V:\Revit Library\CADDStandards\Work Space\Standards\Printing\Plan_Tables\date.tbl
V:\Revit Library\CADDStandards\Work Space\Standards\Printing\Standard Sheet_Borders\Standard Sheet_Borders.dgn

WALNUT GROVE SUBDIVISION PLAT 2

FINAL PLAT

INDEX LEGEND

SURVEYOR'S NAME & RETURN TO:
MICHAEL G. GEIER
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
MGGEIER@SNYDER-ASSOCIATES. COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

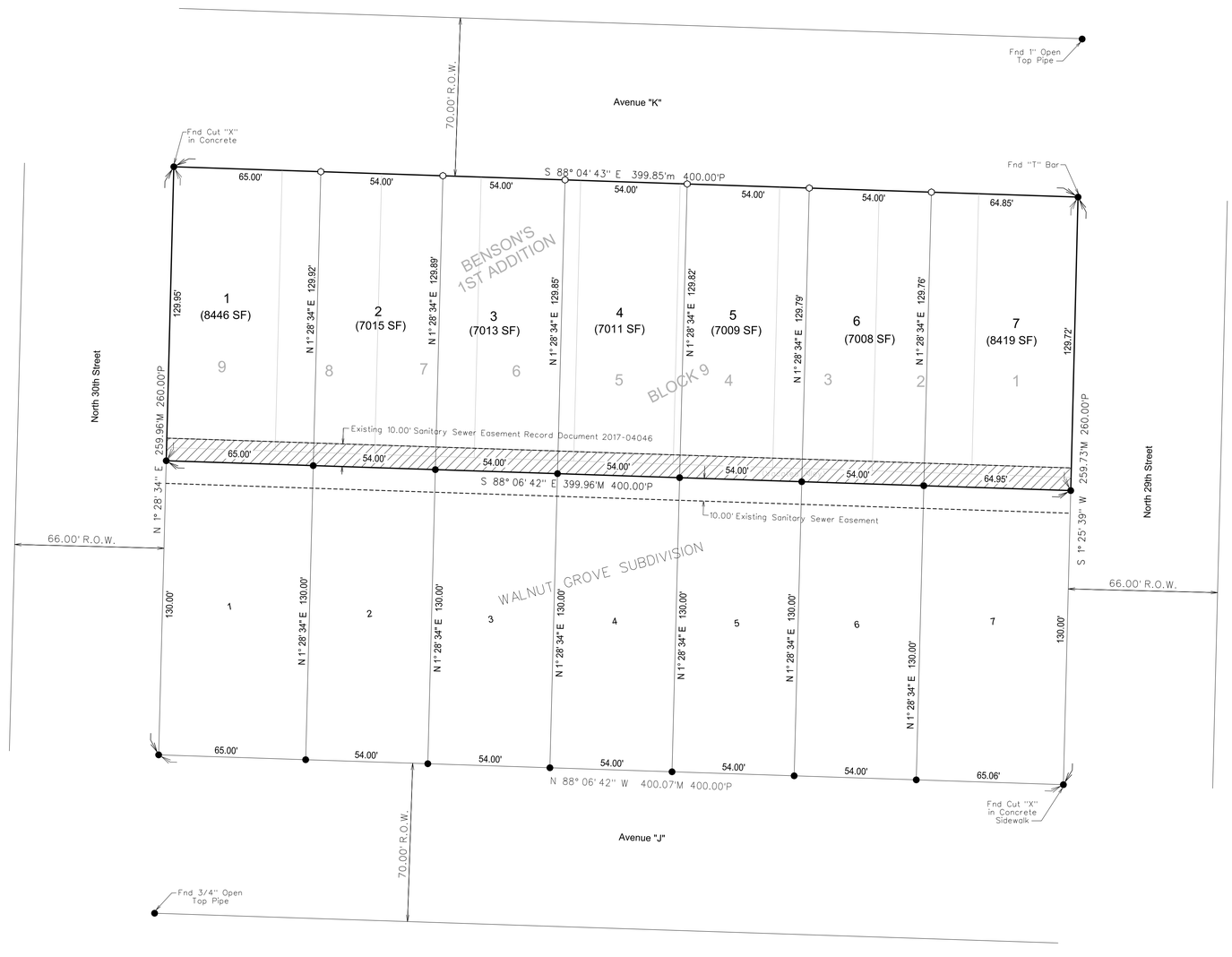
SURVEY LOCATED:
BLOCK 9, BENSON'S 1ST ADDITION,
CITY OF COUNCIL BLUFFS

REQUESTED BY:
NEW COMMUNITY DEVELOPMENT CORPORATION

OWNER:
NEW COMMUNITY DEVELOPMENT CORPORATION

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Cap # 11804 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	HC
Control Point	⊙CP	
Bench Mark	✣	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		
Permanent Easement		



0 30
SCALE (FEET)

PLAT DESCRIPTION

LOTS 1-9 AND THE NORTH HALF OF THE VACATED ABUTTING ALLEY, BLOCK 9, BENSON'S FIRST ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PLAT AREA

1.19 ACRES (51,921 S.F.)

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT NEW COMMUNITY DEVELOPMENT CORPORATION 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 LOTS 1 THROUGH 7 INCLUSIVE. SAID PROPERTY TO BE KNOWN AS WALNUT GROVE SUBDIVISION PLAT 2.

AS PART OF THIS PLATTING, NEW COMMUNITY DEVELOPMENT CORPORATION DOES HEREBY GRANT TO THE CITY OF COUNCIL BLUFFS, A MUNICIPAL CORPORATION OF THE STATE OF IOWA, AND ITS AGENTS, CONTRACTORS AND ASSIGNS, AND FRANCHISE UTILITY PROVIDERS, PERMANENT NONEXCLUSIVE EASEMENTS IN, ON, OVER, AND ACROSS THE REAL ESTATE AS SHOWN ON THE DRAWING WHICH IS PART OF THIS DOCUMENT. THESE EASEMENTS 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 WHICH WILL 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 WILL 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.

NOTE: COVENANTS WILL BE RECORDED IN A DOCUMENT SEPARATE OF THE PLAT INSTRUMENT.

NOTE: A 10.00 FOOT WIDE UTILITY EASEMENT ALONG FRONT AND 5.00 FOOT WIDE UTILITY EASEMENT ALONG ALL OTHER PROPERTY LINES AND A 10.00 FOOT WIDE SANITARY SEWER EASEMENT ALONG THE REAR PROPERTY LINES ARE DEDICATED WITH THIS PLAT.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____DAY OF _____, 2018.

NEW COMMUNITY DEVELOPMENT CORPORATION

BY: _____

STATE OF IOWA } SS.
COUNTY OF POTTAWATTAMIE }

ON THIS _____ DAY OF _____, 2018, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED LESLIE R. COLEMAN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF NEW COMMUNITY DEVELOPMENT CORPORATION AND THE SAID LESLIE R. COLEMAN ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID NEW COMMUNITY DEVELOPMENT CORPORATION BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

OWNER & DEVELOPER

NEW COMMUNITY DEVELOPMENT CORPORATION
222 S. 6TH STREET
COUNCIL BLUFFS, IOWA 51501

CITY COUNCIL

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

ATTESTED TO BY:

_____
CITY CLERK: JODI QUAKENBUSH DATE

_____
COMMUNITY DEVELOPMENT DIRECTOR: BRANDON GARRETT DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

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

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL G. GEIER
11804
IOWA

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 Professional Land Surveyor under the laws of the State of Iowa.

_____
Michael G. Geier, PLS Date

License Number 11804

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

_____
_____
_____
_____

MARK	REVISION	BY	DATE
Engineer:	XXX	Checked By:	MGG
Technician:	RLC	Date:	09/25/18

Scale: 1"= 30'
Field Bk: Pg:
Project No: 1180824
Sheet 1 of 1

WALNUT GROVE SUBDIVISION PLAT 2
FINAL PLAT
SNYDER & ASSOCIATES, INC.
COUNCIL BLUFFS, IOWA

1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1180824
Sheet 1 of 1

Snyder
10/2/2018
10:23:53 AM
RLC
V:\1180824.XX\CADD\1180824_Final Plat.dgn