RECORDERS INDEX:
COUNTY: POTTAWATTAMIE
SECTION: 30 / TOWNSHIP: 75 / RANGE: 43
ALIQUOT PART: NW1/4 SW1/4
CITY: COUNCIL BLUFFS
SUBDIVISION: JENNIE EDMUNDSON ADDITION
LOTS: 1
PROPRIETOR: JENNIE EDMUNDSON MEMORIAL HOSPITAL
REQUESTED BY: JENNIE EDMUNDSON MEMORIAL HOSPITAL
PREPARED BY: OLSSON ASSOCIATES
SURVEYOR: TERRY L. ROTHANZL
COMPANY: OLSSON ASSOCIATES
2111 SOUTH 67TH ST., OMAHA, NE. 68106
402-341-1116

JENNIE EDMUNDSON ADDITION

LOT 1

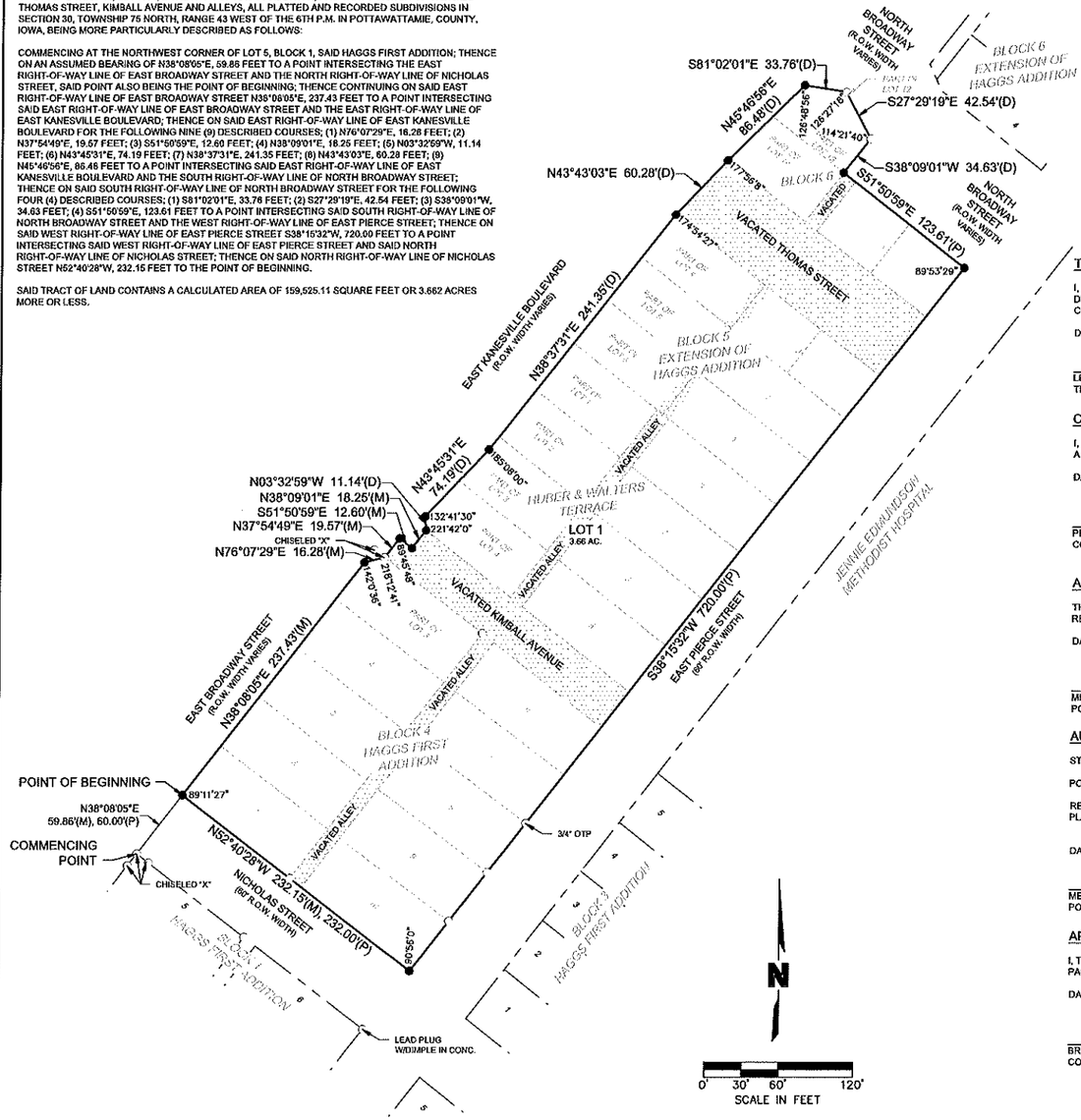
A REPLAT OF LOTS 1 THRU 10, BLOCK 4, HAGGS FIRST ADDITION, AND LOTS 1 THRU 8, HUBER & WALTERS TERRACE, AND LOTS 1 THRU 6, BLOCK 5, AND LOTS 1, 12 THRU 14, BLOCK 6, EXTENSION OF HAGGS ADDITION TOGETHER WITH VACATED THOMAS STREET, KIMBALL AVENUE AND ALLEYS, ALL PLATTED AND RECORDED SUBDIVISIONS LOCATED IN THE WEST HALF OF SECTION 30, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 6TH P.M., POTTAWATTAMIE COUNTY, IOWA

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING ALL OF LOTS 1 THRU 4, 6 THRU 10 AND A PART OF LOT 5, BLOCK 4, HAGGS FIRST ADDITION, AND ALL OF LOTS 5 THRU 8 AND A PART OF LOTS 1 THRU 4, HUBER & WALTERS TERRACE, AND ALL OF LOTS 1 THRU 3 AND A PART OF LOTS 4 THRU 6, BLOCK 5, AND LOT 1 AND A PART OF LOTS 12 THRU 14, BLOCK 6, EXTENSION OF HAGGS ADDITION, AND THAT PORTION OF VACATED THOMAS STREET, KIMBALL AVENUE AND ALLEYS, ALL PLATTED AND RECORDED SUBDIVISIONS IN SECTION 30, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 6TH P.M. IN POTTAWATTAMIE, COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1, SAID HAGGS FIRST ADDITION; THENCE ON AN ASSUMED BEARING OF N38°08'05"E, 59.86 FEET TO A POINT INTERSECTING THE EAST RIGHT-OF-WAY LINE OF EAST BROADWAY STREET AND THE NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST RIGHT-OF-WAY LINE OF EAST BROADWAY STREET N38°08'05"E, 237.43 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF EAST BROADWAY STREET AND THE EAST RIGHT-OF-WAY LINE OF EAST KANESVILLE BOULEVARD; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF EAST KANESVILLE BOULEVARD FOR THE FOLLOWING NINE (9) DESCRIBED COURSES; (1) N76°07'29"E, 16.28 FEET; (2) N37°54'49"E, 19.57 FEET; (3) S51°50'59"E, 12.60 FEET; (4) N38°09'01"E, 18.25 FEET; (5) N03°32'59"W, 11.14 FEET; (6) N43°45'31"E, 74.19 FEET; (7) N38°37'31"E, 241.35 FEET; (8) N43°43'03"E, 60.28 FEET; (9) N45°46'56"E, 86.48 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF EAST KANESVILLE BOULEVARD AND THE SOUTH RIGHT-OF-WAY LINE OF NORTH BROADWAY STREET; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF NORTH BROADWAY STREET FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES; (1) S81°02'01"E, 33.76 FEET; (2) S27°29'19"E, 42.54 FEET; (3) S38°09'01"W, 34.63 FEET; (4) S51°50'59"E, 123.61 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF NORTH BROADWAY STREET AND THE WEST RIGHT-OF-WAY LINE OF EAST PIERCE STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF EAST PIERCE STREET S38°15'32"W, 720.00 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF EAST PIERCE STREET AND SAID NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET N52°40'28"W, 232.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 159,525.11 SQUARE FEET OR 3.662 ACRES MORE OR LESS.



NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

LEGEND

●	SET 5/8" REBAR W/CAP L.S. #17413
○	FOUND 5/8" REBAR (UNLESS NOTED OTHER WISE)
(M)	MEASURED DISTANCE
(D)	DEEDED DISTANCE
(P)	PLATTED DISTANCE
(R)	RECORDED MEASUREMENT
———	BOUNDARY LINE
———	PROPERTY LINE
——— — — ———	EXISTING PROPERTY LINE
——— — — ———	EXISTING REPLATTED PROPERTY LINE
	VACATED STREET OR ALLEY

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESMENTS

I, LEA VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS _____ DAY OF _____, 2018.

_____
LEA VOSS
TREASURER, POTTAWATTAMIE COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, PENNY RAVLIN, HEREBY CERTIFY THAT ON THE ___ DAY OF _____, 2018.
A COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE.

DATED THIS _____ DAY OF _____, 2018.

_____
PENNY RAVLIN
COUNTY ASSESSOR

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED THIS _____ DAY OF _____, 2018.

_____
MELVYN HOUSER
POTTAWATTAMIE COUNTY AUDITOR

AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA)
) SS
POTTAWATTAMIE COUNTY)

DOCKET NO: _____ FILED FOR

RECORDED, THIS _____ DAY OF _____, 2018, AT _____ O'CLOCK ___M. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF POTTAWATTAMIE COUNTY, IOWA.

DATED _____, 2018.

_____
MELVYN HOUSER
POTTAWATTAMIE COUNTY AUDITOR

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

I, THE UNDERSIGNED, COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR, APPROVE THE FINAL PLAT OF PACE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2018.

_____
BRANDON GARRETT
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL BY COUNCIL BLUFFS CITY COUNCIL

CITY COUNCIL RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF JENNIE EDMUNDSON ADDITION, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

NOW THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA, THAT SAID PLAT OF JENNIE EDMUNDSON ADDITION, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED _____
THE HONORABLE MATTHEW J. WALSH, MAYOR

APPROVED _____
ATTEST: JODI QUAKENBUSH, CITY CLERK

STATE OF IOWA)
) SS
POTTAWATTAMIE COUNTY)

I, JODI QUAKENBUSH, CLERK OF THE CITY OF COUNCIL BLUFFS, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF PACE SUBDIVISION, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____, 2018 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS ON RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED THIS _____ DAY OF _____, 2018.

_____
THE HONORABLE MATTHEW J. WALSH, MAYOR

_____
ATTEST: JODI QUAKENBUSH, CITY CLERK

DEDICATION

JENNIE EDMUNDSON MEMORIAL HOSPITAL, AS THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAVE IN THE PURSUANCE OF THE LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF TERRY L. ROTHANZL, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS JENNIE EDMUNDSON ADDITION, LOT 1, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT THE CITY OF COUNCIL BLUFFS, IOWA, THE ___ DAY OF _____, 2018.

BY: _____

_____ _____
NAME TITLE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF IOWA)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____ 2018, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS JENNIE EDMUNDSON ADDITION, LOT 1, BEING A REPLAT OF LOTS 1 THRU 10, BLOCK 4, HAGGS FIRST ADDITION, AND LOTS 1 THRU 8, HUBER & WALTERS TERRACE, AND LOTS 1 THRU 6, BLOCK 5, AND LOTS 1, 12 THRU 14, BLOCK 6, EXTENSION OF HAGGS ADDITION TOGETHER WITH VACATED THOMAS STREET, KIMBALL AVENUE AND ALLEYS, ALL PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA.

LICENSED LAND SURVEYOR TERRY ROTHANZL 17413 IOWA

_____ _____
TERRY L. ROTHANZL DATE
IOWA L.S. 17413

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

ATTACHMENT B

REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

FINAL PLAT

JENNIE EDMUNDSON ADDITION
LOT 1

2018

COUNCIL BLUFFS, IA

drawn by: DSH
checked by: MDB
approved by: TLR
QA/QC by: MDB
project no.: 017-3593
drawing no.:
date: 04.20.18

SHEET
1 of 1

DWG: F:\2017\3501-4000\017-3593\40-Design\Survey\SRVY\Sheets\Final Plat\V_P_PLT JENNIE EDMUNDSON-173593.dwg
DATE: Apr 19, 2018 9:24am XREFS: TERRY_ROTHANZL_LS_IA USER: dhastings