Attachment A

HUFF-SALES SUBDIVISION

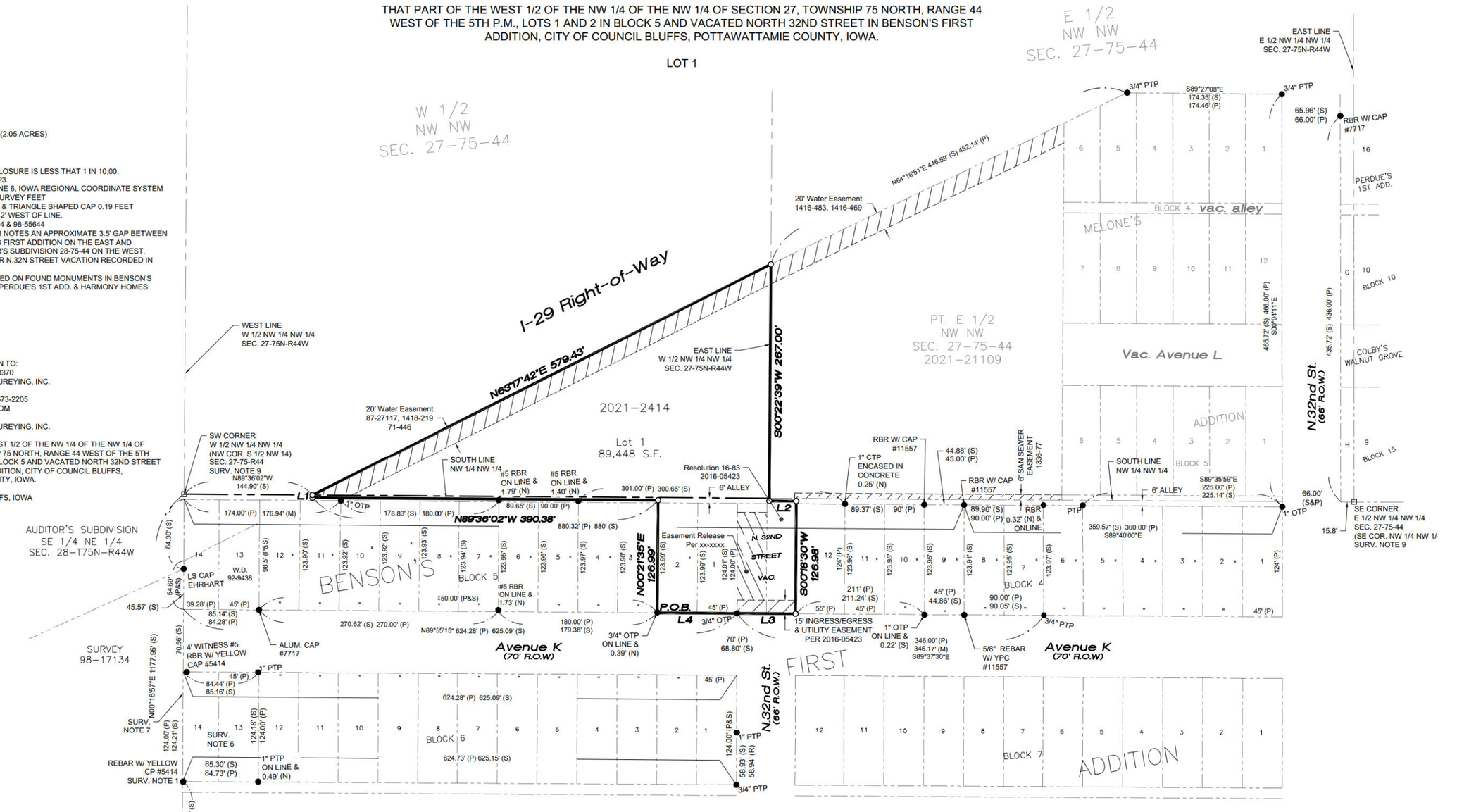
THAT PART OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., LOTS 1 AND 2 IN BLOCK 5 AND VACATED NORTH 32ND STREET IN BENSON'S FIRST ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

LOT 1

AREA:
LOT 1 = 89,448 SQUARE FEET (2.05 ACRES)

SURVEY NOTE:
1. UNADJUSTED ERROR OF CLOSURE IS LESS THAT 1 IN 10,00.
2. DATE OF SURVEY IS 3-7-2023.
3. HORIZONTAL DATUM IS ZONE 6, IOWA REGIONAL COORDINATE SYSTEM
4. ALL DISTANCES ARE U.S. SURVEY FEET
5. FOUND YELLOW CAP #5414 & TRIANGLE SHAPED CAP 0.19 FEET SEPARATED. CAP #5414 IS 0.42' WEST OF LINE.
6. KENNY DUKES PER 98-57294 & 98-55644
7. MIKE SIZER PER 2013-11058 NOTES AN APPROXIMATE 3.5' GAP BETWEEN THE WEST LINE OF BENSON'S FIRST ADDITION ON THE EAST AND HARMONY HOMES & AUDITOR'S SUBDIVISION 28-75-44 ON THE WEST.
8. SEE RESOLUTION 16-82 FOR N.32N STREET VACATION RECORDED IN 2016-05423.
9. COMPUTED LOCATION BASED ON FOUND MONUMENTS IN BENSON'S FIRST ADD., MELONE'S ADD., PERDUE'S 1ST ADD. & HARMONY HOMES ADD.

INDEX LEGEND:
SURVEYOR'S NAME & RETURN TO:
BRIAN L. YENTES, LS#18370
R.W. ENGINEERING & SUREYING, INC.
7525 N 101ST STREET
OMAHA, NE 68122 402-573-2205
BRIAN@RWMIDWEST.COM
SERVICE PROVIDED BY:
R.W. ENGINEERING & SUREYING, INC.
SURVEY LOCATED:
THAT PART OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., LOTS 1 AND 2 IN BLOCK 5 AND VACATED NORTH 32ND STREET IN BENSON'S FIRST ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.
REQUESTED BY:
CITY OF COUNCIL BLUFFS, IOWA
OWNER:
HUFF-SALES TRUST



INDEX LEGEND
DATE OF SURVEY: 3/7/2022
SURVEYOR: BRIAN L. YENTES, PLS #18370
COUNTY: POTTAWATTAMIE
SECTION: 27 TOWNSHIP: 75N RANGE: 44W
ALIQUOT PART: NW 1/4
PARCEL DESIGNATION(S):
SITE ADDRESS: 3204 AVENUE K, C.B., IA 51501
PROPRIETOR(S): HUFF-SALES TRUST
REQUESTED BY: JIM HUFF

Line Table		
No.	Bearing	Distance
L1	N00°23'58"E	3.00'
L2	S89°36'02"E	30.34'
L3	N89°37'30"W	66.01'
L4	N89°35'15"W	89.97'

LEGEND
- ● CORNER FOUND (as noted)
- o CORNER SET (#4 Rebar w/Cap #18370 unless noted)
- □ COMPUTED CORNER
- (P) PLAT DIMENSION
- (R) RECORDED DIMENSION
- (S) SURVEYED DIMENSION

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.

Signed: Brian L. Yentes
Brian L. Yentes, P.L.S.
Iowa License No. 18370
My license renewal date is December 31, 2024
Pages or Sheets covered under this seal: 1 OF 1 AND 2 OF 2

Date: 04/07/2023

PROFESSIONAL LAND SURVEYOR Brian L. Yentes No. 18370 IOWA

NORTH
60 0 60
1 inch = 60 ft.

Consultant: R.W. ENGINEERING & SURVEYING, INC., 7525 N 101ST STREET, OMAHA, NE 68122 402-573-2205

Owner: HUFF-SALES TRUST

HUFF-SALES SUBDIVISION

Council Bluffs, IOWA

STAMP

DRAWING INFO

FINAL PLAT

PROJECT INFO

PROJECT NO:	23-2414
DATE:	04/7/23
DESIGNED BY:	BLY
DRAWN BY:	AMB
CHECKED BY:	BLY

REVISION DATE

SHEET

C0.1

HUFF-SALES SUBDIVISION

THAT PART OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., LOTS 1 AND 2 IN BLOCK 5 AND VACATED NORTH 32ND STREET IN BENSON'S FIRST ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

LOT 1

APPROVAL OF CITY OF COUNCIL BLUFFS

THIS PLAT OF LOT 1 OF HUFF-SALES SUBDIVISION WAS APPROVED BY THE CITY OF COUNCIL BLUFFS ON THIS_____DAY OF_____2024.

_____
MAYOR: THE HONORABLE MATT WALSH

ACKNOWLEDGEMENT OF NOTARY

STATE OF IOWA)
COUNTY OF POTTAWATTAMIE)

ON THIS _____ DAY OF _____, 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED MATTHEW J. WALSH, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE CITY OF COUNCIL BLUFFS AND THE SAID MATTHEW J. WALSH ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CITY BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

CITY COUNCIL

_____
APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH

ATTESTED BY:

_____
CITY CLERK: JODI QUAKENBUSH DATE

_____
COMMUNITY DEVELOPMENT DIRECTOR: COURTNEY HARTER DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA:

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN HUFF-SALES SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE:

SURVEY NOTES:

1. UNADJUSTED ERROR OF CLOSURE LESS THAN 1 IN 10,000.
2. DATE OF SURVEY IS 2-15-23.
3. ALL DISTANCES ARE DECIMAL U.S. SURVEY FEET.
4. HORIZONTAL DATUM IS ZONE 6, IOWA REGIONAL COORDINATE SYSTEM.
5. SEE RESOLUTION 16-82 FOR N.32N STREET VACATION RECORDED IN 2016-05423.

PLAT LEGAL DESCRIPTION

PART OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., LOTS 1 & 2, BLOCK 5, BENSON'S FIRST ADDITION AND VACATED NORTH 32ND STREET LYING NORTH OF THE NORTH RIGHT-OF-WAY OF AVENUE "K", CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 5, BENSON'S FIRST ADDITION; THENCE NORTH 00°21'35" EAST (BEARINGS BASED ON THE IOWA REGIONAL COORDINATE SYSTEM ZONE 6) A DISTANCE OF 126.99 FEET ALONG THE WEST LINE OF SAID LOT 2 TO A POINT 3.00 FEET NORTH OF THE NORTH LINE OF SAID BLOCK 5; THENCE NORTH 89°36'02" WEST A DISTANCE OF 390.38 FEET ALONG A LINE 3.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 5; THENCE NORTH 00°23'58" EAST A DISTANCE OF 3.00 FEET TO THE SOUTH LINE OF SAID W 1/2 OF THE NW 1/4 OF THE NW 1/4 TO THE SOUTH RIGHT-OF-WAY OF INTERSTATE 29; THENCE NORTH 63°17'42" EAST A DISTANCE OF 579.43 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID W 1/2 OF THE NW 1/4 OF THE NW 1/4; THENCE SOUTH 00°22'39" WEST A DISTANCE OF 267.00 FEET ALONG SAID EAST LINE TO A POINT 3.00 FEET NORTH OF THE NORTH LINE OF VACATED NORTH 32ND STREET; THENCE SOUTH 89°36'02" EAST A DISTANCE OF 30.34 FEET ALONG A LINE 3.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF VACATED NORTH 32ND STREET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF VACATED NORTH 32ND STREET; THENCE SOUTH 00°18'30" WEST A DISTANCE OF 126.98 ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY OF AVENUE "K"; THENCE NORTH 89°37'30" WEST A DISTANCE OF 66.01 FEET ALONG SAID NORTH RIGHT-OF-WAY; THENCE NORTH 89°35'15" WEST A DISTANCE OF 89.97 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 89,448 SQUARE FEET OR 2.05 ACRES, MORE OR LESS.

RESERVING TO THE CITY OF COUNCIL BLUFFS THE RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES ALONG A 20 FOOT WIDE STRIP ADJACENT TO AND PARALLEL WITH THE EXISTING INTERSTATE 29 FENCE. DIRECT ACCESS BETWEEN THE ABOVE-DESCRIBED TRACT OF LAND AND INTERSTATE ROUTE NO. 29 IS PROHIBITED.

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METHODOLOGY

1. HOLD FOUND MONUMENT AT THE NW CORNER OF LOT 8 BLOCK 4 AND FOUND MONUMENT AT THE NW CORNER OF LOT 10 BLOCK 5 TO ESTABLISH THE NORTH LINE OF BLOCK 5 AND LOTS 9-12 IN BLOCK 4. HOLD FOUND MONUMENT AT THE NW CORNER OF LOT 8 BLOCK 4 AND FOUND MONUMENT AT THE NE CORNER OF LOT 1 BLOCK 4 TO ESTABLISH NORTH LINE OF THE REMAINDER OF BLOCK 4. OFFSET THE NORTH LINE 6 FEET TO ESTABLISH THE NORTH LINE OF 6' ALLEY.
2. HOLD FOUND MONUMENT AT THE SE CORNER OF LOT 7 BLOCK 4 AND FOUND MONUMENT AT THE SE CORNER OF LOT 1 BLOCK 5 TO ESTABLISH THE SOUTH LINE OF BLOCK 4. HOLD FOUND MONUMENT A THE SE CORNER OF LOT 1 BLOCK 5 AND FOUND MONUMENT AT THE SW CORNER OF LOT 12 BLOCK 5 TO ESTABLISH THE SOUTH LINE OF BLOCK 5.
3. HOLD FOUND MONUMENT AT THE NE CORNER OF THE PARCEL PER SURVEY 98-17134 AND THE FOLLOWING FOUND MONUMENTS WITHIN HARMONY HOMES ADDITION TO ESTABLISH THE WEST LINE OF BLOCK 5, ALSO BEING THE WEST LINE OF THE NW 1/4 OF SECTION 28-T75N-R44W:

   SE CORNER OF LOT 11

   NE CORNER OF LOT 7

   NE CORNER OF LOT 1
4. EXTEND SAID WEST LINE NORTH TO ESTABLISH THE PLATTED LOCATION, PER BENSON'S FIRST ADDITION, THE NW CORNER OF THE S 1/2 OF THE NW 1/4 OF SAID SECTION.
5. HOLD FOUND MONUMENT AT THE NE CORNER OF LOT 1 MELONE'S ADDITION AND THE FOUND MONUMENT AT THE NE CORNER OF LOT 1 BLOCK 4, BENSON'S FIRST ADDITION TO ESTABLISH THE WEST LINE OF N.31ST STREET. HOLD FOUND MONUMENT AT THE NW CORNER OF LOT 16 PERDUE'S 1ST ADDITION AND THE BEARING OF WEST LINE OF N.31ST STREET TO ESTABLISH THE EAST LINE OF N.31ST STREET.
6. EXTEND THE INTERSECTION OF A) THE NORTH LINE OF THE 6' ALLEY, BLOCK 4, AND B) THE EAST LINE OF N.31ST STREET, EAST 15.8 FEET TO ESTABLISH THE PLATTED LOCATION OF THE SE CORNER OF THE E 1/2 NW 1/4 NW 1/4 OF SECTION 27-T75N-R44W PER BENSON'S FIRST ADDITION.
7. THE EAST LINE OF THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27 IS THE MIDPOINT BETWEEN THE PLATTED SECTION CORNERS PER #4 AND #6 ABOVE.
8. THE SOUTH LINE OF INTERSTATE 29 RIGHT-OF-WAY WAS ESTABLISHED HOLDING THE FOUND MONUMENT ON THE NORTH LINE PER SPECIAL WARRANTY DEED 2021-21109 AND A POINT 144.9 FEET EAST OF THE SW CORNER OF THE W 1/2 OF THE NW 1/4 OF THE NW 1/4. REFER TO STATE LAND OFFICE PATENT #1386 AS RECORDED IN 71-446 FOR DOCUMENT REFERENCING THE CREATION OF THE PARCEL CURRENTLY RECORDED IN 2021-2414.

Consultant: R.W. ENGINEERING & SURVEYING, INC., 7525 N 101ST STREET, OMAHA, NE 68122 402-573-2205

Owner: HUFF-SALES TRUST

HUFF—SALES SUBDIVISION

Council Bluffs, IOWA

STAMP

DRAWING INFO

FINAL PLAT

PROJECT INFO

PROJECT NO:	23-2414
DATE:	03/29/23
DESIGNED BY:	BLY
DRAWN BY:	AMB
CHECKED BY:	BLY

REVISION DATE

SHEET

C0.2