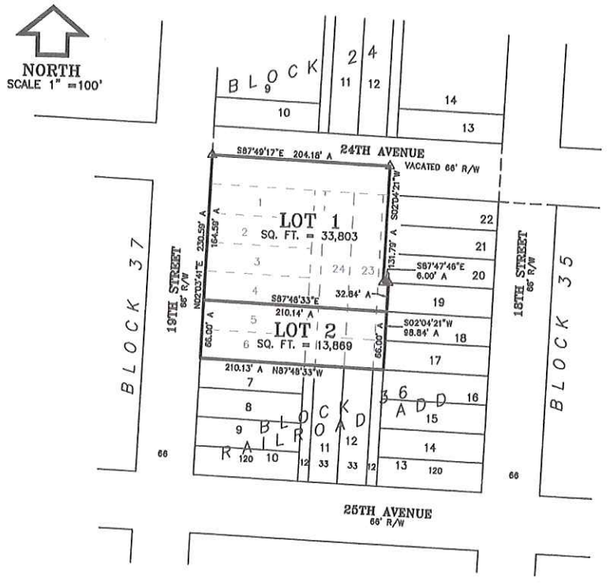
FINAL PLAT
MORENO ADDITION

LOTS 1 AND 2,
BEING A REPLAT OF LOTS 1 THROUGH 6, 23 AND 24,
AND THE NORTH 33 FEET OF LOTS 11 AND 12,
AND PORTIONS OF THE VACATED ALLEYS ADJOINING,
ALL IN BLOCK 36, RAILROAD ADDITION,
AND A PORTION OF THE SOUTH HALF OF VACATED 24TH AVENUE ADJOINING,
POTTAWATTAMIE COUNTY, IOWA
IN THE NE 1/4 OF THE SW 1/4 OF SEC 2, T-74-N, R-44-W



LEGAL DESCRIPTION

MORENO ADDITION, CONTAINING LOTS 1 AND 2, AND BEING A REPLAT OF LOTS 1 THROUGH 6, 23 AND 24, AND THE NORTH 33 FEET OF LOTS 11 AND 12, AND THE VACATED ALLEY ADJOINING LOTS 1 THROUGH 6, 24 AND THE NORTH 33 FEET OF 11, AND THE VACATED ALLEY ADJOINING LOTS 17, 18, 19 AND THE NORTH 33 FEET OF LOT 12 AND THE SOUTH 66 FEET OF LOT 23, AND WEST HALF OF THE VACATED ALLEY ADJOINING THE NORTH 99 FEET OF LOT 23, ALL IN BLOCK 36, RAILROAD ADDITION, AND THE SOUTH HALF OF VACATED 24TH AVENUE LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF 19TH STREET AND THE NORTHERLY PROJECTION OF THE CENTERLINE OF THE 12 FOOT WIDE ALLEY LYING BETWEEN LOTS 22 AND 23 IN SAID BLOCK 36, ALL AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 36; THENCE NORTH 02° 03' 41" EAST ON THE WEST LINE OF SAID LOT 6 AND LOTS 5, 4, 3, 2 AND 1 AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 230.59 FEET TO A POINT ON THE CENTERLINE OF VACATED 24TH AVENUE; THENCE SOUTH 87° 49' 17" EAST ON SAID CENTERLINE, A DISTANCE OF 204.18 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE CENTERLINE OF THE VACATED ALLEY LYING BETWEEN LOTS 22 AND 23 IN BLOCK 36; THENCE SOUTH 02° 04' 21" WEST ON SAID VACATED ALLEY CENTERLINE AND PROJECTION, A DISTANCE OF 131.79 FEET TO THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 19 IN BLOCK 36; THENCE SOUTH 87° 47' 46" EAST ON SAID PROJECTED LOT LINE, A DISTANCE OF 6.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH 02° 04' 21" WEST ON THE WEST LINE OF SAID LOTS 19, 18 AND 17 IN BLOCK 36, A DISTANCE OF 98.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 87° 48' 33" WEST A DISTANCE OF 210.13 FEET TO THE POINT OF BEGINNING; CONTAINING 47,672 SQUARE FEET (1.0944 ACRES), MORE OR LESS.

STANDARD UTILITY EASEMENTS

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. THE DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.

SURVEYOR'S NOTES:

5/8" X 30" (IRON PINS) WITH ALUMINUM CAPS STAMPED #11416 HAVE BEEN SET AT THE CORNERS OF ALL LOTS, STREETS, AND ANGLE POINTS.

DEDICATION

KNOW ALL PEOPLE OF THESE PRESENTS: THAT

MARGARITO-CELEDONIA MORENO

BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED WITH HIS FREE CONSENT AND IN ACCORD WITH HIS DESIRE, THE SAME TO BE SUBDIVIDED INTO LOTS 1 AND 2, AS SHOWN AND TO BE KNOWN AS:

MORENO ADDITION

AND MARGARITO-CELEDONIA MORENO DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF HIS PROPERTY AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS, FOR: HCC INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY

_____
MARGARITO-CELEDONIA MORENO

DATE: _____

ACKNOWLEDGEMENT TO DEDICATION

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME, MARGARITO-CELEDONIA MORENO, OWNER, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS OWNER.

WITNESS MY HAND AND NOTARIAL SEAL AT _____

_____ _____
NOTARY PUBLIC DATE

CERTIFICATIONS AND APPROVALS

WE HEREBY CERTIFY THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FINAL PLAT:

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY.

B. TITLE OPINION LETTER OF ATTORNEY.

C. CERTIFIED RESOLUTION OF EACH GOVERNING BODY AS REQUIRED BY IOWA CODE SEC. 354.8

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MEETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

_____
MARGARITO-CELEDONIA MORENO DATE

_____
COMMUNITY DEVELOPMENT DATE
APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, BRANDON GARRETT

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

_____
ATTESTED TO BY: CITY CLERK, JODI QUAKENBUSH DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE HILLS OF CEDAR CREEK EAST PHASE 1, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

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

INDEX LEGEND	
DATE OF SURVEY:	10/15/2018
SURVEYOR:	M.E. EHRHART
COUNTY:	POTTAWATTAMIE COUNTY
SECTION 2 TOWNSHIP 74N RANGE 44W	
ALIQUOT PART:	N.E. 1/4 OF THE S.W. 1/4
PARCEL DESIGNATION(S):	LOTS 1 & 2 (PROPOSED)
TAX ADDRESS:	2403 S 19TH ST
PROPRIETOR(S):	MARGARITO-CELEDONIA MORENO
REQUESTED BY:	MARGARITO-CELEDONIA MORENO

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

MARK E. EHRHART

DATE 11/27/18 LICENSE NO. 11416
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019.

PROJECT NO.
EGA181223

REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 138
Council Bluffs, IA 51503
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING

MORENO ADDITION
FINAL PLAT
S.W. CORNER OF S 19TH ST & 24TH AVE.
COUNCIL BLUFFS, IOWA

DATE: 11/15/18
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY: SRB
CREW:

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

SHEET NO.
1 OF 1

C:\CIVIL 3D PROJECTS\181223