Attachment B

RECORDER'S INDEX
LOT: 1
BLOCK: 5
SUBDIVISION: COCHRANS ADDITION
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: POTTAWATTAMIE DEVELOPMENT CORP.
REQUESTED BY: THE 712 INITIATIVE
DATE OF FIELD SURVEY: MAY 26, 2022

THE ROW ON 1st

BEING A REPLAT OF LOT 12, BLOCK 5, COCHRANS ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

LEGAL DESCRIPTION

LOT 1, BLOCK 5, COCHRANS ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNER/DEVELOPER:
THE 712 INITIATIVE
1228 SOUTH MAIN STREET
COUNCIL BLUFFS, IOWA 51503

PREPARED BY: DAVID E. FORSYTHE, P.L.S., HGM ASSOCIATES INC., P.O. BOX 919, COUNCIL BLUFFS, IOWA 51502 (712)323-0530

CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

ATTESTED TO BY:

CITY CLERK: JODI QUAKENBUSH DATE

COMMUNITY DEVELOPMENT DIRECTOR: COURTNEY HARTER DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN RIVER ROAD SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

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

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE 712 INITIATIVE., BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOT 1, LOT 2 AND LOT 3, INCLUSIVE. SAID PROPERTY TO BE KNOWN AS THE ROW ON 1st.

AS PART OF THIS PLATTING, THE 712 INITIATIVE DOES HEREBY DEDICATE TO THE HOMEOWNER'S ASSOCIATION A 5.00 FEET WIDE PERPETUAL SANITARY SEWER EASEMENT ACROSS THE NORTH SIDE OF LOT 1 THROUGH 3 AS SHOWN ON THE DRAWING.

AS PART OF THIS PLATTING, THE 712 INITIATIVE DOES HEREBY DEDICATE A 5.00 FEET WIDE UTILITY EASEMENT ACROSS THE SOUTH SIDE OF LOTS 1 THROUGH 3 AS SHOWN ON THE DRAWING

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 WILL BE A PART OF THE SUBJECT DEVELOPMENT.
B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE 712 INIATIVE PROPERTY AS CONTAINED HEREIN ON THIS

_____DAY OF_____, 2022.

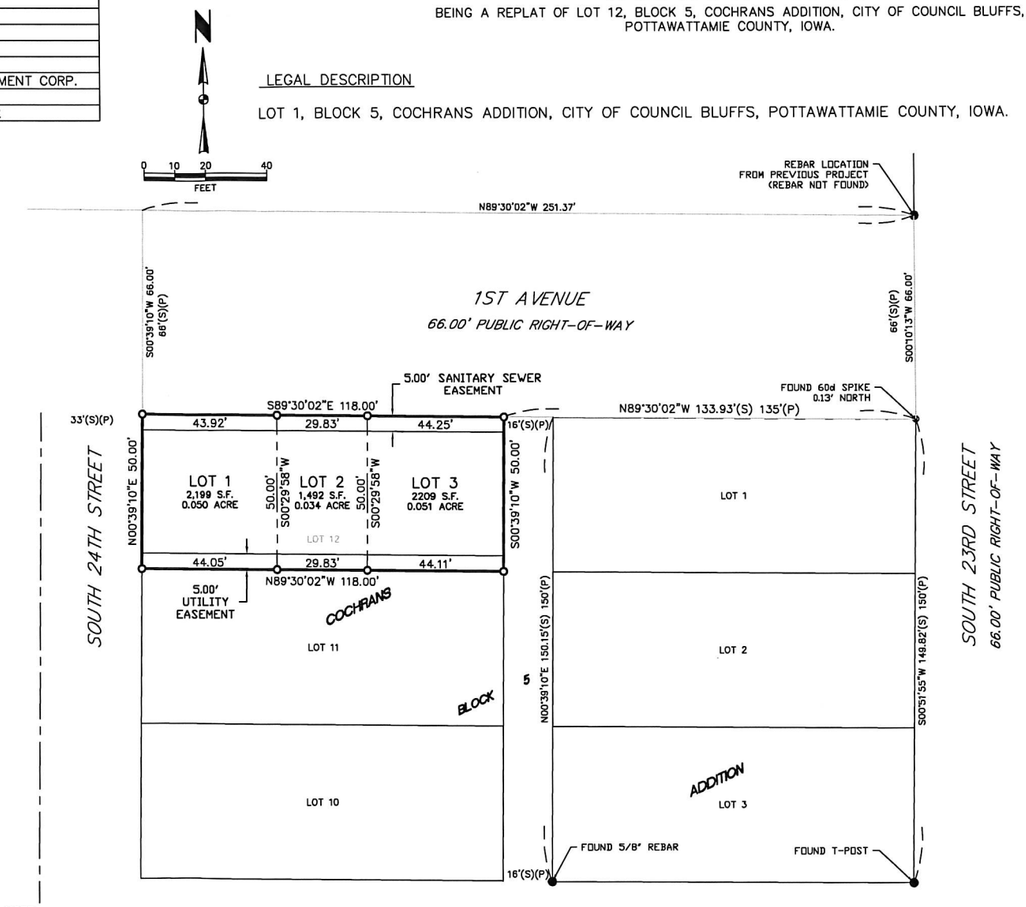
BY: _____
SHERYL GARST CHIEF EXECUTIVE OFFICER

BY: _____
JENNIFER FLETCHER BOARD CHAIR

STATE OF IOWA)
) SS.
COUNTY OF POTTAWATTAMIE)

ON THIS _____ DAY OF_____, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED SHERYL GARST, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY SHE IS THE CHIEF FINANCIAL OFFICER OF THE 712 INITIATIVE, THAT NO SEAL HAS BEEN PROCURED BY SAID THE 712 INITIATIVE, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE 712 INITIATIVE BY AUTHORITY OF THE BOARD AND SAID SHERYL GARST ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID THE 712 INITIATIVE BY IT VOLUNTARILY EXECUTED.

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



NOTE:

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 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

STATE OF IOWA)
) SS.
COUNTY OF POTTAWATTAMIE)

ON THIS _____ DAY OF_____, 2019, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED JENNIFER FLETCHER, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY SHE IS THE BOARD CHAIR OF THE 712 INITIATIVE, THAT NO SEAL HAS BEEN PROCURED BY SAID THE 712 INITIATIVE, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE 712 INITIATIVE BY AUTHORITY OF THE BOARD AND SAID JENNIFER FLETCHER ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID THE 712 INITIATIVE BY IT VOLUNTARILY EXECUTED.

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

LEGEND

- ● FOUND PROPERTY PIN AS NOTED
- ○ SET 5/8"x18 REBAR w/ALUMINUM CAP MARKED "HGM ASSOC. PLS 25604"
- (P) PLATTED
- (S) SURVEYED

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.

DAVID E. FORSYTHE JUNE 24, 2022
DATE

LICENSE NUMBER 25604

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 2 SHEET 2 OF 2

FOR REVIEW

hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

DEF drawn
DEF designed
DEF approved
JUNE'22 date
revision

project THE ROW ON 1ST
REPLAT LOT 12, BLK 5 COCHRANS ADDITION
client THE 712 INITIATIVE
1228 SOUTH MAIN STREET, COUNCIL BLUFFS, IA 51503
sheet REPLAT

project no. 106822
sheet 1 OF 1

date: 1/28/22 drawing: S:\Drone\Projects\106822_1228 South 24th Street\Preliminary\Dwgs\106822_THE ROW ON 1ST-REPLAT.dwg