Forest Glen Subdivision Phase VI
Letter of Intent
HGM #105217
February 12, 2018

The proposed subdivision will be comprised of 3 lots adjacent to Tanglewood Cove and Misty Lane, 9 lots adjacent to Chestnut Drive, and 5 outlots. Proposed street pavement will be centered in the proposed 50 foot wide right-of-way which will subsequently be dedicated to the City of Council Bluffs along with an offset cul-de-sac with 40 foot radius and 52 foot radius right-of-way. Pavement will be 26 feet wide (curb-to-curb) and constructed as shown on the typical section (sheet A.01 of the Preliminary Plan).

Lots 215 through 222 will be served by an 8" sanitary sewer pipe constructed beneath the proposed pavement, flowing south to the existing manhole at the intersection of Misty Lane and Chestnut Drive. Service connections will be made as part of this project and will be extended from the proposed sewer to the proposed right-of-way. Lots 210 through 212 will be served by private individual grinder pumps located in the basements of the residences. The grinder pumps will flow into small individual pressure service lines that connect to the gravity sewer manhole near the intersection of Misty Lane and Tanglewood Drive. The three pressure service lines will be constructed behind the curb during the project and will extend to the proposed right of way for each lot so that connection can be made quickly and easily during house construction.

A storm sewer pipe and intake will be constructed in the cul-de-sac to convey storm water runoff from Misty Cove. Four inlets and storm sewer will be constructed to drain Chestnut Drive. The four inlets will connect to the existing manhole on the northwest corner of lot 220. Storm water runoff from the development will flow overland to the detention basin that was designed and constructed in Phase V of the subdivision. The storage volume of the detention basin will be increased by raising the top of the basin and outlet structure.

This development will also be served by an extension of water main from locations to be determined by the Council Bluffs Water Works. Water main currently exists at the intersection of Misty Lane & Tanglewood Drive, and also at the intersection of Misty Lane and Chestnut Drive. Finally, electric and gas services, and communication utilities are also planned for the subdivision. Sidewalks will be installed as individual lots are developed.

The property to be subdivided is currently zoned R-1, City of C. B., and its recent historical use is unused timber. No change in zoning is proposed. The subdivision has been laid out to contain 13 conventional lots with single family detached dwellings. A variance to allow 20 foot front yard setback is being requested for the 3 lots on the cul-de-sac. Phase V outlot one was never dedicated to the homeowners association. The developer is looking at options to address this. Additionally, the subdivision will include 5 outlots (A through E) as shown on the attached plan. The intended use of the outlots is as follows.

Outlot A	to be sold to the lot 190 owner, deed to be recorded with final plat
Outlot B	to be sold to lot 200 owner, deed to be recorded with final plat
Outlot C	to be sold to lot 201 owner, deed to be recorded with final plat
Outlot D	to be sold to lot 202 owner, deed to be recorded with final plat
Outlot E	to be utilized for detention pond and access

ATTACHMENT A:

CITY OF COUNCIL BLUFFS - CITY COUNCIL
LOCATION/ZONING MAP CASE #SUB-19-006

ATTACHMENT B:

Map Legend

- Parcels
- CASE #SUB-19-006 Subject Property

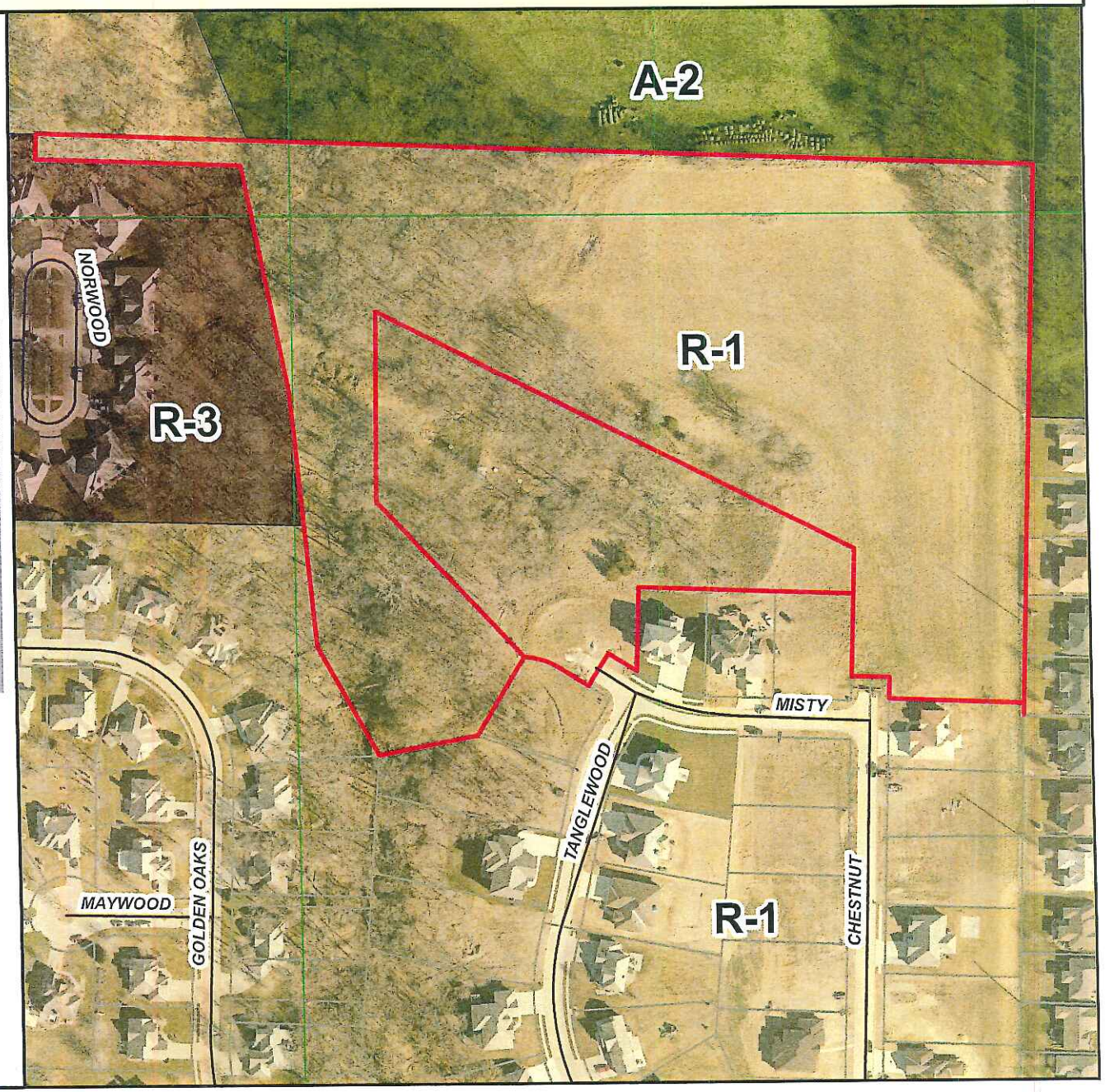
0 105 210

1 Inch = 200 Feet

2016 Aerial Photograph



Note: Subject properties are highlighted in red.



Last Amended: 6/25/19

Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328.4629

DISCLAIMER
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map of the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.

RECORDER'S INDEX LEGEND
COUNTY: POTTAWATTAMIE
CITY: COUNCIL BLUFFS, IOWA
LOT: OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V
ALIQUOT PART: PART OF THE SW1/4 SW1/4
SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST
REQUESTED BY: TWEEDT ENGINEERING & CONSTRUCTION, INC.
PROPRIETOR: FOREST GLEN NORTH, LLC
LAND SURVEYOR: CARL H. ROGERS, JR.
LAND SURVEYING COMPANY: ROGERS SURVEYING

PREPARED BY: CARL H. ROGERS, JR. PHONE: (712) 689-1549
1688 ROLLING HILLS LOOP, COUNCIL BLUFFS, IOWA 51503

FINAL PLAT OF
FOREST GLEN SUBDIVISION, PHASE VI

OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V AND A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER : FOREST GLEN NORTH, LLC C/O EDWIN M. HOLTZ
1520 CHESTNUT DRIVE, COUNCIL BLUFFS, IOWA 51503

DEVELOPER: TWEEDT ENGINEERING & CONSTRUCTION, INC.
4030 GREENVIEW ROAD, COUNCIL BLUFFS, IOWA 51503

PROPRIETOR'S DEDICATION AND STATEMENT

FOREST GLEN NORTH, LLC, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOT 210 THUR LOT 221, INCLUSIVE AND OUTLOT "A", OUTLOT "B", OUTLOT "C", OUTLOT "D" AND OUTLOT "E" AND TO BE KNOWN AS FOREST GLEN SUBDIVISION, PHASE VI.

AS PART OF THE PLATTING, FOREST GLEN NORTH, LLC DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA THE RIGHT OF WAY FOR AN EXTENSION OF STEVEN ROAD CONTAINING 0.880 OF AN ACRE, MORE OR LESS, AN EXTENSION OF CHESTNUT ROAD CONTAINING 0.737 OF AN ACRE, MORE OR LESS AND AN EXTENSION OF MISTY LANE CONTAINING 0.246 OF AN ACRE, MORE OR LESS.

THE PERPETUAL STORM SEWER EASEMENT AND DRAINAGE EASEMENT FOR THE DETENTION BASIN LOCATED IN OUTLOT "E" IS RESERVED BY FOREST GLEN NORTH, LLC. SAID FOREST GLEN NORTH, LLC. SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF SAID EASEMENTS INCLUDING, BUT NOT LIMITED TO THE MAINTENANCE OF ALL IMPROVEMENTS ON SAID EASEMENTS, UNTIL SUCH A TIME WHEN OWNERSHIP OF EACH LOT IS CONVEYED AND OUTLOT "E" IS TRANSFERRED TO THE FOREST GLEN HOMEOWNERS ASSOCIATION.

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. TITLE OPINION LETTER FROM ATTORNEY.

C. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

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

_____
FOREST GLEN NORTH, LLC
MANAGING MEMBER, EDWIN M. HOLTZ

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 EDWIN M. HOLTZ, TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS THE MANAGING MEMBER OF FOREST GLEN NORTH, LLC AND SAID EDWIN M. HOLTZ ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA.

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

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

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

NOTES:

1. A 5.00 FEET WIDE PERMANENT EASEMENT ON EACH SIDE AND REAR LOT LINE(S) AND A 10.00 FEET WIDE EASEMENT ALONG ALL FRONT LOT LINES IS 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 TITLE, 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.

LEGAL DESCRIPTION:

OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V AND A PARCEL OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND POINT OF BEGINNING; THENCE SOUTH 0°16'15" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 326.70 FEET TO THE NORTHWEST CORNER OF LOT 112, BRIARWOOD SUBDIVISION, PHASE 2, COUNCIL BLUFFS, IOWA; THENCE SOUTH 0°16'15" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND ALSO, ALONG THE WEST LINE OF SAID BRIARWOOD SUBDIVISION, PHASE 2, A DISTANCE OF 375.36 FEET TO THE NORTHEAST CORNER OF LOT 203 OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE NORTH 89°41'46" WEST, ALONG THE NORTH LINE OF SAID LOT 203, A DISTANCE OF 178.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 203; THENCE NORTH 0°18'14" EAST, ALONG THE EAST RIGHT OF WAY LINE OF CHESTNUT DRIVE, A DISTANCE OF 27.74 FEET; THENCE NORTH 89°41'46" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID FOREST GLEN SUBDIVISION, PHASE V, A DISTANCE OF 50.00 FEET TO A POINT ON EAST LINE OF LOT 202 OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE NORTH 0°18'14" EAST, ALONG THE EAST LINE OF SAID LOT 202, A DISTANCE OF 106.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 202 AND ALSO, BEING THE SOUTHEAST CORNER OF SAID OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V; THENCE NORTH 89°41'35" WEST, ALONG THE SOUTH LINE OF SAID OUTLOT 1, A DISTANCE OF 282.45 FEET TO THE NORTHWEST CORNER OF LOT 200, OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE SOUTH 0°17'59" WEST, ALONG THE WEST LINE OF SAID LOT 200, A DISTANCE OF 109.77 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 200, SAID POINT ALSO, BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MISTY LANE; THENCE NORTH 59°40'58" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID MISTY LANE AND ALONG THE SOUTHERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 44.54 FEET; THENCE SOUTH 30°19'02" WEST, ALONG THE SOUTHERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 190 OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE NORTH 59°40'58" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 190 AND ALONG THE SOUTHERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 46.98 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE NORTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 190 AND ALONG THE SOUTHERLY LINE OF SAID OUTLOT 1, AND ALONG SAID CURVE, AN ARC LENGTH OF 46.77 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 74°34'15" WEST, 46.25 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 190; THENCE SOUTH 30°06'32" WEST, ALONG THE WESTERLY LINE OF SAID LOT 190, A DISTANCE OF 120.27 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 190, SAID SOUTHWESTERLY CORNER IS AN ANGLE POINT ON THE NORTHERLY LINE OF LOT 189 OF SAID FOREST GLEN SUBDIVISION, PHASE V; THENCE SOUTH 77°31'43" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 189, A DISTANCE OF 131.09 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 189 AND ALSO, BEING THE SOUTHEASTERLY CORNER OF LOT 108 OF FOREST GLEN SUBDIVISION, PHASE II, COUNCIL BLUFFS, IOWA; THENCE NORTH 30°38'04" WEST, ALONG THE EASTERLY LINE OF SAID LOT 108, A DISTANCE OF 162.11 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 108; THENCE NORTH 6°48'23" WEST, ALONG THE EASTERLY LINES OF OUTLOT 1, LOT 109 AND A PORTION OF THE EASTERLY LINE OF LOT 114 OF SAID FOREST GLEN SUBDIVISION, PHASE II, A DISTANCE OF 335.11 FEET TO AN ANGLE POINT OF SAID LOT 114; THENCE NORTH 12°43'52" WEST, ALONG THE EASTERLY LINE OF SAID LOT 114, A DISTANCE OF 303.05 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 114; THENCE NORTH 89°28'47" WEST, ALONG A PORTION OF THE NORTH LINE OF SAID LOT 114, A DISTANCE OF 121.01 FEET TO THE EAST END OF STEVEN ROAD RIGHT OF WAY; THENCE NORTH 0°34'47" EAST, ALONG THE EAST END OF SAID STEVEN ROAD RIGHT OF WAY, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°28'47" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1161.26 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 15.178 ACRES, MORE OR LESS. THE EAST 26.00 FEET OF THIS PARCEL IS SUBJECT TO AN ELECTRIC TRANSMISSION LINE EASEMENT TO MIDAMERICAN ENERGY COMPANY AS RECORDED IN BOOK 99, PAGE 16114 IN THE OFFICE OF THE POTTAWATTAMIE RECORDER.

NOTE: THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IS ASSUMED TO BEAR SOUTH 89°28'47" EAST 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.

Carl H. Rogers Jr. JUNE 21, 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 2 & SHEET 2 OF 2

NOTE: THIS DOCUMENT HAS BEEN REDUCED.

ROGERS SURVEYING 1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA		
SCALE: 1" = 100'	PHONE:	DRAWN BY: J.A.T.
DATE: 6-21-2019	(402) 689-1549	REVISED
TITLE: FINAL PLAT OF FOREST GLEN SUBDIVISION, PHASE VI COUNCIL BLUFFS, IOWA		
CLIENT: TWEEDT ENGINEERING & CONSTRUCTION, INC. 4030 GREENVIEW ROAD COUNCIL BLUFFS, IOWA 51503		SHEET 1 OF 2

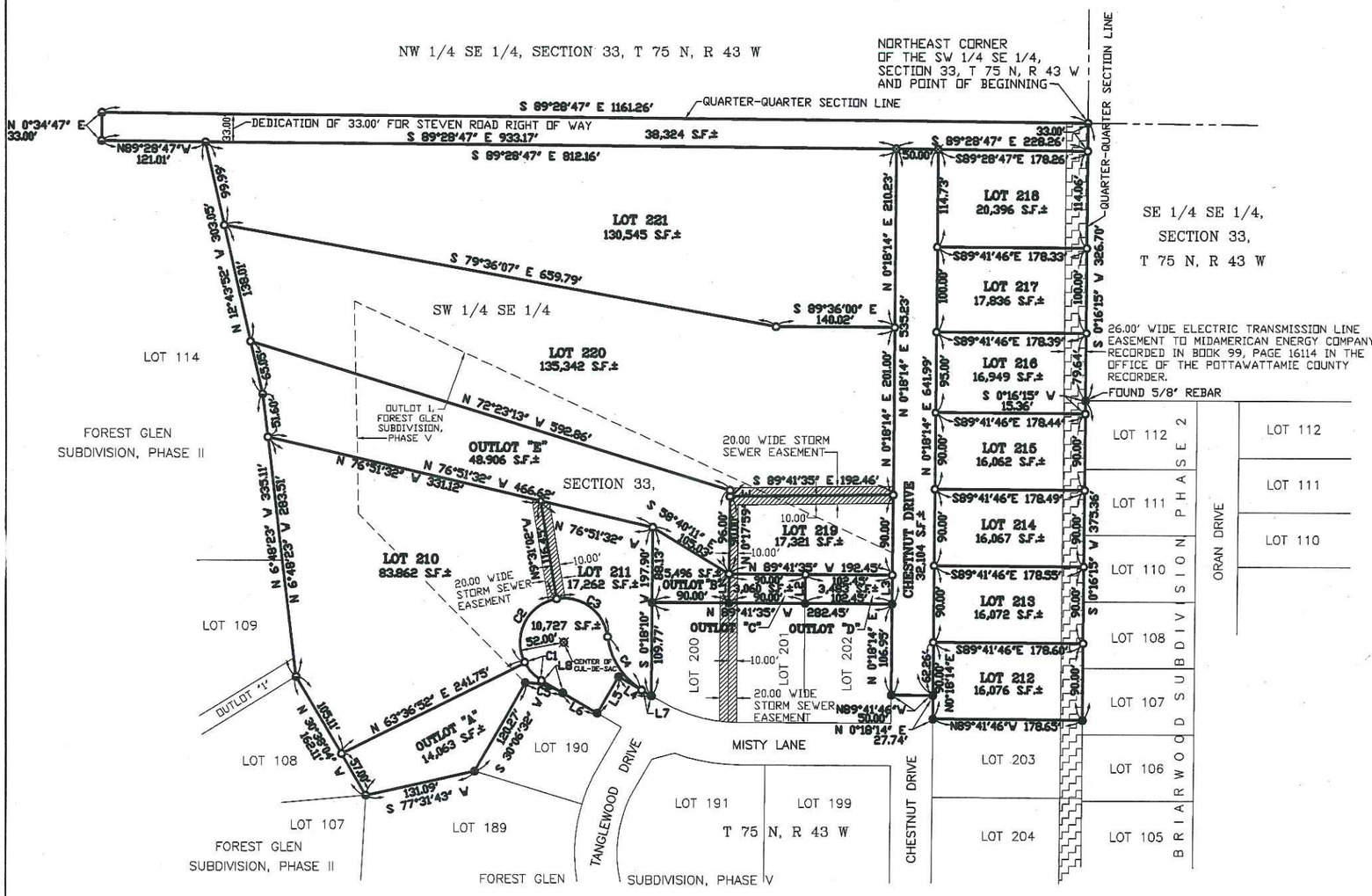
ATTACHMENT C:

FINAL PLAT OF
FOREST GLEN SUBDIVISION, PHASE VI

OUTLOT 1, FOREST GLEN SUBDIVISION, PHASE V AND A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER : FOREST GLEN NORTH, LLC, C/O EDWIN M. HOLTZ
1520 CHESTNUT DRIVE, COUNCIL BLUFFS, IOWA 51503

DEVELOPER: TWEEDT ENGINEERING & CONSTRUCTION, INC.
4030 GREENVIEW ROAD, COUNCIL BLUFFS, IOWA 51503



LEGEND:

- ○ – SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
- ⊠ – SET CHISELED "X"
- ⊖ – FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
- ● – FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED #10569
- (S) – SURVEYED AS
- (R) – RECORDED AS

N

SCALE: 1" = 100'

100' 50' 0 100' 200'

NOTE: THIS DOCUMENT HAS BEEN REDUCED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°17'59"E	34.00'
L2	N0°17'59"E	34.00'
L3	N0°18'14"E	34.00'
L4	N59°40'58"W	44.54'
L5	S30°19'02"W	50.00'
L6	N59°40'58"W	46.98'
L7	N59°40'58"W	10.08'

CURVE TABLE				
CURVE	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD BEARING & DISTANCE
C1	30.22'	33°17'45"	52.00'	S 43°01'45" E 29.79'
C2	96.98'	106°51'34"	52.00'	N 27°02'55" E 83.53'
C3	83.43'	91°55'41"	52.00'	S 53°33'00" E 74.77'
C4	80.02'	52°06'00"	88.00'	S 33°38'04" E 77.29'
C5	46.77'	29°46'40"	90.00'	N 74°34'15" W 46.25'

ROGERS SURVEYING
1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA

SCALE: 1" = 100'	PHONE:	DRAWN BY: J.A.T.
DATE: 6-21-2019	(402) 689-1549	REVISED

TITLE: FINAL PLAT OF
FOREST GLEN SUBDIVISION, PHASE VI
COUNCIL BLUFFS, IOWA

CLIENT: TWEEDT ENGINEERING & CONSTRUCTION, INC.
4030 GREENVIEW ROAD
COUNCIL BLUFFS, IOWA 51503

SHEET 2 OF 2