ATTACHMENT B

RIVER ROAD SUBDIVISION, REPLAT 1

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

RIGHT-OF-WAY NOTE:

(A) UNION PACIFIC RAILROAD RIGHT-OF-WAY IS 10.00 FEET EACH SIDE OF CENTERLINE FOR THEIR TRACK AS SHOWN ON THEIR STATION MAP OF THE IOWA NEBRASKA RIVER INDUSTRIAL PARK (I.N.R.I.P.). THE MAP IS FROM THE OFFICE OF CHIEF ENGINEER, UNION PACIFIC RAILROAD, OMAHA, NEBRASKA DATED JUNE 1, 1981 (C.E. DRAWING NO. 83014).

EASEMENT NOTES:

(B) 10.00 FEET WIDE ELECTRICAL EASEMENT GRANTED TO IOWA POWER AND LIGHT COMPANY RECORDED IN BOOK 1226, PAGE 345 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(C) 10.00 FEET WIDE TELEPHONE LINE EASEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE RECORDED IN BOOK 1228, PAGE 63 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(D) 50.00 FEET WIDE STORM WATER, STORM SEWER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS RECORDED IN BOOK 102, PAGE 26672 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(E) SEWER LINE AND INGRESS/EGRESS EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS RECORDED IN BOOK 2010, PAGE 4003 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(F) EASEMENT FOR PUBLIC HIGHWAY GRANTED TO THE STATE OF IOWA RECORDED IN BOOK 2010, PAGE 4001 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(G) 40 FEET WIDE INGRESS/EGRESS EASEMENT DECLARATION RECORDED IN BOOK ????, PAGE ???? IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(H) 20 FEET WIDE SANITARY SEWER EASEMENT DECLARATION RECORDED IN BOOK ????, PAGE ???? IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(I) 20 FEET WIDE WATER MAIN EASEMENT DECLARATION RECORDED IN BOOK ????, PAGE ???? IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(J) STORM SEWER EASEMENT DECLARATION RECORDED IN BOOK ????, PAGE ???? IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

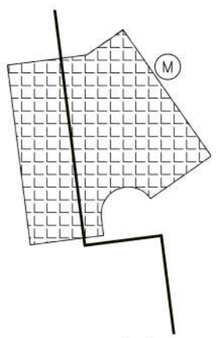
(K) STORM WATER FACILITIES EASEMENT DECLARATION RECORDED IN BOOK ????, PAGE ???? IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(L) 40 FEET WIDE INGRESS/EGRESS EASEMENT DECLARATION RECORDED IN BOOK ????, PAGE ???? IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

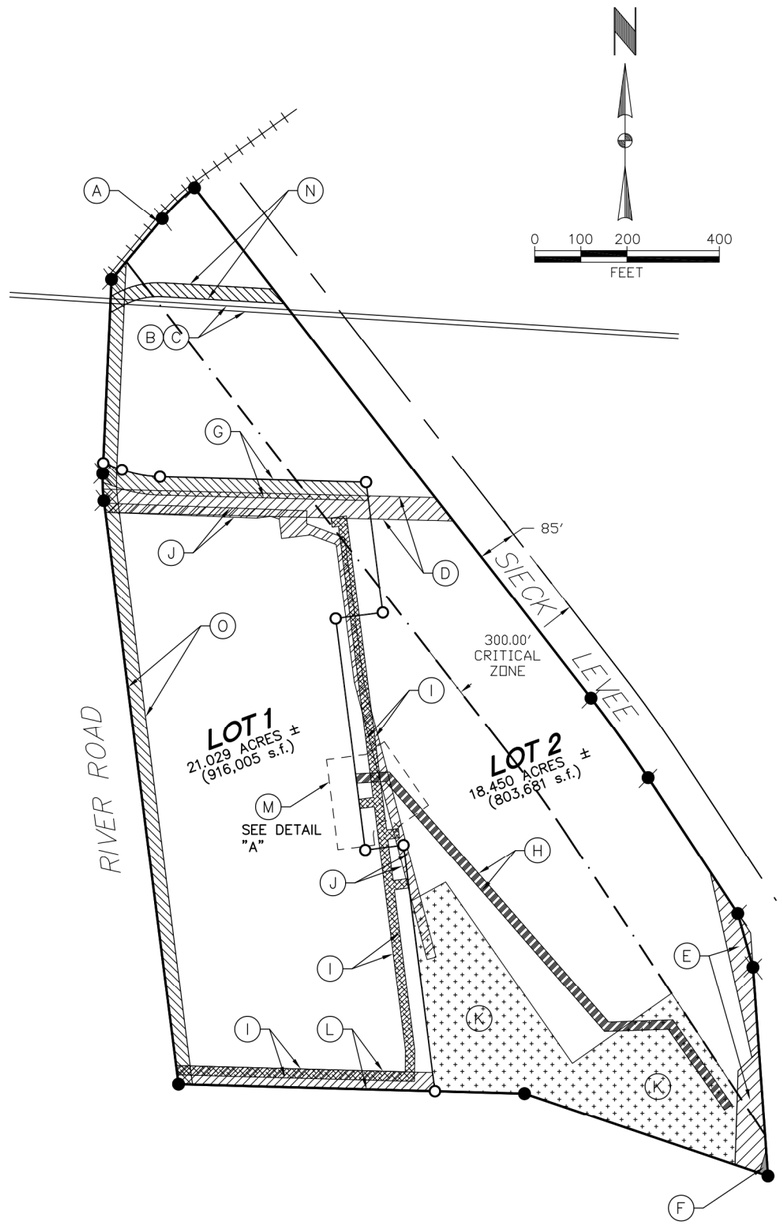
(M) TRUCK COURT EASEMENT DECLARATION RECORDED IN BOOK ????, PAGE ???? IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(N) 30 FEET ACCESS EASEMENT CREATED IN RIVER ROAD SUBDIVISION RECORDED IN BOOK 2019, PAGE 13201 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(O) 30 FEET EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS FOR THE INSTALLATION OF UTLITIES AND OTHER MUNICIPAL PURPOSES CREATED IN RIVER ROAD SUBDIVISION RECORDED IN BOOK 2019, PAGE 13201 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.



DETAIL "A"



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hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

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

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 2 OF 2

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