ATTACHMENT A

WALMART BLUFFS NORTHWAY REPLAT ONE

LOTS 1 AND 2

BEING A REPLATTING OF LOTS 2 AND 3, WALMART BLUFFS NORTHWAY, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA.

RECORDER'S INDEX:
COUNTY: POTTAWATTAMIE
SECTION: 23/ TOWNSHIP: 75/ RANGE: 44
ALIQUOT PART: WEST 1/2 SE1/4 AND EAST 1/2 SW1/4
PROPRIETOR: GORDMAN BLUFFS NORTHWAY, LLC
REQUESTED BY: DEBORAH SMITH
PREPARED BY: THOMPSON, DREESSEN & DORNER, INC.
SURVEYOR: MICHAEL J. SMITH
COMPANY: THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD, OMAHA, NE 68154
402-330-8860

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS_____DAY OF_____, 2023.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER

LEGEND

- PROPERTY CORNER FOUND (1" OTP UNLESS NOTED)
- PROPERTY CORNER SET (5/8" REBAR W/CAP #16887 UNLESS NOTED)
- TEMPORARY POINT
- R RECORD DISTANCE
- M MEASURED DISTANCE
- CTP CRIMPED TOP PIE
- OTP OPEN TOP PIPE

PERMANENT EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS, IOWA RECORDED AS INSTRUMENT NO. 2016-07546 OF THE POTTAWATTAMIE COUNTY RECORDS.

WATER PIPELINE EASEMENT RECORDED IN BOOK 100 AT PAGE 39269 OF THE POTTAWATTAMIE COUNTY RECORDS.

30.00 FOOT WIDE PUBLIC STORM WATER DRAINAGE EASEMENT RECORDED AS INSTRUMENT NO. 2013-02057 OF THE POTTAWATTAMIE COUNTY RECORDS.

10.00 FOOT WIDE NATURAL GAS LINE EASEMENT RECORDED IN BOOK 1484 AT PAGE 299 OF THE POTTAWATTAMIE COUNTY RECORDS.

SANITARY SEWER EASEMENT RECORDED IN BOOK 95 AT PAGE 26573 OF THE POTTAWATTAMIE COUNTY RECORDS.

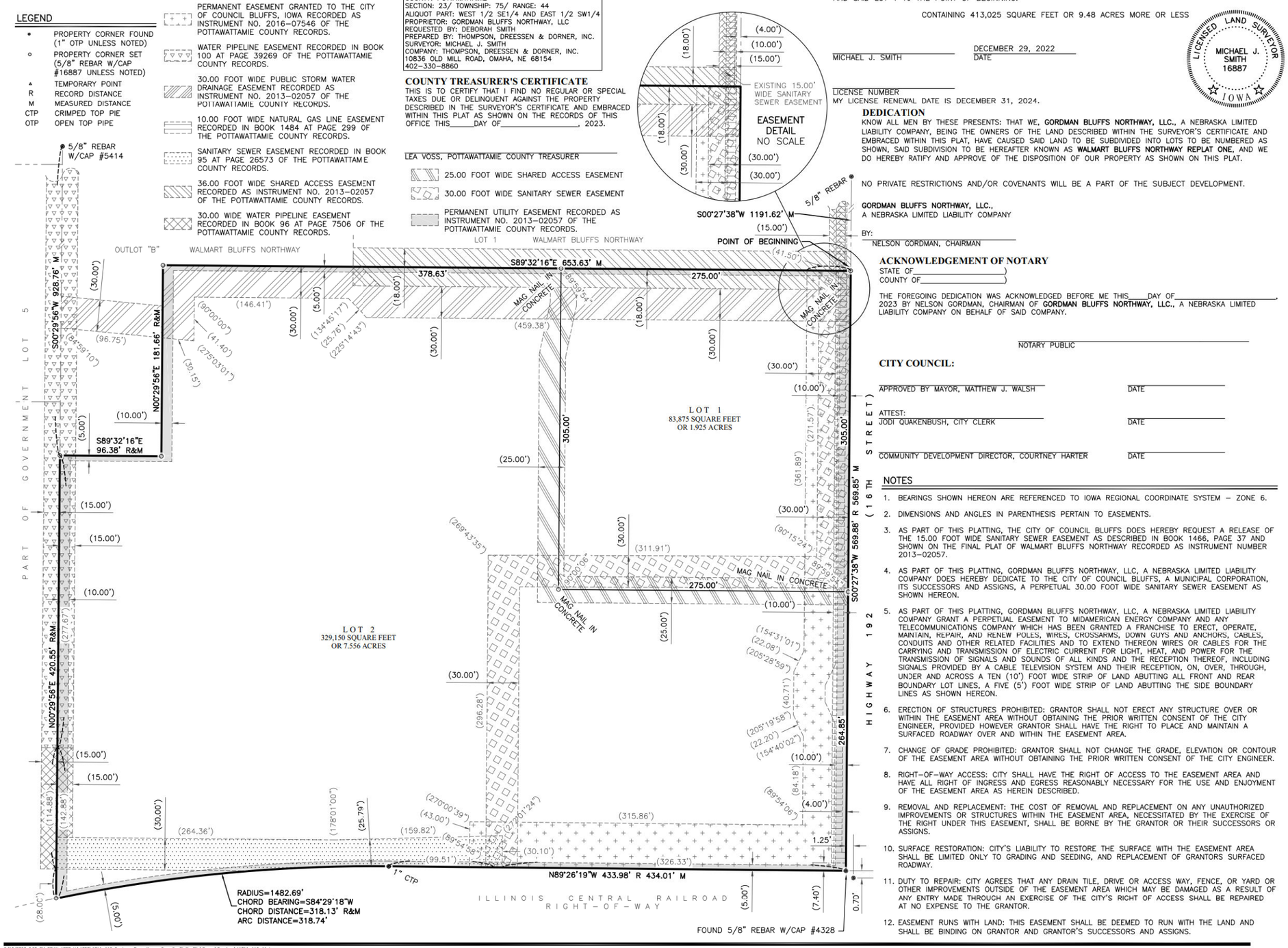
36.00 FOOT WIDE SHARED ACCESS EASEMENT RECORDED AS INSTRUMENT NO. 2013-02057 OF THE POTTAWATTAMIE COUNTY RECORDS.

30.00 WIDE WATER PIPELINE EASEMENT RECORDED IN BOOK 96 AT PAGE 7506 OF THE POTTAWATTAMIE COUNTY RECORDS.

25.00 FOOT WIDE SHARED ACCESS EASEMENT

30.00 FOOT WIDE SANITARY SEWER EASEMENT

PERMANENT UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 2013-02057 OF THE POTTAWATTAMIE COUNTY RECORDS.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS WALMART BLUFFS NORTHWAY REPLAT ONE, LOTS 1 AND 2, BEING A REPLATTING OF LOTS 2 AND 3, WALMART BLUFFS NORTHWAY, A SUBDIVISION IN POTTAWATTAMIE COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SAID WALMART BLUFFS NORTHWAY; THENCE S00°27'38"W (ASSUMED BEARING) 569.85 FEET ON THE WEST LINE OF HIGHWAY 192/NORTH 16TH STREET TO THE NORTH RIGHT-OF-WAY LINE OF ILLINOIS CENTRAL RAILROAD; THENCE N89°26'19"W 434.01 FEET ON THE NORTH RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE SOUTHWESTERLY ON THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY ON A 1,482.69 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S84°29'18"W, CHORD DISTANCE 318.13 FEET, AN ARC DISTANCE OF 318.74 FEET; THENCE N00°29'56"E 420.55 FEET ON THE WEST LINE OF SAID WALMART BLUFFS NORTHWAY; THENCE S89°32'16"E 96.38 FEET ON THE SOUTH LINE OF OUTLOT B, SAID WALMART BLUFFS NORTHWAY; THENCE N00°29'56"E 181.66 FEET ON THE EAST LINE OF SAID OUTLOT B; THENCE S89°32'16"E 653.63 FEET ON THE SOUTHERLY LINE OF SAID OUTLOT B AND SAID LOT 1 TO THE POINT OF BEGINNING.

CONTAINING 413,025 SQUARE FEET OR 9.48 ACRES MORE OR LESS

MICHAEL J. SMITH — DECEMBER 29, 2022 DATE

LICENSE NUMBER
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

LICENSED LAND SURVEYOR
MICHAEL J. SMITH
16887
IOWA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, **GORDMAN BLUFFS NORTHWAY, LLC.**, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **WALMART BLUFFS NORTHWAY REPLAT ONE**, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

NO PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE A PART OF THE SUBJECT DEVELOPMENT.

GORDMAN BLUFFS NORTHWAY, LLC.,
A NEBRASKA LIMITED LIABILITY COMPANY

BY:
NELSON GORDMAN, CHAIRMAN

ACKNOWLEDGEMENT OF NOTARY

STATE OF_____)
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____, 2023 BY NELSON GORDMAN, CHAIRMAN OF **GORDMAN BLUFFS NORTHWAY, LLC.**, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

CITY COUNCIL:

APPROVED BY MAYOR, MATTHEW J. WALSH — DATE

ATTEST:
JODI QUAKENBUSH, CITY CLERK — DATE

COMMUNITY DEVELOPMENT DIRECTOR, COURTNEY HARTER — DATE

NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO IOWA REGIONAL COORDINATE SYSTEM – ZONE 6.
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.
3. AS PART OF THIS PLATTING, THE CITY OF COUNCIL BLUFFS DOES HEREBY REQUEST A RELEASE OF THE 15.00 FOOT WIDE SANITARY SEWER EASEMENT AS DESCRIBED IN BOOK 1466, PAGE 37 AND SHOWN ON THE FINAL PLAT OF WALMART BLUFFS NORTHWAY RECORDED AS INSTRUMENT NUMBER 2013-02057.
4. AS PART OF THIS PLATTING, GORDMAN BLUFFS NORTHWAY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL 30.00 FOOT WIDE SANITARY SEWER EASEMENT AS SHOWN HEREON.
5. AS PART OF THIS PLATTING, GORDMAN BLUFFS NORTHWAY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY GRANT A PERPETUAL EASEMENT TO MIDAMERICAN ENERGY COMPANY AND ANY TELECOMMUNICATIONS COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A TEN (10') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND REAR BOUNDARY LOT LINES, A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE SIDE BOUNDARY LINES AS SHOWN HEREON.
6. 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.
7. CHANGE OF GRADE PROHIBITED: GRANTOR SHALL NOT CHANGE THE GRADE, ELEVATION OR CONTOUR OF THE EASEMENT AREA WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
8. RIGHT-OF-WAY 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.
9. REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT ON ANY UNAUTHORIZED IMPROVEMENTS OR STRUCTURES WITHIN THE EASEMENT AREA, NECESSITATED BY THE EXERCISE OF THE RIGHT UNDER THIS EASEMENT, SHALL BE BORNE BY THE GRANTOR OR THEIR SUCCESSORS OR ASSIGNS.
10. SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITH THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANTORS SURFACED ROADWAY.
11. 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 THE GRANTOR.
12. EASEMENT RUNS WITH LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS.

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
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td2co.com

WALMART BLUFFS NORTHWAY REPLAT ONE
LOTS 1 AND 2

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0' 30' 60'

Revision Dates

No.	Description	MM-DD-YY
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Job No.: A1711-116-1A
Drawn By: BJH
Reviewed By: MJS
Date: DECEMBER 29, 2022
Book: 22-21
Page: 30

Sheet Title

CITY OF COUNCIL BLUFFS, IOWA
FINAL PLAT

Sheet Number

SHEET 1 OF 1

2/13/2023 3:20 PM BRIAN HERR H:\1700\1711-116 Gordman Properties – Council Bluffs Site\Survey\Drawings\A1711-116-1A.dwg