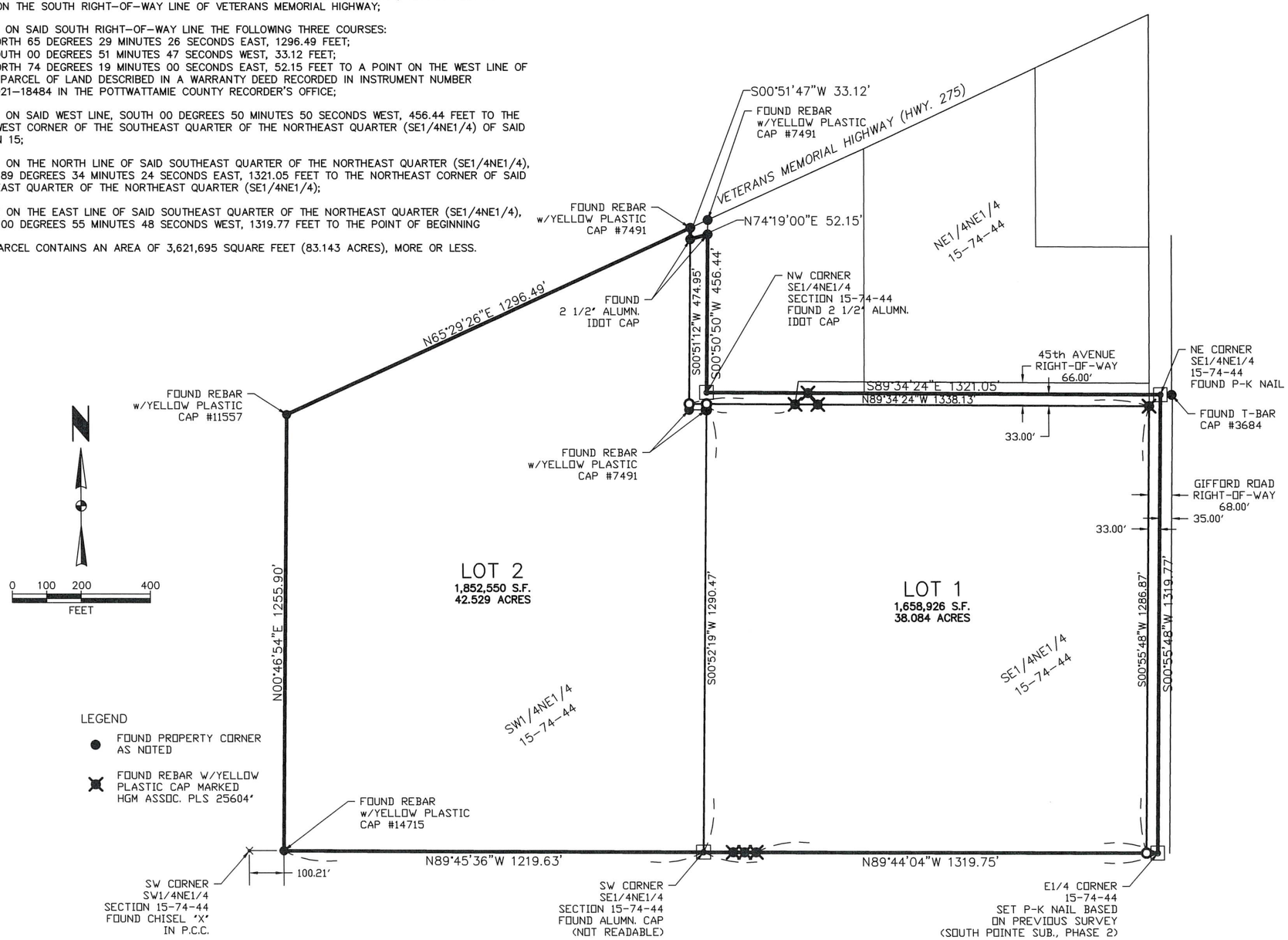
THENCE ON SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES:
1) NORTH 65 DEGREES 29 MINUTES 26 SECONDS EAST, 1296.49 FEET;
2) SOUTH 00 DEGREES 51 MINUTES 47 SECONDS WEST, 33.12 FEET;
3) NORTH 74 DEGREES 19 MINUTES 00 SECONDS EAST, 52.15 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2021-18484 IN THE POTTWATTAMIE COUNTY RECORDER'S OFFICE;

THENCE ON SAID WEST LINE, SOUTH 00 DEGREES 50 MINUTES 50 SECONDS WEST, 456.44 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) OF SAID SECTION 15;

THENCE ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), SOUTH 89 DEGREES 34 MINUTES 24 SECONDS EAST, 1321.05 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4);

THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), SOUTH 00 DEGREES 55 MINUTES 48 SECONDS WEST, 1319.77 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS AN AREA OF 3,621,695 SQUARE FEET (83.143 ACRES), MORE OR LESS.



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hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

DEF drawn
DEF designed
DEF approved
JULY '22 date
revision date

project EYMAN SUBDIVISION
NE1/4 SECT. 1/4 SECTION 15-74-44 CITY COUNCIL BLUFFS, POTT. CO., IA.
client TOM EYMEN
8506 SOUTH 117TH ST. LA VISTA, NE 68128
sheet FINAL PLAT

project no. 107121
sheet 2 OF 2

hgm 107121 S:\Survey\Drawings\107121_Eyman-Gifford Road\Engineering\Sheets\107121_Final Plat.dwg