RECORDER'S INDEX LEGEND
COUNTY: POTTAWATTAMIE
CITY: COUNCIL BLUFFS, IOWA
SUBDIVISION: RAILROAD ADDITION
BLOCK(S): THE NORTH 122.50 FEET OF BLOCK 59,
EXCEPT THE WEST 78.00 FEET THEREOF.
INCLUDING, VACATED ALLEYS WHICH ABUT THERETO,
AND INCLUDING VACATED 26TH AVENUE
REQUESTED BY: LARRY L. HANSEN
PROPRIETOR: GENERAL PROPERTY MGT., LLC
LAND SURVEYOR: CARL H. ROGERS, JR.
LAND SURVEYING COMPANY: ROGERS SURVEYING

PREPARED BY: CARL H. ROGERS, JR. PHONE: (402) 689-1549
1688 ROLLING HILLS LOOP, COUNCIL BLUFFS, IOWA 51503

FINAL PLAT OF
STELLA BURK SUBDIVISION

BEING A RE-PLATTING OF THE NORTH 112.50 FEET OF BLOCK 59, EXCEPT THE WEST 78.00 FEET THEREOF, INCLUDING VACATED ALLEYS WHICH ABUT THERETO, AND VACATED 26TH AVENUE THAT ABUTS THERETO, ALL IN RAILROAD ADDITION TO COUNCIL BLUFFS, IOWA.

LEGEND:
- O – SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
- ⊠ – MADE PILOT HOLE WITH CHISELED "X" IN CONCRETE
- ● – FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED #9780, UNLESS OTHERWISE DESCRIBED ON DRAWING
- △ – CALCULATED POINT
- (S) – SURVEYED AS
- (R) – RECORDED AS

SCALE: 1" = 40'

40' 20' 0 40' 80'

N

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT GENERAL PROPERTY MGT., LLC BEING THE SOLE OWNER OF THE NORTH 112.50 FEET OF BLOCK 59, EXCEPT THE WEST 78.00 FEET THEREOF, INCLUDING VACATED ALLEYS WHICH ABUT THERETO, AND VACATED 26TH AVENUE THAT ABUTS THERETO, ALL IN RAILROAD ADDITION TO COUNCIL BLUFFS, IOWA HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS 1 THRU 3, INCLUSIVE, AND INCLUDING OUTLOT 1 AND OUTLOT 2, AND TO BE KNOWN AS STELLA BURK SUBDIVISION.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF GENERAL PROPERTY MGT., LLC PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____, 2019.

_____
OWNER: GENERAL PROPERTY MGT., LLC, PRESIDENT, LARRY L. HANSEN

STATE OF IOWA)
) SS
COUNTY OF POTTAWATTAMIE)

ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED LARRY L. HANSEN, TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN DID SAY HE IS THE PRESIDENT OF GENERAL PROPERTY MGT., LLC, AND DID SAY HE ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES_____

NOTES:

1. A 5.00 FOOT WIDE PERMANENT EASEMENT ON EACH SIDE OF THE LOT LINE BETWEEN LOT 1 AND LOT 2, AND ON EACH SIDE OF THE LOT LINE BETWEEN LOT 2 AND LOT 3. A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES AND A 10.00 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 WHICH SHALL 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 SHALL NOT BE UNREASONABLY WITHHELD.

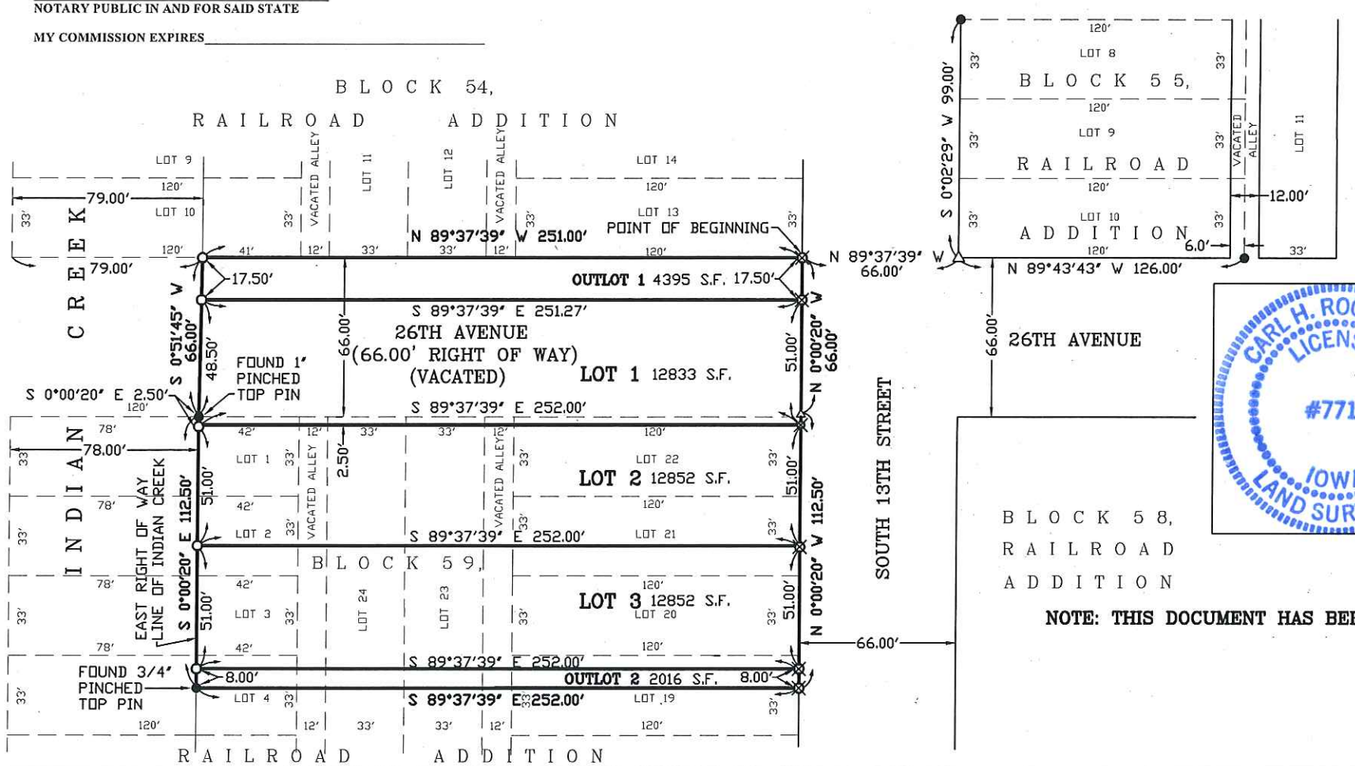
C) RIGHT OF ACCESS: CITY SHALL HAVE THE RIGHT OF ACCESS TO THE EASEMENT AREA AND HAVE ALL RIGHT OF INGRESS AND EGRESS REASONABLY NECESSARY FOR THE USE AND ENJOYMENT OF THE EASEMENT AREA AS HEREIN DESCRIBED.

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: THIS DOCUMENT HAS BEEN REDUCED.

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 STELLA BURK SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

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

LEGAL DESCRIPTION:

THE NORTH 112.50 FEET OF BLOCK 59, EXCEPT THE WEST 78.00 FEET THEREOF, INCLUDING VACATED ALLEYS WHICH ABUT THERETO, AND VACATED 26TH AVENUE THAT ABUTS THERETO, ALL IN RAILROAD ADDITION TO COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 54 OF SAID RAILROAD ADDITION, AND POINT OF BEGINNING; THENCE NORTH 89°37'39" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 54 AND ALONG THE NORTH RIGHT OF WAY LINE OF VACATED 26TH AVENUE, A DISTANCE OF 251.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INDIAN CREEK; THENCE SOUTH 0°51'45" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID INDIAN CREEK, A DISTANCE OF 66.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 59, AND BEING A POINT ON THE SOUTH LINE OF SAID VACATED 26TH AVENUE; THENCE SOUTH 0°00'20" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID INDIAN CREEK, A DISTANCE OF 112.50 FEET; THENCE SOUTH 89°37'39" EAST A DISTANCE OF 252.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 59; THENCE NORTH 0°00'20" WEST, ALONG THE EAST LINE OF SAID BLOCK 59, A DISTANCE OF 112.50 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 59; THENCE CONTINUING NORTH 0°00'20" WEST A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.032 ACRES, MORE OR LESS. SAID VACATED 26TH AVENUE IS SUBJECT TO THE RESERVATION OF A PERMANENT AND PERPETUAL UTILITIES EASEMENT OF WAY IN FAVOR OF THE CITY OF COUNCIL BLUFFS, IOWA, FOR THE MAINTENANCE OF ANY AND ALL UTILITIES, IF ANY.

NOTE: THE EAST LINE OF SAID BLOCK 59 IS ASSUMED TO BEAR NORTH 0°00'20" WEST FOR THIS DESCRIPTION.

CARL H. ROGERS, JR. LICENSED #7717 IOWA LAND SURVEYOR

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.

JANUARY 23, 2019
CARL H. ROGERS, JR. DATE

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1

ROGERS SURVEYING		
1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA		
SCALE: 1" = 40'	PHONE:	DRAWN BY: S.R.R.
DATE: 1-23-2019	(402) 689-1549	REVISED
TITLE: FINAL PLAT OF STELLA BURK SUBDIVISION		
CLIENT: GENERAL PROPERTY MGT., LLC P.O. BOX 492 COUNCIL BLUFFS, IOWA 51502		SHEET 1 OF 1