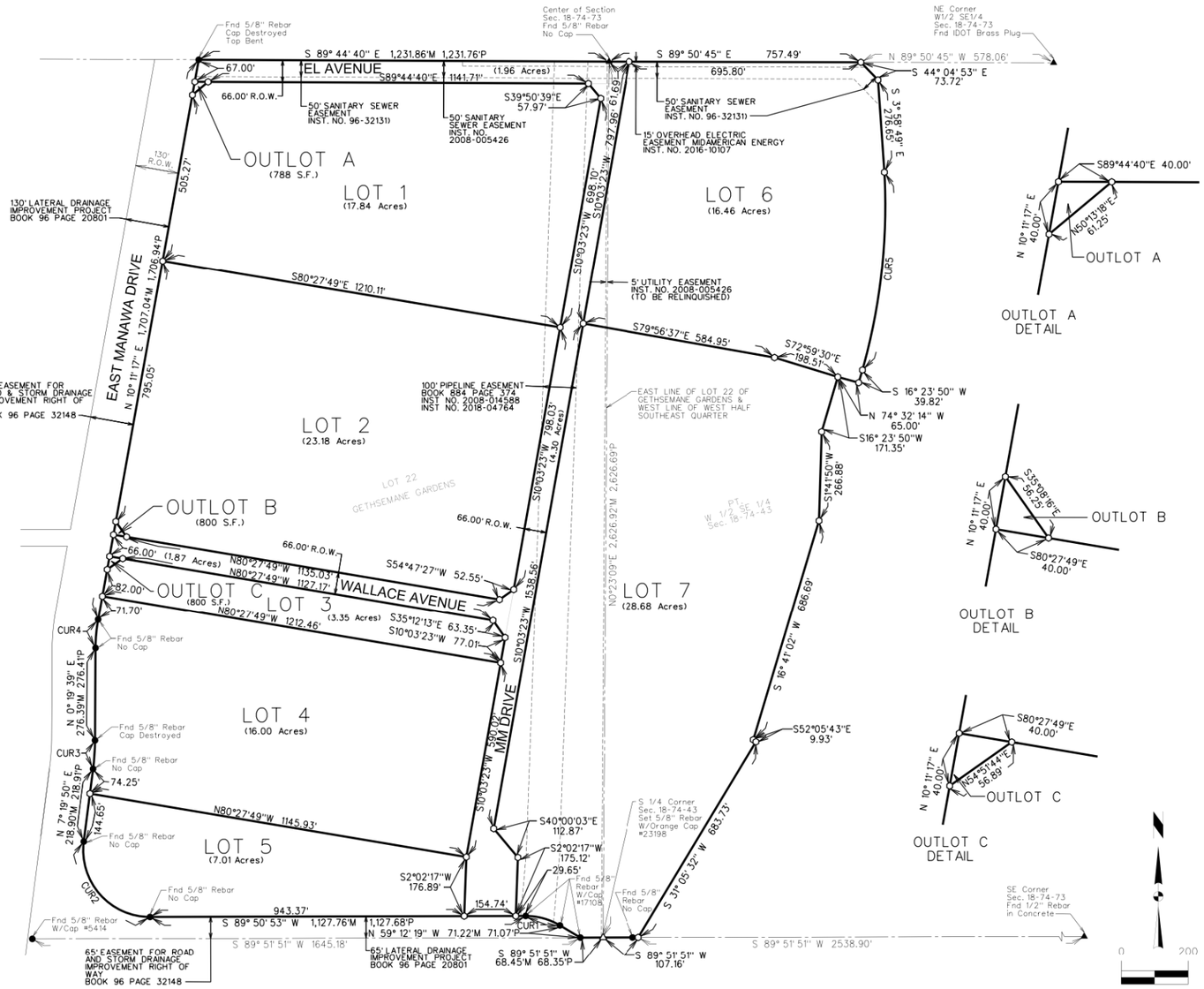
Attachment 'C'

THE OAKS AT COUNCIL BLUFFS BUSINESS PARK
FINAL PLAT

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
JACOB IRLMEIER
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
JIRLMEIER@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 22 GETHSEMANE GARDENS
W1/2 SE1/4 SECTION 18-74-43
POTTAWATTAMIE COUNTY, IOWA
OWNER / REQUESTED BY:
IA COUNCIL BLUFFS MANAWA, LLC

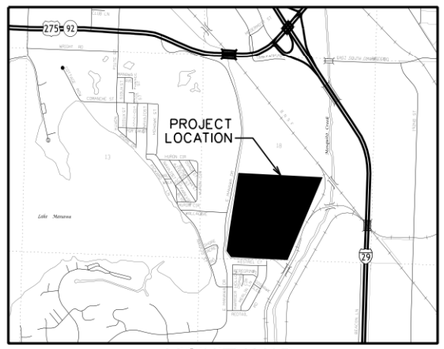


PROPERTY DESCRIPTION

ALL OF LOT 22 OF GETHSEMANE GARDENS IN THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 18, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M., COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 18; THENCE SOUTH 89°50'45" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 757.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CBEC RAILWAY; THENCE SOUTH 44°04'53" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, 73.72 FEET; THENCE SOUTH 3°58'49" EAST, 276.65 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY, WHOSE RADIUS IS 1815.00 FEET, WHOSE ARC LENGTH IS 600.62 FEET,, AND WHOSE CHORD BEARING IS SOUTH 6°19'57" WEST, 597.88 FEET; THENCE SOUTH 16°23'50" WEST, 39.82 FEET; THENCE NORTH 74°32'14" WEST, 65.00 FEET; THENCE SOUTH 16°23'50" WEST, 171.35 FEET; THENCE SOUTH 1°41'50" WEST, 266.88 FEET; THENCE SOUTH 16°41'02" WEST, 686.69 FEET; THENCE SOUTH 52°05'43" EAST, 9.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CBEC RAILWAY; THENCE SOUTH 31°05'32" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE, 683.73 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°51'51" WEST ON SAID SOUTH LINE, 107.16 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE CONTINUING SOUTH 89°51'51" WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 68.45 FEET; THENCE NORTH 59°12'19" WEST, 71.22 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 108.16 FEET, AND WHOSE CHORD BEARING IS NORTH 74°35'43" WEST, 106.85 FEET; THENCE SOUTH 89°50'53" WEST, 1127.76 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY, WHOSE RADIUS IS 200.00 FEET, WHOSE ARC LENGTH IS 340.43 FEET, AND WHOSE CHORD BEARING IS NORTH 41°23'32" WEST, 300.80 FEET; THENCE NORTH 7°19'50" EAST, 218.90 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY, WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 85.95 FEET, AND WHOSE CHORD BEARING IS NORTH 3°52'19" EAST, 85.89 FEET; THENCE NORTH 0°19'39" EAST, 276.39 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY, WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 86.15 FEET, AND WHOSE CHORD BEARING IS NORTH 5°15'17" EAST, 86.04 FEET; THENCE NORTH 10°11'17" EAST, 1707.04 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°44'40" EAST ON SAID NORTH LINE, 1231.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 120.74 ACRES (5,259,268 S.F.) MORE OR LESS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NUMBER 22-112685-C DATED JULY 28, 2022, PREPARED BY STEWART TITLE COMPANY.



CURVE TABLE

CUR1
Δ=30°59'10" (LT)M
Δ=31°00'10" (LT)P
R=200.00'M&P
L=108.16'M 108.22'P
T=55.44'
CHORD BEARING/DISTANCE
N74°35'43'W 106.85'M
N73°10'15"W 106.22'P

CUR2
Δ=97°31'37" (RT)M
Δ=97°29'13" (RT)P
R=200.00'M&P
L=340.43'M 340.29'P
T=228.16'
CHORD BEARING/DISTANCE
N41°23'32'W 300.80'M
N39°55'43"W 300.71'P

CUR3
Δ=7°02'06" (LT)M
Δ=7°01'53" (LT)P
R=700.00'M&P
L=85.95'M 85.90'P
T=43.03'
CHORD BEARING/DISTANCE
N3°52'19"E 85.89'M
N5°17'56"E 85.85'P

CUR4
Δ=9°52'19" (RT)M
Δ=9°52'47" (RT)P
R=500.00'M&P
L=86.15'M 86.22'P
T=43.18'
CHORD BEARING/DISTANCE
N5°15'17"E 86.04'M
N6°43'24"E 86.11'P

CUR5
Δ=18°57'37" (RT)M
R=1815.00'M&P
L=600.62'M
T=303.08'
CHORD BEARING/DISTANCE
S6°19'57" W 597.88'M

BASIS OF BEARING

IA REGIONAL CS ZONE 6
US SURVEY FEET;
IA RTN DERIVED
NAD83(2011) (EPOCH 2010.0000)

DATE OF SURVEY

August, 2022

LEGEND

Survey	Found	Set
Section Corner	▲	△
5/8" Rebar, Orange Cap #23198 (Unless Otherwise Noted)		○
Found Rebar (Unless Otherwise Noted)	●	
ROW Marker	■	□
ROW Rail	⊞	⊟
Control Point	⊙CP	
Bench Mark	✦P	
Platted Distance	M	
Measured Bearing & Distance	R	
Recorded As		
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

JACOB IRLMEIER 23198 IOWA LICENSED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

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.

Jacob Irlmeier Date

Jacob Irlmeier 23198

My License Renewal Date Is December 31, 2023

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY
1	REV. DEDICATION FOR PONDS AND NOTARY	11/15/22	JWI

Engineer: JWI Checked By: JWI Date: 08/17/22 Scale: 1"= 200' Field Bk: Pg:
Technician: RLC

Project No: 1220857

Sheet 1 of 2

THE OAKS AT COUNCIL BLUFFS BUSINESS PARK
FINAL PLAT
COUNCIL BLUFFS, IOWA

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1220857

Sheet 1 of 2

THE OAKS AT COUNCIL BLUFFS BUSINESS PARK
FINAL PLAT

PROPRIETOR'S DEDICATION AND STATEMENT

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 OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FILING OF THE FINAL PLAT:

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

C. A DOCUMENT STATING THE CARE AND MAINTENANCE OF THE COMMON PONDS LOCATED IN LOTS 3 AND 5 WILL BE MANAGED BY THE OWNER(S) OF LOT 7. THE CARE AND MAINTENANCE OF OUTLOTS A, B, AND C WILL BE MANAGED BY THE OWNER(S) OF LOT 7. THE CARE AND MAINTENANCE OF ALL 6-FOOT-WIDE SIDEWALKS ALONG EL AVENUE, MM DRIVE, AND WALLACE AVENUE WILL BE MANAGED BY THE OWNER(S) OF LOT 7. THE OWNERS OF LOT 7 WILL CHARGE A CARE AND MAINTENANCE FEE BACK TO ALL OTHER LOT OWNERS.

KNOW ALL PERSONS BY THESE PRESENTS THAT IA COUNCIL BLUFFS MANAWA, LLC BEING THE OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED AS LOTS 1 THROUGH 7, INCLUSIVE, OUTLOTS "A" THROUGH "C", INCLUSIVE, AND PUBLIC STREET RIGHT-OF-WAY FOR EL AVENUE, MM DRIVE AND WALLACE AVENUE TO BE KNOWN AS THE OAKS AT COUNCIL BLUFFS BUSINESS PARK. IA COUNCIL BLUFFS MANAWA, LLC DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE RIGHT-OF-WAY FOR WALLACE AVENUE (1.87 ACRES), EL AVENUE (1.96 ACRES) AND MM DRIVE (4.30 ACRES).

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____ , 2022.

_____
PHIL WILSON MANAGER

STATE OF SOUTH CAROLINA }
} SS.
COUNTY OF GREENVILLE }

ON THIS _____ DAY OF _____ , 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF SOUTH CAROLINA, PERSONALLY APPEARED PHIL WILSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THE EXECUTION OF THE INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA }
} SS. DOCKET NO:_____FILED FOR
COUNTY OF POTTAWATTAMIE }

RECORDED, THIS_____DAY OF_____,2022 AT_____O'CLOCK___.M. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF POTTAWATTAMIE COUNTY, IOWA.

_____
MELVYN HOUSER, AUDITOR OF POTTAWATTAMIE COUNTY, IOWA DATE

NOTES

1. A 10-FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES AND A 5 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES AND A 5 FOOT WIDE PERMANENT EASEMENT ALONG ALL SIDE LOT LINES ARE 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, 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 PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

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: 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: THE CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANTORS SURFACED ROADWAY.

F. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, 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 THE GRANTOR.

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.

CITY COUNCIL

_____
APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH

ATTESTED TO BY:

_____
CITY CLERK: JODI QUAKENBUSH DATE

_____
COMMUNITY DEVELOPMENT DIRECTOR: COURTNEY HARTER DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

MARK	REVISION	DATE	BY
1	REV. DEDICATION FOR PONDS AND NOTARY	11/15/22	JWI

Engineer: | Checked By: JWI | Scale: 1"= 200'
Technician: RLC | Date: 08/17/22 | Field Bk: Pg:

Project No: 1220857 Sheet 2 of 2

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SNYDER & ASSOCIATES

Project No: 1220857
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