

MAJOR SUBDIVISION FINAL PLAT
WEST BROADWAY VILLAGE
LOTS 1 - 17 INCLUSIVE
A REPLAT OF LOTS 1 THROUGH 16, OF BLOCK 12, OF
BRYANT AND CLARK'S SUBDIVISION 1, AND ADJACENT VACATED ALLEY,
CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA



OWNERS CERTIFICATION
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
POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE
FINAL PLAT.

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF
THE SUBJECT DEVELOPMENT.

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

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH 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.

PROPRIETOR'S STATEMENT & DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT EB-WLG AFFORDABLE LIMITED PARTNERSHIP BEING
THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED
WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS WEST BROADWAY VILLAGE,
LOTS 1-17 INCLUSIVE.

AS PART OF THIS PLATTING, EB-WLG AFFORDABLE LIMITED PARTNERSHIP DOES HEREBY DEDICATES
A 35.00 FOOT WIDE RECIPROCAL ACCESS EASEMENT PARALLEL TO THE SOUTH UNE OF LOT 1 FOR
INGRESS AND EGRESS OF LOTS 2 THROUGH 17 TO THE EAST RIGHT OF WAY OF 29TH STREET.

AS PART OF THIS PLATTING, EB-WLG AFFORDABLE LIMITED PARTNERSHIP DOES HEREBY DEDICATES
A STORM WATER DETENTION EASEMENT TO THE CITY OF COUNCIL BLUFFS, MUNICIPAL CORPORATION
OF THE STATE OF IOWA, AND ITS AGENTS, CONTRACTORS AND ASSIGNS, A PERMANENT
NONEXCLUSIVE EASEMENT FOR THE PURPOSE OF CONVEYING AN UNDERGROUND STORM WATER
DETENTION BASIN. THIS EASEMENT SHALL BE SUBJECT TO THE FOLLOWING TERMS AND
CONDITIONS:

- 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.
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.
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 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, AND REPLACEMENT OF GRANTOR'S
SURFACED ROADWAY.
F. DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE OR
YARD OR OTHER IMPROVEMENT OUTSIDE 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 THE LAND: THIS EASEMENT SHALL BE DEEMED TO RUN WITH THE LAND
AND SHALL BE BINDING ON GRANTOR AND ON GRANTOR'S SUCCESSORS AND ASSIGNS.
H. GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR
OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH
GRANTLESS USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS EASEMENT.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF WEST BROADWAY
VILLAGE AS CONTAINED HEREIN ON THIS ___ DAY OF ___, 2023.

MANAGING MEMBER OF EB-WLG AFFORDABLE LIMITED PARTNERSHIP

STATE OF IOWA)

COUNTY OF POTTAWATTAMIE)

ON THIS ___ DAY OF ___, 2023, BEFORE ME, A NOTARY PUBLIC WITHIN AND
FOR SAID COUNTY, PERSONALLY APPEARED ___ TO ME PERSONALLY KNOWN,
WHO, BEING FIRST BY ME DULY SWORN, DID SAY THAT HE OR SHE IS THE MANAGING MEMBER
AND THAT THE SAID INSTRUMENT WAS SIGNED BY HIM OR HER ON BEHALF OF EB-WLG

AFFORDABLE LIMITED PARTNERSHIP BY AUTHORITY OF ITS MEMBERS AND SAID THE MANAGING
MEMBER BY ITS VOLUNTARILY EXECUTED

NOTARY PUBLIC

COMMISSION EXPIRES

LEGAL DESCRIPTION:

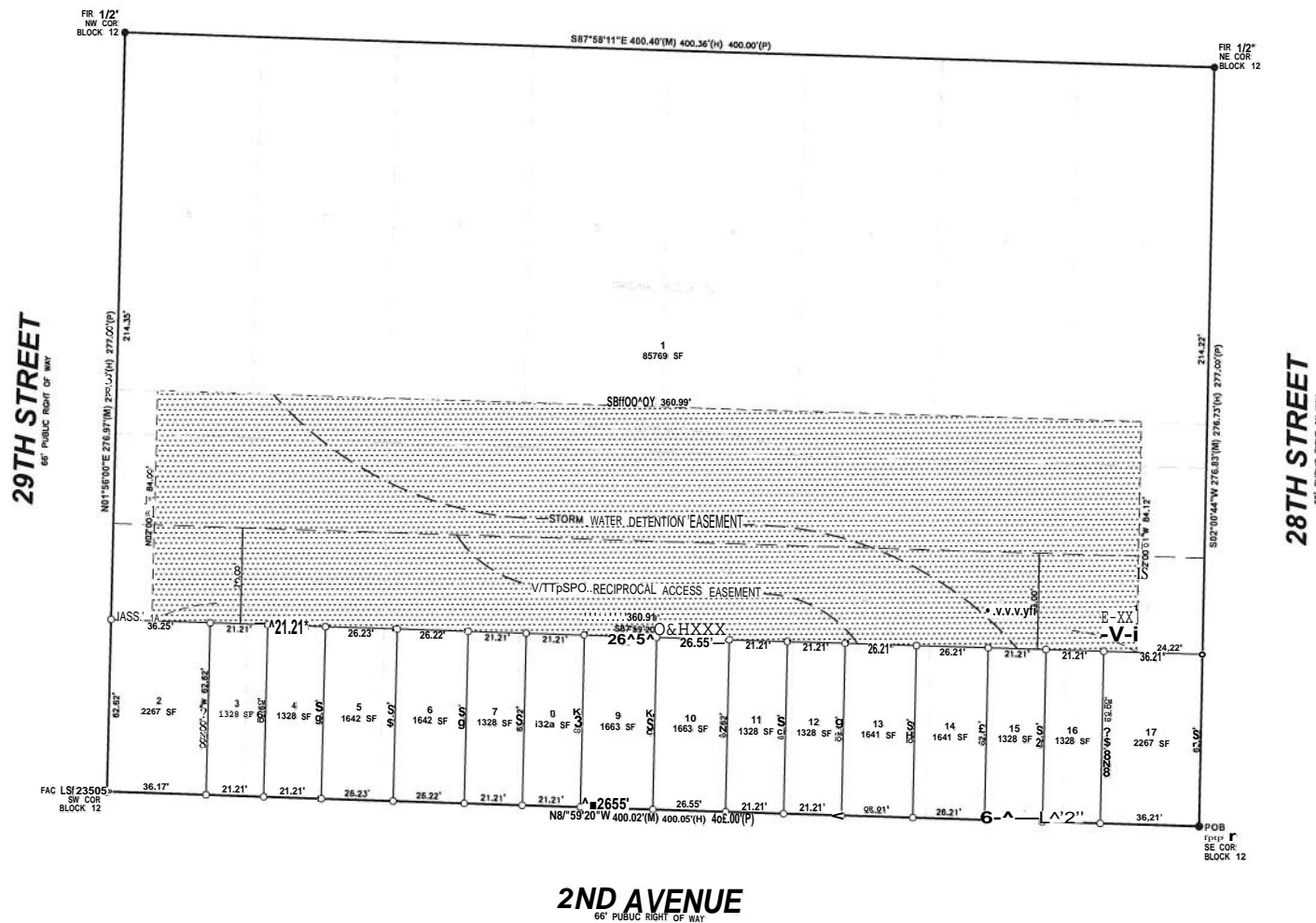
LOTS 1 THROUGH 16, OF BLOCK 12, OF
BRYANT AND CLARK'S SUBDIVISION, AND ADJACENT VACATED ALLEY LOCATED IN THE CITY OF COUNCIL
BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

DESCRIBED AS:

A TRACT OF LAND LOCATED IN LOTS 1 THROUGH 16 OF BLOCK 12 OF BRYANT AND CLARK'S SUBDIVISION,
AND ALL OF THE ADJOINING VACATED ALLEY, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY,
IOWA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 12; THENCE N87.59°20'W, ON THE NORTH RIGHT OF
WAY OF SECOND AVENUE, A DISTANCE OF 400.02 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 12;
THENCE N0°56'00"E, ON THE EAST RIGHT OF WAY OF 29TH STREET, A DISTANCE OF 276.97 FEET TO THE
NORTHWEST CORNER OF SAID BLOCK 12; THENCE S87°58'11"E, ON THE SOUTH RIGHT OF WAY OF FIRST
AVENUE, A DISTANCE OF 400.40 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 12; THENCE S02°00'44"W,
ON THE WEST RIGHT OF WAY OF 28TH STREET, A DISTANCE OF 276.83 FEET BACK TO THE POINT OF
BEGINNING, SAID TRACT CONTAINING 2.54 ACRES, MORE OR LESS.

1ST AVENUE
66' PUBLIC RIGHT OF WAY



2ND AVENUE
66' PUBLIC RIGHT OF WAY

MANAGING MEMBER OF EB-WLG AFFORDABLE LIMITED PARTNERSHIP

STATE OF IOWA)

COUNTY OF POTTAWATTAMIE)

ON THIS ___ DAY OF ___, 2023, BEFORE ME, A NOTARY PUBLIC
WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ___ TO
ME PERSONALLY KNOWN, WHO, BEING FIRST BY ME DULY SWORN, DID SAY THAT HE
OR SHE IS THE MANAGING MEMBER AND THAT THE SAID INSTRUMENT WAS SIGNED BY
HIM OR HER ON BEHALF OF EB-WLG AFFORDABLE LIMITED PARTNERSHIP BY AUTHORITY
OF ITS MEMBERS AND SAID THE MANAGING MEMBER BY ITS VOLUNTARILY EXECUTED

NOTARY PUBLIC

COMMISSION EXPIRES

APPROVAL OF THE COUNCIL BLUFFS CITY COUNCIL

THIS PLAT OF WEST BROADWAY VILLAGE, LOTS 1-17 INCLUSIVE, HAS BEEN APPROVED BY
THE COUNCIL BLUFFS CITY COUNCIL

THE HONORABLE MATTHEW J. WALSH, MAYOR

DATE

ATTEST: JODI QUAKENBUSH, CITY CLERK

DATE

COUNTY TREASURER'S CERTIFICATION

I LEA VOSS THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE
PROPERTY INCLUDED IN WEST BROADWAY VILLAGE, LOTS 1-17 INCLUSIVE, IS FREE FROM
CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER

DATE

APPROVAL OF THE COUNCIL BLUFFS
COMMUNITY DEVELOPMENT DEPARTMENT

THIS PLAT OF WEST BROADWAY VILLAGE, LOTS 1-17 INCLUSIVE, HAS BEEN APPROVED BY THE
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

COURTNEY HARTER, COMMUNITY DEVELOPMENT
DEPARTMENT DIRECTOR

DATE

LEGEND

- (P) - AS PER PLAT
(H) - AS PER STEPHEN HUMPHRIES LS#23505
(M) - MEASURED
FIR - FOUND IRON REBAR
FAC - ALUMINUM CAP
FPTP - FOUND IRON PINCHED TOP PIPE
SF - SQUARE FEET
● - FOUND CORNER AS NOTED
○ - SET CAPPED IRON REBAR 1/2" WITH PLASTIC CAP

OWNER / SUBDIVIDER:
EB-WLG AFFORDABLE LIMITED PARTNERSHIP
10404 ESSEX COURT
OMAHA, NE 68114

ENGINEERING COMPANY:
FOLEYSHALD ENGINEERING
14503 GROVER ST, STE 102
OMAHA, NE 68144
(402) 804-3993

SURVEYOR:
MARK W FREDRICKSON
18058 HONEYSUCKLE DR.
ELKHORN, NE 68022

CERTIFICATION

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
AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF IOWA.

DATE

MARK W. FREDRICKSON
LICENSE NUMBER: P-17108
LICENSE RENEWAL DATE: 12/31/2023

DRAWN BY: IAH DATE: 03/14/2023

CHECKED BY: FMF JOB NO.: N2023-2-03