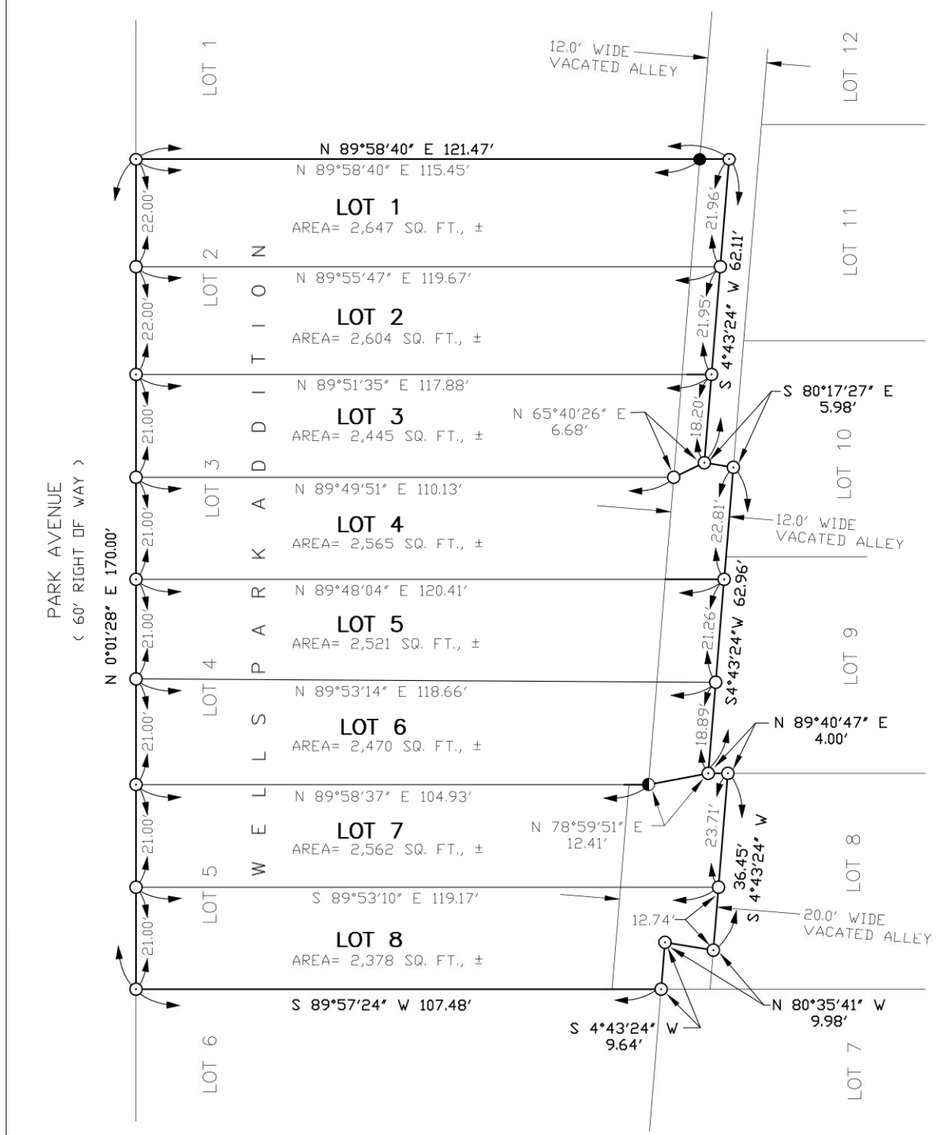
INDEX LEGEND
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
SUBDIVISION: WELLS PARK ADDITION
LOTS: 2, 3, 4, 5 & PORTIONS OF VACATED NORTH-SOUTH ALLEY
PROPRIETOR: YODER CONSTRUCTION INC
REQUESTED BY: BRYAN YODER
TAX ADDRESS: 101 McCANDLESS LANE, SUITE A, COUNCIL BLUFFS, IOWA 51503
LAND SURVEYOR: CARL H. ROGERS, JR.
LAND SURVEYING COMPANY: ROGERS SURVEYING

Attachment 'C'



FINAL PLAT OF PARK RIDGE SUBDIVISION

BEING A REPLAT OF LOT 2, LOT 3, LOT 4, LOT 5 AND A PART OF THE VACATED NORTH-SOUTH ALLEY ADJACENT, WELLS PARK ADDITION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNER: YODER CONSTRUCTION INC
PRESIDENT- BRYAN YODER

SCALE: 1" = 20'
20' 10' 0 20' 40'

N

LEGEND:

- ○ – SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
- ⊙ – FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
- ● – FOUND 5/8" REABR WITH YELLOW PLASTIC CAP MARKED #5414, UNLESS OTHERWISE DESCRIBED ON DRAWING
- ◐ – FOUND 1/2" OPEN TOP PIN

LEGAL DESCRIPTION:

LOT 2, LOT 3, LOT 4, LOT 5 AND A PART OF THE VACATED NORTH-SOUTH ALLEY ADJACENT, WELLS PARK ADDITION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°58'40" EAST, ALONG THE NORTH LINE OF SAID LOT 2 AND CONTINUING ALONG A PROLONGATION EAST, A DISTANCE OF 121.47 FEET TO THE CENTER OF SAID VACATED NORTH-SOUTH ALLEY; THENCE SOUTH 4°43'24" WEST, ALONG THE CENTER OF SAID VACATED NORTH-SOUTH ALLEY, A DISTANCE OF 62.11 FEET; THENCE SOUTH 80°17'27" EAST, A DISTANCE OF 5.98 FEET TO A POINT ON THE EAST LINE OF SAID VACATED NORTH-SOUTH ALLEY; THENCE SOUTH 4°43'24" WEST, ALONG THE EAST LINE OF SAID VACATED NORTH-SOUTH ALLEY, A DISTANCE OF 62.96 FEET TO THE SOUTHWEST CORNER OF LOT 9 OF SAID WELLS PARK ADDITION; THENCE NORTH 89°40'47" EAST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 4.00 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID WELLS PARK ADDITION; THENCE SOUTH 4°43'24" WEST, ALONG THE EAST LINE OF SAID VACATED NORTH-SOUTH ALLEY, A DISTANCE OF 36.45 FEET; THENCE NORTH 80°35'41" WEST A DISTANCE OF 9.98 FEET TO THE CENTER OF SAID VACATED NORTH-SOUTH ALLEY; THENCE SOUTH 4°43'24" WEST, ALONG THE CENTER OF SAID VACATED NORTH-SOUTH ALLEY, A DISTANCE OF 9.64 FEET TO A POINT BEING ON A PROLONGATION EAST OF THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89°57'24" WEST, ALONG THE PROLONGATION EAST OF SAID SOUTH LINE AND ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 107.48 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 0°01'28" EAST, ALONG THE WEST LINE OF SAID LOT 5, LOT 4, LOT 3 AND LOT 2, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.464 OF AN ACRE, MORE OR LESS.

NOTE: THE WEST LINE OF LOT 2, LOT 3, LOT 4 AND LOT 5 OF SAID WELLS PARK ADDITION IS ASSUMED TO BEAR NORTH 0°01'28" EAST FOR THIS DESCRIPTION.

NOTES:

THE FOLLOWING EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG THE FRONT AND REAR LOT LINES AND A 5.00 FOOT WIDE PERMANENT EASEMENT ON SIDE LOT LINES, EXCEPT ON THE LOT LINE BETWEEN THE FOLLOWING LOTS:

(LOT 1 AND LOT 2)
(LOT 3 AND LOT 4)
(LOT 5 AND LOT 6)
(LOT 7 AND LOT 8)

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.

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO 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. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED A RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

KNOW ALL PERSONS BY THESE PRESENTS THAT YODER CONSTRUCTION INC, BEING THE SOLE OWNER OF LOT 2, LOT 3, LOT 4, LOT 5 AND A PART OF THE VACATED NORTH-SOUTH ALLEY ADJACENT, WELLS PARK ADDITION, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7 AND LOT 8 AND TO BE KNOWN AS PARK RIDGE SUBDIVISION.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF YODER CONSTRUCTION INC PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____, 2023.

_____
OWNER: YODER CONSTRUCTION INC PRESIDENT BRYAN YODER

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS ____ DAY OF _____, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED BRYAN YODER TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS THE PRESIDENT OF YODER CONSTRUCTION INC AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

CITY COUNCIL

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

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 A. VOSS DATE

INFORMATION USED FOR THIS FINAL PLAT:

PLAT OF SURVEY PREPARED BY ROGERS SURVEYING IN BOOK 2023, PAGE 02704 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER.

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

_____
CARL H. ROGERS, JR. DATE

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1

ROGERS SURVEYING 1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA			TITLE: FINAL PLAT OF PARK RIDGE SUBDIVISION	
SCALE: 1" = 20'	PHONE:	DRAWN BY: S.R.R.	CLIENT: YODER CONSTRUCTION INC PRESIDENT BRYAN YODER 101 McCANDLESS LANE, SUITE A COUNCIL BLUFFS, IOWA 51503	SHEET 1 OF 1
DATE: 3-29-2023	(402) 689-1549	REVISED		