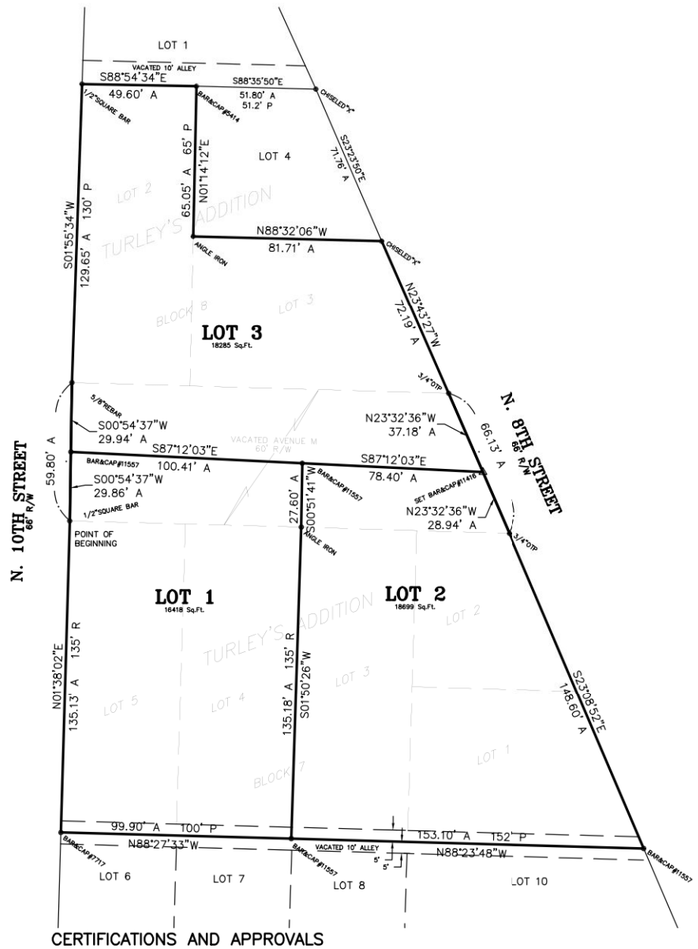
ATTACHMENT A



NORTH
SCALE 1" = 60'

FINAL PLAT
TURLEY'S ADDITION REPLAT 1

LOTS 1, 2 AND 3,
BEING A REPLAT OF LOTS 1, 2, 3, 4 AND 5, AND THE NORTH HALF OF THE VACATED ALLEY ADJOINING LOTS 1, 3, 4 AND 5 ON THE SOUTH, IN BLOCK 7, AND LOTS 2 AND 3, IN BLOCK 8, AND THAT PART OF VACATED AVENUE M POTTAWATTAMIE COUNTY, IOWA

IN THE NW 1/4 OF THE NW 1/4 OF SEC 25, T-75-N, R-44-W

LEGAL DESCRIPTION

TURLEY'S ADDITION REPLAT 1, CONTAINING LOTS 1, 2 AND 3 AND BEING A REPLAT OF LOTS 1, 2, 3, 4 AND 5, AND THE NORTH HALF OF THE VACATED ALLEY ADJOINING LOTS 1, 3, 4 AND 5 ON THE SOUTH, IN BLOCK 7, AND LOTS 2 AND 3, IN BLOCK 8, AND THAT PART OF VACATED AVENUE M ADJOINING SAID BLOCKS 7 AND 8, ALL IN TURLEY'S ADDITION, AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 7; THENCE NORTH 00° 54' 37"EAST ON THE WEST LINE OF THE VACATED PORTION OF AVENUE M RIGHT-OF-WAY, A DISTANCE OF 59.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 8; THENCE NORTH 01° 55' 34"EAST ON THE WEST LINE OF SAID LOT 2, BLOCK 8; THENCE SOUTH 88° 54' 34"EAST ON THE NORTH LINE OF SAID LOT 2, BLOCK 8, A DISTANCE OF 49.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 8; THENCE SOUTH 01° 14' 12"WEST ON THE EAST LINE OF SAID LOT 2, BLOCK 8, A DISTANCE OF 65.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 8; THENCE SOUTH 88° 32' 06"EAST ON THE NORTH LINE OF SAID LOT 3, BLOCK 8, A DISTANCE OF 81.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 8; THENCE SOUTH 23° 43' 27"EAST ON THE EAST LINE OF SAID LOT 3, BLOCK 8, A DISTANCE OF 72.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 8; THENCE SOUTH 23° 32' 36"EAST ON THE EAST LINE OF THE VACATED PORTION OF AVENUE M RIGHT-OF-WAY, A DISTANCE OF 66.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 7; THENCE SOUTH 23° 08' 52"EAST ON THE EAST LINE OF SAID LOTS 2 AND 1, BLOCK 7, A DISTANCE OF 148.60 FEET TO A POINT ON THE CENTERLINE OF THE 10 FOOT WIDE VACATED ALLEY ADJOINING SAID LOT 1, 3, 4, AND 5, BLOCK 7; THENCE NORTH 88° 23' 48"WEST ON SAID VACATED ALLEY CENTERLINE, A DISTANCE OF 153.10 FEET; THENCE NORTH 88° 27' 33"WEST ON SAID VACATED ALLEY CENTERLINE, A DISTANCE OF 99.90 FEET TO THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 5, BLOCK 7; THENCE NORTH 01° 38' 02"EAST ON SAID WEST LINE OF LOT 5 AND PROJECTION THEREOF, A DISTANCE OF 135.13 FEET TO THE POINT OF BEGINNING; CONTAINING 53,402 SQUARE FEET (1.2259 ACRES), MORE OR LESS.

STANDARD UTILITY EASEMENTS

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET WIDE ALONG EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. THE DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.

ERECTION OF STRUCTURES PROHIBITED: CLINTON M. MOWERY, RICHARD LEROY MOWERY, JR. AND RANDALL MOWERY OR THEIR SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

CHANGE OF GRADE PROHIBITED: CLINTON M. MOWERY, RICHARD LEROY MOWERY, JR. AND RANDALL MOWERY OR THEIR SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE ELEVATION, OR CONTOUR OF ANY PART OF THESE EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREAS, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS DEDICATION, SHALL BE BORNE BY CLINTON M. MOWERY, RICHARD LEROY MOWERY, JR. AND RANDALL MOWERY OR THEIR SUCCESSORS AND ASSIGNS.

SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREAS SHALL BE LIMITED ONLY TO GRADING AND SEEDING.

DUTY TO REP AIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREAS 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 CLINTON M. MOWERY, RICHARD LEROY MOWERY, JR. AND RANDALL MOWERY OR THEIR SUCCESSORS OR ASSIGNS.

EASEMENTS RUN WITH THE LAND: THESE EASEMENT AREAS SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON MARGARITO-CELEDONIA MORENO OR THEIR SUCCESSORS OR ASSIGNS.

DEDICATION

KNOW ALL PEOPLE OF THESE PRESENTS: THAT

CLINTON M. MOWERY, RICHARD LEROY MOWERY, JR. AND RANDALL MOWERY

BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSE WITH THEIR FREE CONSENT AND IN ACCORD WITH THEIR DESIRE, THE SAME TO BE SUBDIVIDED INTO LOTS 1, 2 AND 3, AS SHOWN AND TO BE KNOWN AS: TURLEY'S ADDITION REPLAT 1

AND CLINTON M. MOWERY, RICHARD LEROY MOWERY, JR. AND RANDALL MOWERY DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS

_____
CLINTON M. MOWERY

DATE: _____

_____
RICHARD LEROY MOWERY, JR.

DATE: _____

_____
RANDALL MOWERY

DATE: _____

ACKNOWLEDGEMENT TO DEDICATION

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,
CLINTON M. MOWERY, OWNER,
PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNER.

WITNESS MY HAND AND NOTARIAL SEAL AT

_____

_____ _____
NOTARY PUBLIC DATE

ACKNOWLEDGEMENT TO DEDICATION

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,
RICHARD LEROY MOWERY, JR., OWNER,
PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNER.

WITNESS MY HAND AND NOTARIAL SEAL AT

_____

_____ _____
NOTARY PUBLIC DATE

ACKNOWLEDGEMENT TO DEDICATION

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____ 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,
RANDALL MOWERY, OWNER,
PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNER.

WITNESS MY HAND AND NOTARIAL SEAL AT

_____

_____ _____
NOTARY PUBLIC DATE

CERTIFICATIONS AND APPROVALS

WE HEREBY CERTIFY THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FINAL PLAT:

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY. (NONE FOR THIS SUBDIVISION)

B. TITLE OPINION LETTER OF ATTORNEY.

C. CERTIFIED RESOLUTION OF EACH GOVERNING BODY AS REQUIRED BY IOWA CODE SEC. 354.8

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MEETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

_____
CLINTON M. MOWERY DATE

_____
RICHARD LEROY MOWERY, JR. DATE

_____
RANDALL MOWERY DATE

_____
COMMUNITY DEVELOPMENT DATE
APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, COURTNEY HARTER

_____
CITY COUNCIL: APPROVED BY MAYOR, THE HONORABLE MATTHEW J. WALSH DATE

_____
ATTESTED TO BY: CITY CLERK, JODI QUAKENBUSH DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY THAT THE PERSON INCLUDED IN TURLEY'S ADDITION REPLAT 1, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA, LEA A. VOSS DATE

SURVEYOR'S NOTES:

ALL CORNERS PERTAINING TO THIS REPLATTING HAVE BEEN RECOVERED AS SHOWN HEREON.

INDEX LEGEND	
DATE OF SURVEY:	FIELDED 4/8/22
SURVEYOR:	MARK EHRHART
COUNTY:	POTTAWATTAMIE
SECTION 25 TOWNSHIP 75N RANGE 44W	
ALIQUOT PART:	IN THE – NW 1/4 OF NW 1/4
PARCEL DESIGNATION(S):	
TAX ADDRESS:	1404 N 8TH ST 829 AVENUE M 813 AVENUE M
PROPRIETOR(S):	MOWERY FAMILY
REQUESTED BY:	MOWERY FAMILY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

_____
MARK E. EHRHART

DATE _____ LICENSE NO. 11416
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PROJECT NO.
EGA221070

REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Council Bluffs, IA 51503
712 / 256-5691

- ENGINEERING
- PLANNING
- LAND SURVEYING

TURLEY'S ADDITION REPLAT 1
FINAL PLAT
COUNCIL BLUFFS, IOWA

DATE: 4/19/2022
DESIGNED BY:
DRAWN BY:
CHECKED BY:
CREW:

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

SHEET NO.
1 OF 1