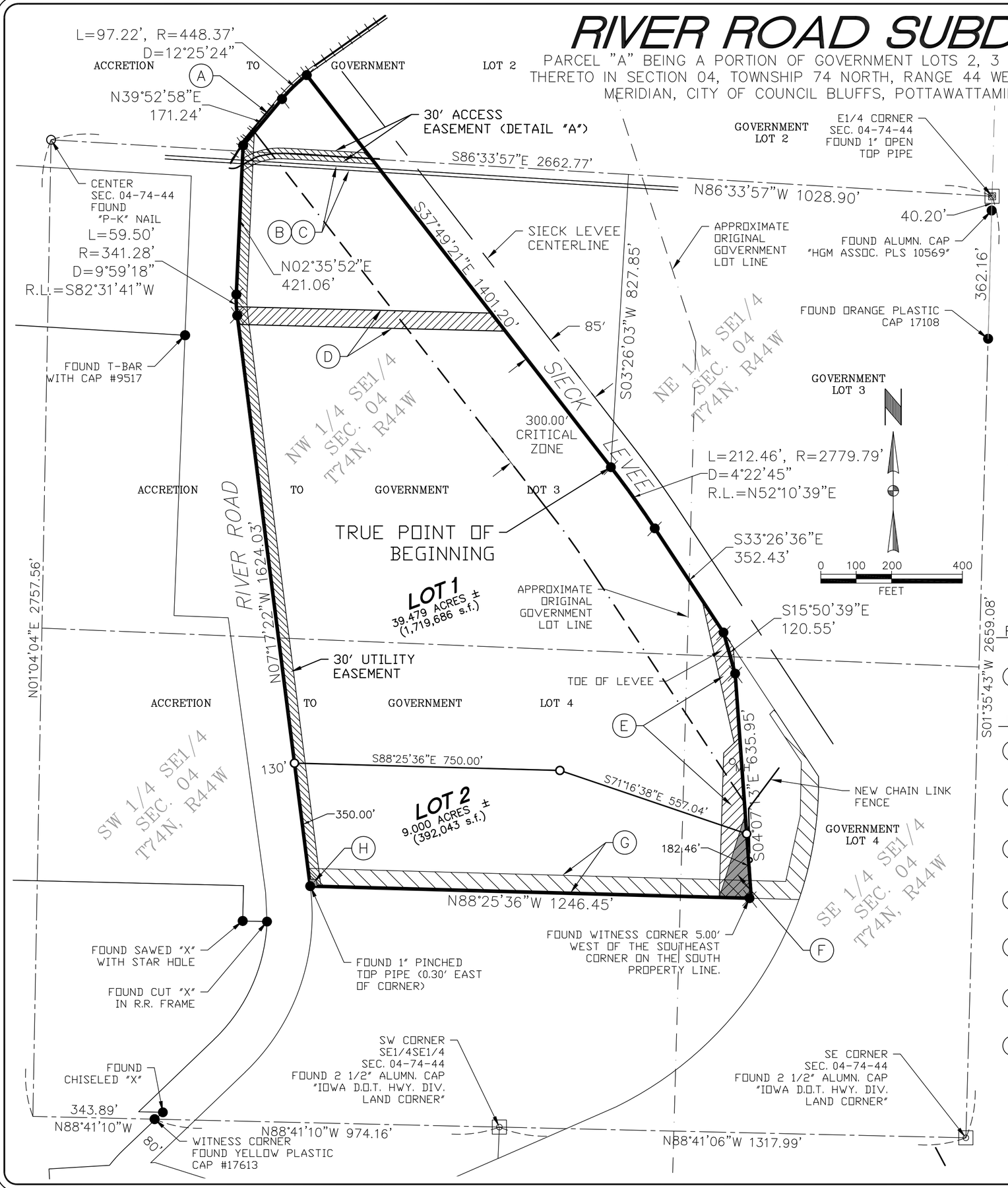
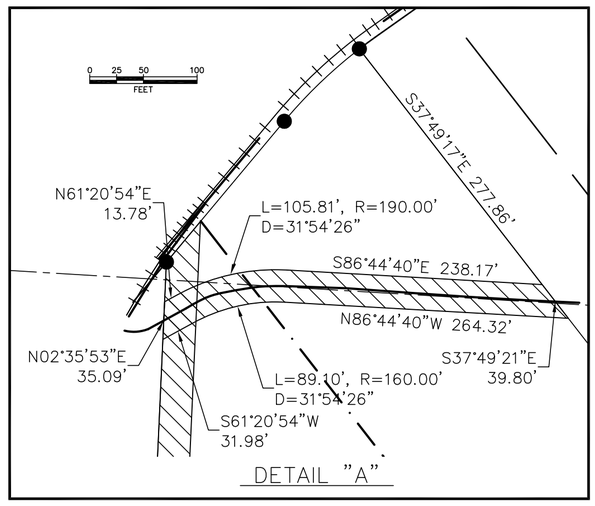
# RIVER ROAD SUBDIVISION

PARCEL "A" BEING A PORTION OF GOVERNMENT LOTS 2, 3 AND 4 AND ACCRETIONS THERETO IN SECTION 04, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5th PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.




## LEGEND

- FOUND SECTION CORNER
- FOUND PROPERTY PIN
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HGM ASSOC. PLS 10569"
- SET 5/8"x18 REBAR w/ALUMINUM CAP MARKED "HGM ASSOC. PLS 14415"
- (S) SURVEY

## RIGHT-OF-WAY NOTE:

(A) UNION PACIFIC RAILROAD RIGHT-OF-WAY IS 10.00 FEET EACH SIDE OF CENTERLINE FOR THEIR TRACK AS SHOWN ON THEIR STATION MAP OF THE IOWA NEBRASKA RIVER INDUSTRIAL PARK (I.N.R.I.P.). THE MAP IS FROM THE OFFICE OF CHIEF ENGINEER, UNION PACIFIC RAILROAD, OMAHA, NEBRASKA DATED JUNE 1, 1981 (C.E. DRAWING NO. 83014).

## EASEMENT NOTES:

(B) 10.00 FEET WIDE ELECTRICAL EASEMENT GRANTED TO IOWA POWER AND LIGHT COMPANY RECORDED IN BOOK 1226, PAGE 345 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(C) 10.00 FEET WIDE TELEPHONE LINE EASEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE RECORDED IN BOOK 1228, PAGE 63 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(D) 50.00 FEET WIDE STORM WATER, STORM SEWER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS RECORDED IN BOOK 102, PAGE 26672 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(E) SEWER LINE AND INGRESS/EGRESS EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS RECORDED IN BOOK 2010, PAGE 4003 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(F) SEWER LINE EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS RECORDED IN BOOK 2010, PAGE 40013 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(G) 50.00 FEET WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF COUNCIL BLUFFS RECORDED IN BOOK 99, PAGE 18467 AND BOOK 99, PAGE 22497 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

(H) ANCHOR EASEMENT GRANTED TO MIDAMERICAN ENERGY COMPANY RECORDED IN BOOK 2014, PAGE 1977 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE.

this drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. assumes no liability for any use of this drawing or any part thereof except in accordance with the terms of the above agreement.

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

DEF drawn
DEF designed
JML approved
JUN.'19 date
revision
date

project RIVER ROAD SUBDIVISION
GOV. LOTS 2, 3 AND 4 AND ACCRETIONS THERETO 04-74-44
client 209 PEARL STREET, COUNCIL BLUFFS, IOWA 51503
149 WEST BROADWAY, COUNCIL BLUFFS, IOWA 51502
sheet

project no.
150719
sheet
2 OF 2

fb: hgm: 150719 S:\Survey\Drafting\150719_CB Comm Dev-River Road\Engineering\Dwgs\Survey\150719_Final Plat.dwg