FINAL PLAT OF
MORRIS SUBDIVISION, REPLAT 1

BEING A REPLAT OF LOT 2 AND LOT 3, MORRIS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

RECORDER'S INDEX
LOT: 2-3
BLOCK:
SUBDIVISION: MORRIS SUBDIVISION
SECTION: /TOWNSHIP: / RANGE:
ALIQUOT PART:
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: EDWARD L.-FRANCES M. MORRIS TRUSTS
REQUESTED BY: COUNCIL BLUFFS INDUSTRIAL FOUNDATION
DATE OF FIELD SURVEY: NOVEMBER 21, 2018

PREPARED BY: JONATHAN M. LEISINGER, P.L.S., HGM ASSOCIATES INC., P.O. BOX 919, COUNCIL BLUFFS, IOWA 51502 (712)323-0530

OWNER:
EDWARD L.-FRANCES M. MORRIS TRUSTS
12582 DEERFIELD CT.
COUNCIL BLUFFS, IOWA 51503

DEVELOPER:
COUNCIL BLUFFS INDUSTRIAL FOUNDATION
149 WEST BROADWAY
COUCIL BLUFFS, IOWA 51503

NOTE:

A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF ALL SIDE LOT LINES, A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES, AND A 5.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

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 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, AND REPLACEMENT OF GRANTORS SURFACED ROADWAY.

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.

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.

LOT 3 IS SUBJECT TO A 50.00 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS FOR LOT 2.

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 MORRIS SUBDIVISION, REPLAT 1, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE

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.

LEGAL DESCRIPTION:

ALL OF LOT 2 AND LOT 3, MORRIS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

SAID LOT 2 AND LOT 3 CONTAINS AN AREA OF 542,042 SQUARE FEET (12.444 ACRES), MORE OR LESS.

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT EDWARD L.-FRANCES M. MORRIS TRUSTS, 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 3. SAID PROPERTY TO BE KNOWN AS MORRIS SUBDIVISION, REPLAT 1.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE EDWARD L.-FRANCES M. MORRIS TRUSTS PROPERTY AS CONTAINED HEREIN ON THIS

_____ DAY OF _____, 2018.

BY: _____

EDWARD L. MORRIS FRANCES M. MORRIS

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 EDWARD L. MORRIS AND FRANCES M. MORRIS, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THEY ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

FOR REVIEW

PROFESSIONAL LAND SURVEYOR
JONATHAN M. LEISINGER
14415
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.

JONATHAN M. LEISINGER DECEMBER 11, 2018
JONATHAN M. LEISINGER DATE
LICENSE NUMBER 14415
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 2 SHEET 2 OF 2

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hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

DEF drawn
DEF designed
JML approved
DEC.'18 date
revision date

project MORRIS SUBDIVISION, REPLAT 1
REPLAT LOTS 2-3, MORRIS SUBDIVISION, COUNCIL BLUFFS, IOWA
client COUNCIL BLUFFS INDUSTRIAL FOUNDATION
sheet FINAL PLAT

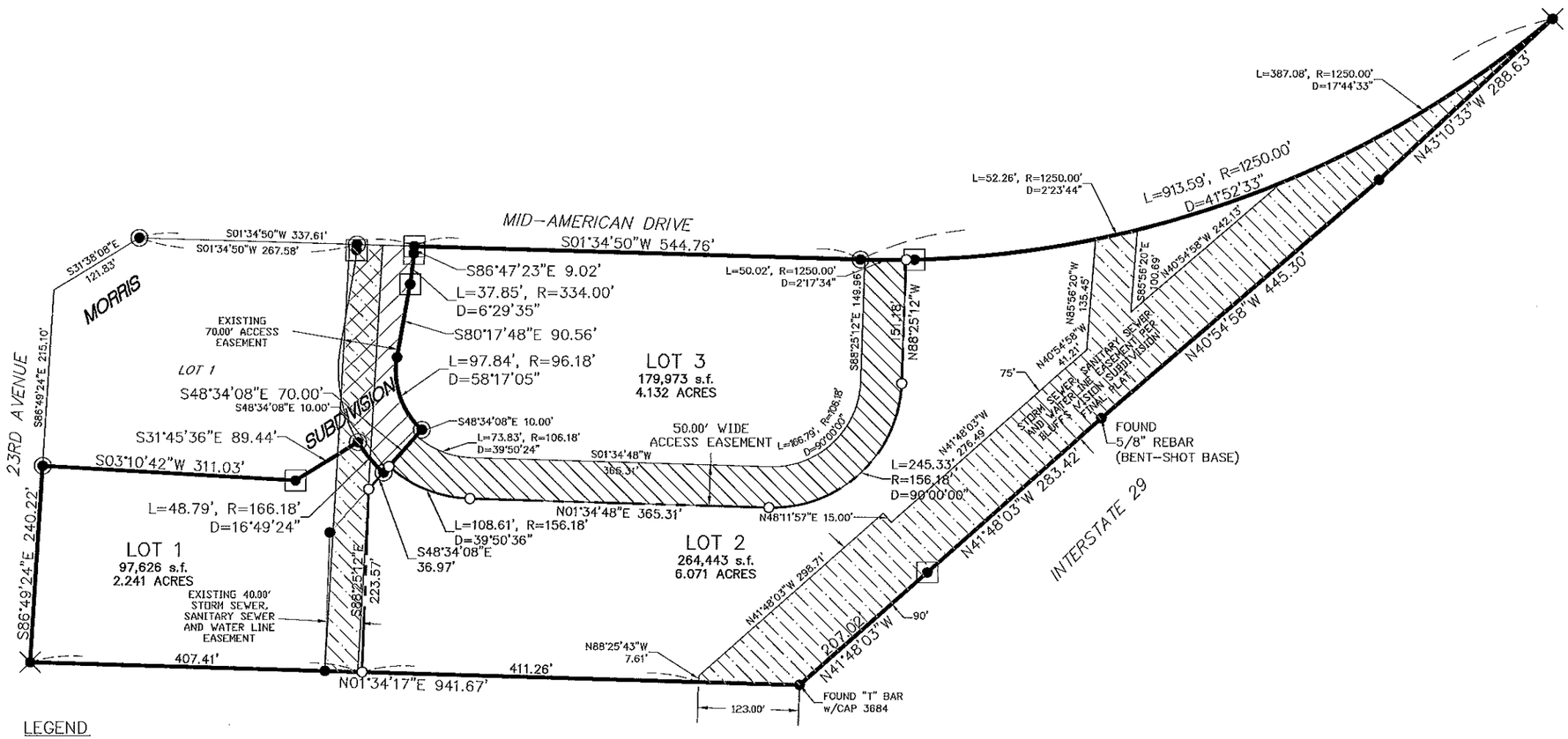
project no. 112418
sheet 1 OF 2

ATTACHMENT A

Item: 112418 S:\Current Drawings\112418_CIVIL Indoor Source\Underwriter's Data\Current\112418_Final Plat.dgn

FINAL PLAT OF
MORRIS SUBDIVISION, REPLAT 1

BEING A REPLAT OF LOT 2 AND LOT 3, MORRIS SUBDIVISION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



LEGEND

- FOUND 5/8" REBAR OR AS NOTED
- FOUND REBAR w/ALUMN. CAP #7177
- FOUND REBAR w/ALUMN. CAP #10569
- FOUND REBAR w/ORANGE CAP #17108
- SET 5/8"X30" REBAR W/ALUMN. CAP MARKED "HGM ASSOC. PLS 14415

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ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

DEF	drawn	date
DEF	designed	
JML	approved	
DEC. 18	date	revision

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sheet FINAL PLAT

project no. 112418
sheet 2 OF 2

for: hgm 112418 S:\Survey\Drawings\112418.dgn Indoor Sooner\Engineering\Survey\112418_Final Plat.dwg