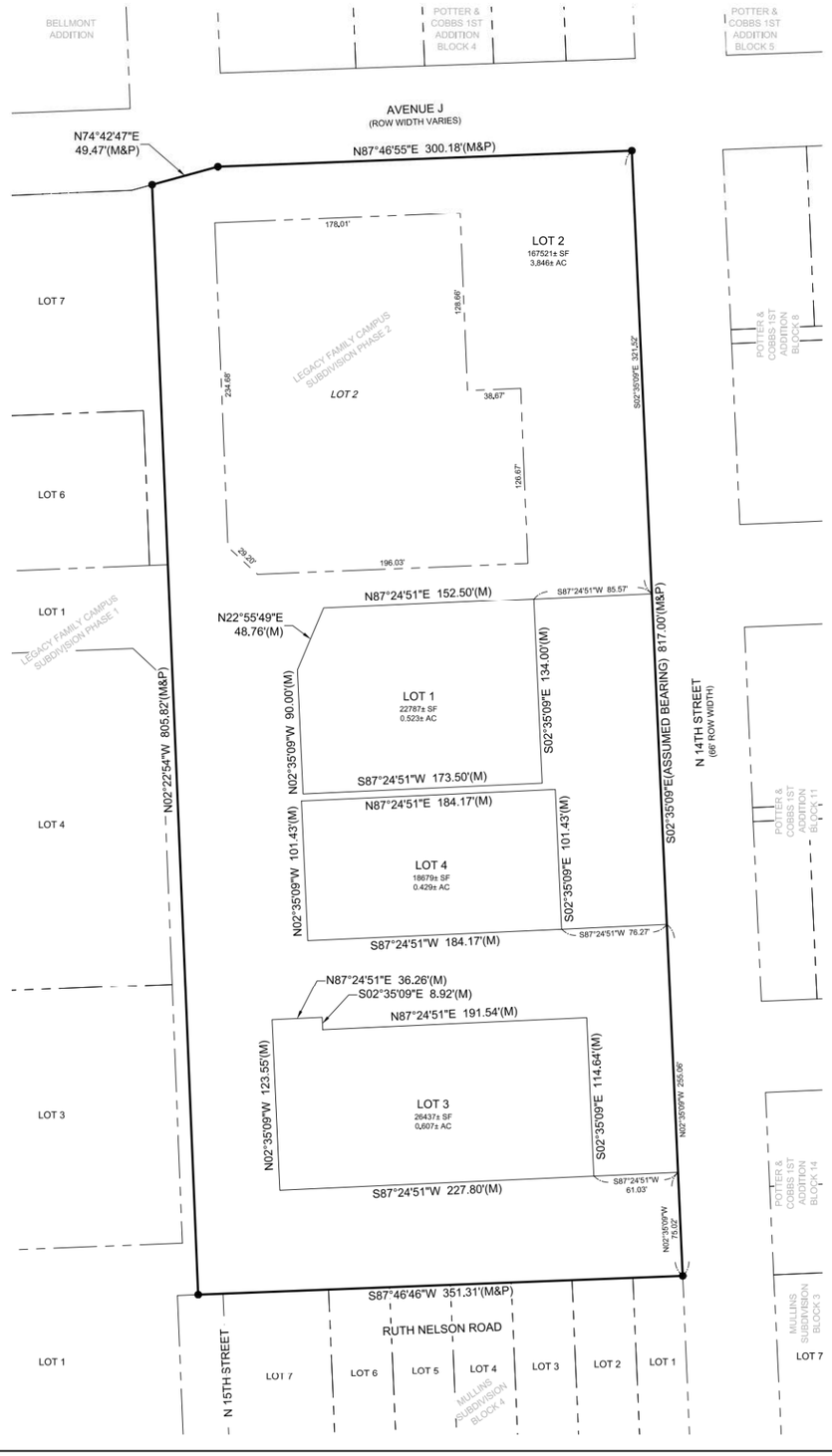
Attachment B

RECORDER'S INDEX:
COUNTY: POTTAWATTAMIE
SECTION: 26 / TOWNSHIP: 75/ RANGE: 44
ALIQUOT PART: S1/2 NE1/4
CITY: COUNCIL BLUFFS
SUBDIVISION: LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3
LOTS: 1 THRU 4
PROPRIETOR: LEGACY FAMILY CAMPUS, INC.
815 N 16TH ST, COUNCIL BLUFFS, IA 51501
REQUESTED BY: LEGACY FAMILY CAMPUS, INC.
PREPARED BY: OLSSON
SURVEYOR: TERRY L. ROTHANZL
COMPANY: OLSSON
2111 SOUTH 67TH ST., OMAHA, NE, 68106
402-341-1116



REPLAT OF

LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3

LOTS 1 THRU 4

A REPLAT OF LOT 1, LEGACY FAMILY CAMPUS SUBDIVISION PHASE 2,
IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

I, THE UNDERSIGNED, COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR, APPROVE THE FINAL PLAT OF LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3.

DATED THIS _____ DAY OF _____, 2022.

_____.
BRANDON GARRETT
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL BY COUNCIL BLUFFS CITY COUNCIL

CITY COUNCIL RESOLUTION NO._____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

NOW THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA, THAT SAID PLAT OF LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

DATE _____ _____
THE HONORABLE MATTHEW J. WALSH, MAYOR

DATE _____ _____
ATTEST: JODI QUAKENBUSH, CITY CLERK

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESMENTS

I, LEA VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS _____ DAY OF _____, 2022.

_____.
LEA VOSS
TREASURER, POTTAWATTAMIE COUNTY, IOWA

AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA)
) SS
FOTTAWATTAMIE COUNTY)

DOCKET NO: _____ FILED FOR

RECORDED, THIS _____ DAY OF _____, 2022, AT _____ O'CLOCK __.M.
RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF FOTTAWATTAMIE COUNTY, IOWA.

DATED _____, 2022.

_____.
MELVYN HOUSER
FOTTAWATTAMIE COUNTY AUDITOR

NOTES

1. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
3. THERE ARE NO PRIVATE RESTRICTIONS AND/OR COVENANTS THAT WILL BE RECORDED WITH THE PLAT.
4. LEGACY FAMILY CAMPUS, INC., DOES HEREBY SET ASIDE OUTLOT A FOR GREEN SPACE AND DRAINAGE AND IS TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2, LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3.

LEGEND

- SET 5/8" REBAR W/CAP L.S. #17413
- FOUND 5/8" REBAR W/CAP (UNLESS NOTED OTHER WISE)
- (M) MEASURED DISTANCE/ANGLE
- (P) PLATTED DISTANCE/ANGLE
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING PROPERTY LINE

FLOOD ZONE

PROPERTY IS IN FLOOD ZONE "REGULATORY FLOODWAY ZONE AH", FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.
FLOOD PLAIN ELEVATION +1 = 985.00

COMMUNITY-PANEL NUMBERS:
19155C0413E
EFFECTIVE DATE: FEBRUARY 4, 2005

DEDICATION

LEGACY FAMILY CAMPUS, INC., AS THE OWNER(S) OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAVE IN THE PURSUANCE OF THE LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF TERRY L. ROTHANZL, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3, LOTS 1 THRU 4, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT THE CITY OF COUNCIL BLUFFS, IOWA, THE ___ DAY OF _____, 2022.

BY: LEGACY FAMILY CAMPUS, INC.

_____ _____
NAME TITLE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2022, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

A REPLAT OF LOT 1, LEGACY FAMILY CAMPUS SUBDIVISION PHASE 2, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

STANDARD UTILITY EASEMENT NOTES

A FIVE (5) FOOT-WIDE PERMANENT EASEMENT ON EACH SIDE AND REAR PROPERTY LINE(S) AND A TEN (10) FOOT-WIDE EASEMENT ALONG ALL FRONT LOT LINES IS RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

a. ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER WHICH SHALL NOT BE UNREASONABLY WITHHELD, PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.
b. CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF ANY PART OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER WHICH SHALL NOT BE UNREASONABLY WITHHELD.
c. RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.
d. REMOVAL AND REPLACEMENT: WITH THE EXCEPTION OF EXISTING STRUCTURES, THE COST OF 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 THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.
e. SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING.
f. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, OR YARD OR OTHER IMPROVEMENTS 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 GRANTOR AND TO GRANTOR'S SATISFACTION.
g. EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3, LOTS 1 THRU 4, A TRACT OF LAND BEING A REPLAT OF LOT 1, LEGACY FAMILY CAMPUS SUBDIVISION PHASE 2, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

_____ 11/07/2022
TERRY L. ROTHANZL DATE
IOWA L.S. 17413

LICENSED LAND SURVEYOR
TERRY ROTHANZL
17413
IOWA

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

REPLAT

LEGACY FAMILY CAMPUS SUBDIVISION PHASE 3
LOTS 1, 2 AND OUTLOT A

COUNCIL BLUFFS, IOWA

2022

drawn by:	DSH
checked by:	EW/TLR
approved by:	TLR
QA/QC by:	EW/TLR
project no.:	022.02279
drawing no.:	
date:	11.07.2022

SHEET
1 of 1

DWG: F:\2020\2001-2500\020-2279\40-Design\Survey\SRVY\Sheets\V_PPLAT_LEGACY FAMILY CAMPUS SUBDIVISION - PHASE 3_2022-10-25_0202279.dwg
DATE: Nov 07, 2022 5:28pm XREFS: C_PBNDY_0202279 TERRY_ROTHANZL_LS_IA V_XBNDY_0202279 C_PBASE_0202279 C_PBASE_Micoh House_0202279 C_PBASE_Food Bank_0202279 C_PBASE_Lokin Inc_0202279 V_XTOPO_0202279
USER: dhastings