Attachment B

FINAL PLAT
HILLS OF CEDAR CREEK CENTRAL PHASE 1

CONTAINING LOTS 1 THROUGH 30 INCLUSIVE AND OUT LOTS "A", "B", "C" AND "D", IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA

PROJECT NO. EGA211204

REVISIONS

NO.	DESCRIPTION	DATE	BY

POINT OF COMMENCEMENT NORTHWEST CORNER OF THE SOUTHEAST QUARTER SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA

NORTH
SCALE 1" =100'

POINT OF BEGINNING

NW 1/4 OF THE SE 1/4 OF SECTION 34-T75N-R43W

NE 1/4 OF THE SE 1/4 OF SECTION 34-T75N-R43W

SURVEYOR'S NOTES:

1. ALL LOT LINES ARE RADIAL TO CURVED STREET LINES UNLESS NOTED NON-RADIAL (NR).
2. DISTANCES SHOWN ALONG A CURVE ARE ARC DISTANCES UNLESS NOTED OTHERWISE.
3. 5/8" X 30" (IRON PINS) WITH ALUMINUM CAPS STAMPED #11416 HAVE BEEN SET AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AND CUT "X"s IN THE CENTER OF ALL CUL-DE-SACS.

INDEX LEGEND	
DATE OF SURVEY:	
SURVEYOR:	MARK E. EHRHART
COUNTY:	POTTAWATTAMIE
SECTION 34	TOWNSHIP 75N RANGE 43W
ALIQUOT PART:	SE OF THE SE
PARCEL DESIGNATION(S):	LOTS 31-55
TAX ADDRESS:	
PROPRIETOR(S):	ABERDEEN PARTNERS, LLC JAMES M. DUGGAN AND DEBRA A. DUGGAN
REQUESTED BY:	SAME

ARDMORE ST. 86,766 Sq.Ft. RIGHT-OF-WAY DEDICATION

FANNIN CIRCLE

HAMPTON DRIVE

QUENBY DR.

EASTERN HILLS DRIVE

OUT LOT "C" 20551 Sq.Ft.

OUT LOT "D" 206940 Sq.Ft.

OUT LOT "D"

OUT LOT "A" 2,289 Sq.Ft.

OUT LOT "B" 2,289 Sq.Ft.

CURVE TABULATION					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	7°39'29"	600.00	80.20	80.14	S52°10'46"E
C3	18°25'52"	900.00	289.51	288.27	N57°33'57"W
C4	18°22'35"	900.00	288.66	287.42	N57°32'19"W
C5	0°03'17"	900.00	0.86	0.86	N66°45'15"W
C6	31°27'25"	200.00	109.81	108.43	N39°00'03"E
C7	20°34'48"	900.00	323.27	321.54	N77°04'17"W
C8	20°30'46"	900.00	322.21	320.49	N77°02'16"W
C9	0°04'03"	900.00	1.06	1.06	N87°19'40"W
C10	7°49'19"	500.00	68.26	68.21	N6°32'58"E
C11	4°57'01"	600.00	51.84	51.82	S84°53'11"E
C12	0°59'22"	5250.00	90.67	90.67	S33°13'26"W
C13	0°16'22"	5250.00	25.00	25.00	S33°51'18"W
C14	0°16'23"	5250.00	25.01	25.01	S34°07'41"W
C15	1°18'05"	5250.00	119.25	119.25	S34°54'55"W
C16	1°49'48"	5250.00	167.68	167.68	S36°28'51"W
C17	7°39'29"	575.00	76.85	76.80	S52°10'46"E
C18	4°55'40"	575.00	49.45	49.44	S53°32'41"E
C19	2°43'50"	575.00	27.40	27.40	S49°42'56"E
C20	7°39'29"	625.00	83.54	83.47	S52°10'46"E
C21	2°39'18"	1175.00	54.45	54.44	S40°19'20"W

CURVE TABULATION					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C22	2°39'18"	1225.00	56.76	56.76	S40°19'20"W
C23	2°13'43"	1225.00	47.65	47.64	S40°32'07"W
C24	16°15'41"	875.00	248.34	247.50	N56°33'58"W
C25	8°00'24"	875.00	122.27	122.18	N52°26'19"W
C26	8°15'17"	875.00	126.06	125.95	N60°34'09"W
C27	2°55'04"	925.00	47.10	47.10	N49°48'33"W
C28	4°19'01"	925.00	69.69	69.68	N53°25'36"W
C29	4°19'01"	925.00	69.69	69.68	N57°44'36"W
C30	4°19'01"	925.00	69.69	69.68	N62°03'37"W
C31	2°33'45"	925.00	41.37	41.37	N65°30'00"W
C32	18°25'52"	925.00	297.56	296.27	N57°33'57"W
C33	12°36'58"	225.00	49.54	49.44	N29°34'49"E
C34	31°27'25"	225.00	123.53	121.99	N39°00'03"E
C35	31°27'25"	175.00	96.08	94.88	N39°00'03"E
C36	18°28'50"	875.00	282.23	281.01	N76°01'18"W
C37	4°38'49"	875.00	70.97	70.95	N69°06'17"W
C38	5°29'22"	875.00	83.83	83.80	N74°10'23"W
C39	8°20'40"	875.00	127.43	127.32	N81°05'23"W
C40	20°34'48"	925.00	332.25	330.47	N77°04'17"W
C41	0°18'04"	925.00	4.86	4.86	N66°55'55"W

CURVE TABULATION					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C42	4°19'01"	925.00	69.69	69.68	N69°14'27"W
C43	4°19'01"	925.00	69.69	69.68	N73°33'28"W
C44	4°19'01"	925.00	69.69	69.68	N77°52'29"W
C45	4°19'01"	925.00	69.69	69.68	N82°11'30"W
C46	3°00'41"	925.00	48.62	48.61	N85°51'21"W
C47	4°52'35"	625.00	53.19	53.18	S84°51'51"E
C48	4°58'04"	575.00	49.86	49.84	S84°52'39"E
C49	43°04'37"	60.00	45.11	44.06	N24°10'37"E
C50	35°24'39"	60.00	37.08	36.49	S15°04'01"E
C51	258°29'16"	50.00	225.57	77.45	S83°31'42"E
C52	28°53'07"	60.00	30.25	29.93	N17°04'52"E
C53	14°11'30"	60.00	14.86	14.82	N38°37'11"E
C54	17°45'32"	60.00	18.60	18.52	S6°14'28"E
C55	17°39'07"	60.00	18.49	18.41	S23°56'47"E
C56	55°15'03"	50.00	48.22	46.37	N5°08'49"W
C57	46°51'23"	50.00	40.89	39.76	N45°54'25"E
C58	48°01'15"	50.00	41.91	40.69	S86°39'16"E
C59	50°02'08"	50.00	43.66	42.29	S37°37'35"E
C60	58°19'27"	50.00	50.90	48.73	S16°33'13"W
C61	2°39'18"	1200.00	55.60	55.60	S40°19'20"W

LAND SURVEYOR'S CERTIFICATE

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.

MARK E. EHRHART DATE:
LICENSE NO. 11416
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.
PAPER OR SHEETS COVERED BY THIS SEAL:
SHEET 1 AND 2 OF 2

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, IA 51503
712 / 256-5248
- ENGINEERING
- PLANNING
- LAND SURVEYING

HILLS OF CEDAR CREEK CENTRAL PHASE 1
FINAL PLAT
COUNCIL BLUFFS, IOWA

DATE:
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:
CREW:

SHEET NO. 1 OF 2

S:\211204 - _HILLS OF CEDAR CREEK 2021

FINAL PLAT

HILLS OF CEDAR CREEK CENTRAL PHASE 1

CONTAINING LOTS 1 THROUGH 30 INCLUSIVE AND OUT LOTS "A", "B", "C" AND "D",
IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 34, T75N, R43W OF THE 5TH P.M.,
POTTAWATTAMIE COUNTY, IOWA

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01° 25' 06"EAST, A DISTANCE OF 503.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 18' 14"EAST, A DISTANCE OF 341.50 FEET; THENCE NORTH 01° 25' 06"EAST, A DISTANCE OF 158.74 FEET; THENCE SOUTH 67° 58' 06"EAST, A DISTANCE OF 112.25 FEET; THENCE NORTH 44° 26' 11"EAST, A DISTANCE OF 128.26 FEET; THENCE SOUTH 60° 15' 02"EAST, A DISTANCE OF 389.30 FEET; THENCE SOUTH 58° 07' 54"EAST, A DISTANCE OF 172.44 FEET; THENCE SOUTH 30° 17' 22"WEST, A DISTANCE OF 68.96 FEET; THENCE SOUTH 65° 48' 59"EAST, A DISTANCE OF 45.98 FEET; THENCE SOUTH 63° 18' 00"EAST, A DISTANCE OF 67.90 FEET; THENCE SOUTH 60° 37' 34"EAST, A DISTANCE OF 67.90 FEET; THENCE SOUTH 57° 57' 07"EAST, A DISTANCE OF 67.90 FEET; THENCE SOUTH 55° 16' 41"EAST, A DISTANCE OF 67.90 FEET; THENCE SOUTH 52° 41' 28"EAST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 33° 14' 10"EAST, A DISTANCE OF 74.33 FEET; THENCE SOUTH 45° 00' 16"EAST, A DISTANCE OF 15.54 FEET; THENCE SOUTH 57° 05' 59"EAST, A DISTANCE OF 97.24 FEET; THENCE NORTH 72° 52' 17"EAST, A DISTANCE OF 136.43 FEET; THENCE SOUTH 52° 36' 15"EAST, A DISTANCE OF 18.15 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF EASTERN HILLS DRIVE; THENCE SOUTHWESTERLY ON SAID RIGHT-OF-WAY LINE BEING A CURVE THE LEFT HAVING A RADIUS OF 5250.00 AND A CENTRAL ANGLE OF 04° 40' 00", AN ARC DISTANCE OF 427.61 FEET (CHORD=427.50', CHORD BEARING=S 35° 03' 45" W); THENCE NORTH 51° 00' 19"WEST, A DISTANCE OF 213.95 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ON A CURVE THE RIGHT HAVING A RADIUS OF 1225.00 AND A CENTRAL ANGLE OF 00° 25' 35", AN ARC DISTANCE OF 9.12 FEET (CHORD=9.12', CHORD BEARING=N 39° 12' 28" E); THENCE NORTH 50° 34' 44"WEST, A DISTANCE OF 120.81 FEET; THENCE SOUTH 35° 24' 48"WEST, A DISTANCE OF 18.65 FEET; THENCE NORTH 54° 06' 41"WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ON A CURVE THE RIGHT HAVING A RADIUS OF 225.00 AND A CENTRAL ANGLE OF 18° 50' 27", AN ARC DISTANCE OF 73.99 FEET (CHORD=73.65', CHORD BEARING=S 45° 18' 32" W); THENCE NORTH 35° 16' 15"WEST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 69° 53' 17"WEST, A DISTANCE OF 56.09 FEET; THENCE SOUTH 72° 36' 00"WEST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 78° 29' 13"WEST, A DISTANCE OF 80.60 FEET; THENCE SOUTH 54° 02' 49"WEST, A DISTANCE OF 99.82 FEET; THENCE SOUTH 58° 01' 30"WEST, A DISTANCE OF 97.89 FEET; THENCE NORTH 66° 52' 56"WEST, A DISTANCE OF 97.80 FEET; THENCE NORTH 56° 02' 56"WEST, A DISTANCE OF 18.74 FEET; THENCE NORTH 47° 01' 39"WEST, A DISTANCE OF 50.75 FEET; THENCE NORTH 29° 01' 39"WEST, A DISTANCE OF 52.73 FEET; THENCE NORTH 14° 45' 10"WEST, A DISTANCE OF 29.92 FEET; THENCE NORTH 06° 58' 22"WEST, A DISTANCE OF 25.83 FEET; THENCE NORTH 02° 49' 32"EAST, A DISTANCE OF 31.65 FEET; THENCE NORTH 09° 05' 35"EAST, A DISTANCE OF 117.32 FEET TO A POINT ON A CURVE; THENCE WESTERLY ON A CURVE THE RIGHT HAVING A RADIUS OF 625.00 AND A CENTRAL ANGLE OF 04° 52' 35", AN ARC DISTANCE OF 53.19 FEET (CHORD=53.18', CHORD BEARING=N 84° 51' 51" W); THENCE NORTH 07° 13' 13"EAST, A DISTANCE OF 211.07 FEET; THENCE NORTH 82° 46' 47"WEST, A DISTANCE OF 150.64 FEET; THENCE SOUTH 58° 25' 55"WEST, A DISTANCE OF 122.91 FEET; THENCE SOUTH 21° 08' 59"WEST, A DISTANCE OF 115.47 FEET; THENCE NORTH 01° 25' 05"EAST, A DISTANCE OF 204.74 FEET TO THE POINT OF BEGINNING;

DEDICATION

KNOW ALL PEOPLE OF THESE PRESENTS: THAT

ABERDEEN PARTNERS, LLC A KANSAS LIMITED LIABILITY COMPANY, JAMES M. DUGGAN AND DEBRA A. DUGGAN, HUSBAND AND WIFE

BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED WITH OUR FREE CONSENT AND IN ACCORD WITH OUR DESIRE, THE SAME TO BE SUBDIVIDED INTO LOTS 1 THROUGH 30 INCLUSIVE AND OUT LOTS "A", "B", "C" AND "D", AS SHOWN AND TO BE KNOWN AS:

HILLS OF CEDAR CREEK CENTRAL PHASE 1

AND SAID ABERDEEN PARTNERS, LLC, JAMES M. DUGGAN AND DEBRA A. DUGGAN DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND THAT THE STREETS TO BE NAMED ARDMORE STREET, FANNIN CIRCLE, HAMPTON DRIVE AND QUENBY DRIVE (86,766 SF), ARE DEDICATED TO THE CITY OF COUNCIL BLUFFS, IOWA, FOR PUBLIC USE.

AND SAID ABERDEEN PARTNERS, LLC, JAMES M. DUGGAN AND DEBRA A. DUGGAN DO HEREBY DEDICATE OUT LOTS "A", "B", "C" AND "D" TO THE HOMEOWNER'S ASSOCIATION WHICH SHALL PERPETUALLY OPERATE AND MAINTAIN SAID OUT LOTS.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS,

FOR: ABERDEEN PARTNERS, LLC

_____
JOHN M. DUGGAN
AS: ABERDEEN PARTNERS, LLC MANAGER AND MEMBER

DATE: _____

AND

JAMES M. DUGGAN AND DEBRA A. DUGGAN, HUSBAND AND WIFE

_____
JAMES M. DUGGAN

_____
DEBRA A. DUGGAN

NOTE: 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: ABERDEEN PARTNERS, LLC, JAMES M. DUGGAN AND DEBRA A. DUGGAN, 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: ABERDEEN PARTNERS, LLC, JAMES M. DUGGAN AND DEBRA A. DUGGAN, 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 THE SAID ABERDEEN PARTNERS, LLC, JAMES M. DUGGAN AND DEBRA A. DUGGAN, OR THEIR SUCCESSORS OR 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 THE SAID ABERDEEN PARTNERS, LLC, JAMES M. DUGGAN AND DEBRA A. DUGGAN, OR THEIR SUCCESSORS OR ASSIGNS.

EASEMENTS RUN WITH THE LAND: THESE EASEMENTS SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON ABERDEEN PARTNERS, LLC, JAMES M. DUGGAN AND DEBRA A. DUGGAN, OR THEIR SUCCESSORS OR ASSIGNS.

ACKNOWLEDGEMENT TO DEDICATION

STATE OF _____)
)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20___,
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,

JOHN M. DUGGAN, MANAGER AND MEMBER OF ABERDEEN PARTNERS, LLC A KANSAS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MEMBER, AND VOLUNTARY ACT AND DEED OF SAID ABERDEEN PARTNERS, LLC.

WITNESS MY HAND AND NOTARIAL SEAL AT _____

_____
NOTARY PUBLIC DATE

ACKNOWLEDGEMENT TO DEDICATION

STATE OF _____)
)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20___,
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,

JAMES M. DUGGAN AND DEBRA A. DUGGAN, HUSBAND AND WIFE, PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE ABOVE DEDICATION, AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AS OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL AT _____

_____
NOTARY PUBLIC DATE

CERTIFICATIONS AND APPROVALS

WE HEREBY CERTIFY THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FINAL PLAT:

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.

B. TITLE OPINION LETTER OF ATTORNEY.

C. CERTIFIED RESOLUTION OF EACH GOVERNING BODY AS REQUIRED BY IOWA CODE SEC. 354.8

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MEETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

ABERDEEN PARTNERS, LLC

_____ _____ _____
BY JOHN M. DUGGAN AS MANAGER AND MEMBER DATE

_____ _____ _____
BY JAMES M. DUGGAN DEBRA A. DUGGAN DATE

_____
COMMUNITY DEVELOPMENT DATE
APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, COURTNEY HARTER

_____
CITY COUNCIL: APPROVED BY MAYOR, THE HONORABLE MATTHEW J. WALSH DATE

_____
ATTESTED TO BY: CITY CLERK, JODI QUAKENBUSH DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE HILLS OF CEDAR CREEK CENTRAL PHASE 1 IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

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

PROJECT NO.
EGA211204

REVISIONS

NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

142 West Broadway
Suite 136
Council Bluffs, IA 51503
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

HILLS OF CEDAR CREEK CENTRAL PHASE 1
FINAL PLAT
COUNCIL BLUFFS, IOWA

DATE:
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:
CREW:

SHEET NO.
2 OF 2

S:\211204 – _HILLS OF CEDAR CREEK 2021