ATTACHMENT B

RECORDER'S INDEX
LOT: 1
BLOCK:
SUBDIVISION: RIVER ROAD SUBDIVISION
SECTION: /TOWNSHIP: / RANGE:
ALIQUOT PART:
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: OPUS DEVELOPMENT COMPANY LLC
REQUESTED BY: OPUS DEVELOPMENT COMPANY LLC
DATE OF FIELD SURVEY: JUNE 3, 2022

RIVER ROAD SUBDIVISION, REPLAT 1

BEING A REPLAT OF LOT 1, RIVER ROAD SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNER/DEVELOPER:
OPUS DEVELOPMENT COMPANY, L.L.C.
10350 BREN ROAD WEST
MINNETONKA, MN 55343

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 OPUS DEVELOPMENT COMPANY, L.L.C., 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 AND LOT 2, INCLUSIVE. SAID PROPERTY TO BE KNOWN AS RIVER ROAD SUBDIVISION, REPLAT 1.

WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT,

A. NO 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 THIS PLAT ON THIS

_____DAY OF_____, 2022.

BY: _____
PHILIP T. CATTANACH VICE PRESIDENT
OPUS DEVELOPMENT COMPANY, L.L.C.

BY: _____
DAN HOLOCH VICE PRESIDENT, COMMERCIAL REAL ESTATE
FIRST NATIONAL BANK OF OMAHA

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF_____, 2022, BY PHILIP T. CATTANACH, THE VICE PRESIDENT OF OPUS DEVELOPMENT COMPANY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

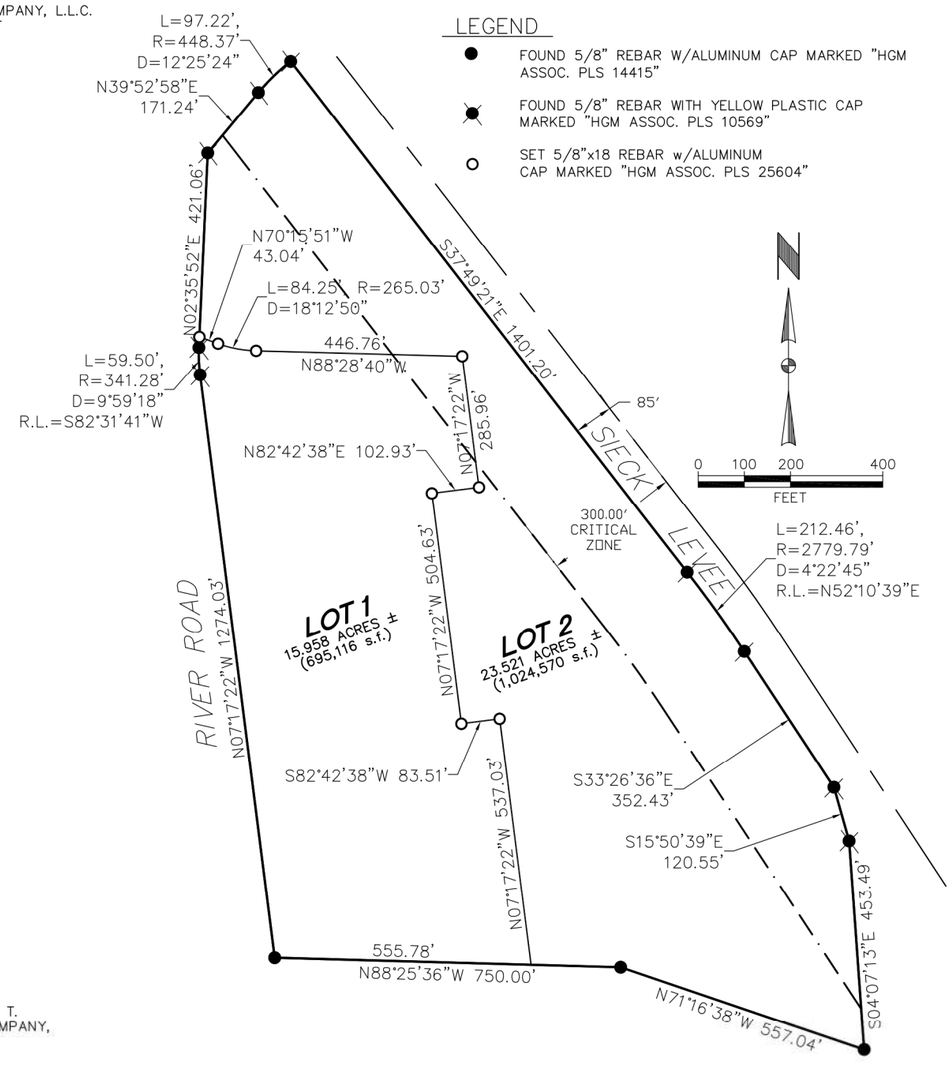
STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF_____, 2022, BY DAN HOLOCH THE VICE PRESIDENT OF FIRST NATIONAL BANK OF OMAHA, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID BANKING ASSOCIATION.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES:

LEGAL DESCRIPTION

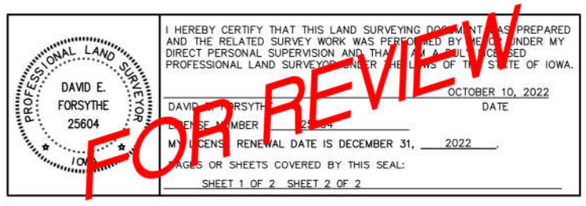
REPLAT OF LOT 1, RIVER ROAD SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



LEGEND

- FOUND 5/8" REBAR W/ALUMINUM CAP MARKED "HGM ASSOC. PLS 14415"
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HGM ASSOC. PLS 10569"
- SET 5/8"x18 REBAR w/ALUMINUM CAP MARKED "HGM ASSOC. PLS 25604"

0 100 200 400
FEET



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 OCTOBER 10, 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

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hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

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

project RIVER ROAD SUBDIVISION, REPLAT 1
LOT 1, RIVER ROAD SUBDIVISION, COUNCIL BLUFFS, IA
client OPUS DEVELOPMENT COMPANY, L.L.C.
10350 BREN ROAD WEST, MINNETONKA, MN 55343
sheet

project no. 112020
sheet 1 OF 2

file: hgm: 112020 S:\Survey\Drafting\112020_OPUS-Lot 1-River Road-Sub\Engineering\Dwgs\Survey\112020_RePlat_Ground.dwg