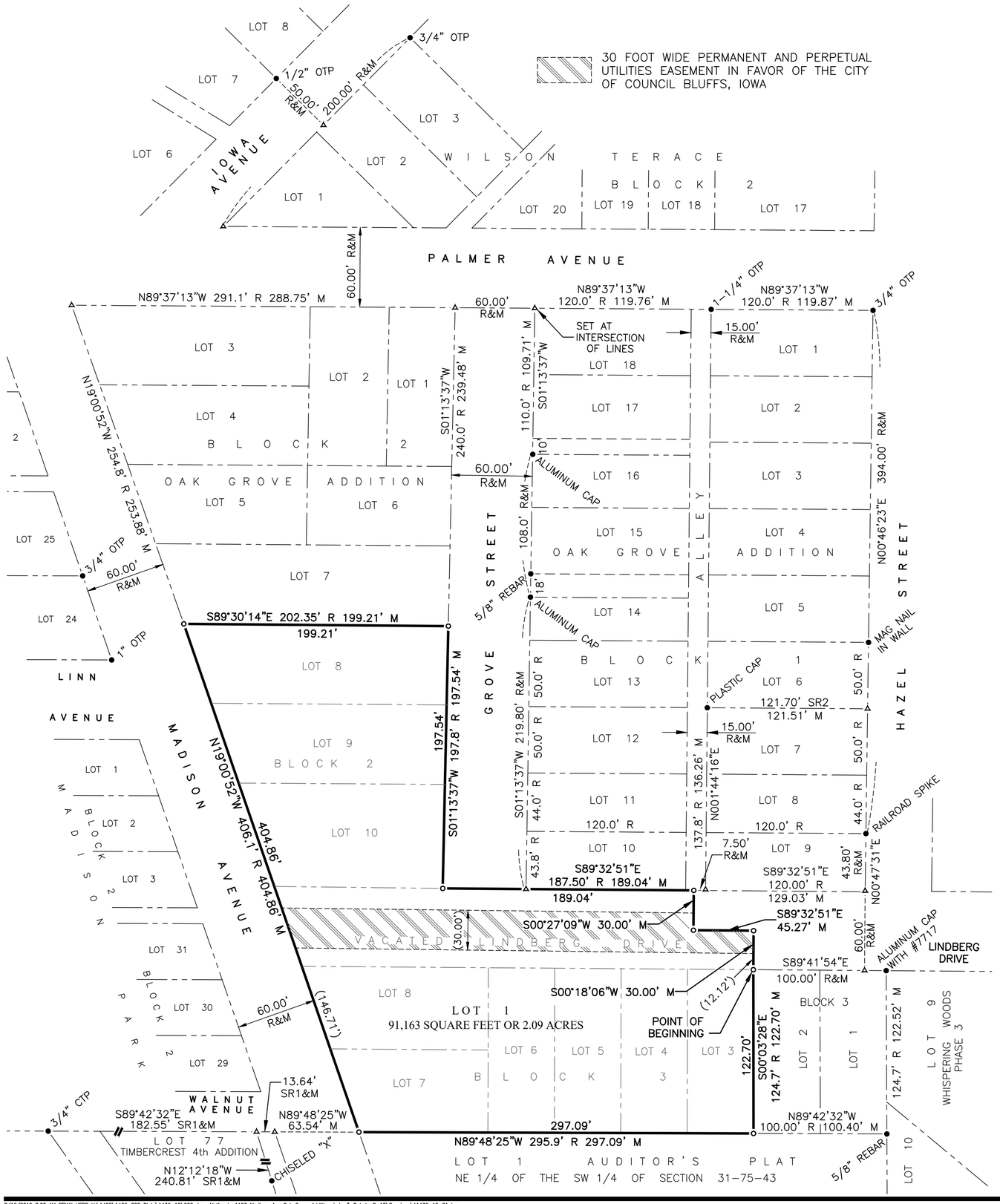
ATTACHMENT B

MCKENZIE ESTATE

LOT 1

BEING A REPLATTING OF LOTS 8, 9 AND 10, BLOCK 2 AND LOTS 3, 4, 5, 6, 7 AND 8, BLOCK 3, OAK GROVE ADDITION A SUBDIVISION IN POTTAWATTAMIE COUNTY IOWA, TOGETHER WITH VACATED LINDBERG DRIVE ADJOINING SAID BLOCKS 2 AND 3, LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 31, T75N R43W OF THE 5th P.M, SAID POTTAWATTAMIE COUNTY.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY OF SAID SUBDIVISION TO BE KNOWN AS MCKENZIE ESTATE, LOT 1, BEING A REPLATTING OF LOTS 8 THROUGH 10, BLOCK 2 AND LOTS 3 THROUGH 8, BLOCK 3, OAK GROVE ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, TOGETHER WITH A PART OF VACATED LINDBERG DRIVE DESCRIBED AS THE NORTH 1/2 LYING ADJACENT TO LOT 10, BLOCK 2, SAID OAK GROVE ADDITION, GROVE STREET RIGHT-OF-WAY AND LOT 10, BLOCK 1, SAID OAK GROVE ADDITION AND THE WEST 1/2 OF THE ABUTTING ALLEY THEREOF; THE NORTH 1/2 OF SAID VACATED LINDBERG DRIVE ABUTTING THE RIGHT-OF-WAY OF GROVE STREET; THE NORTH 1/2 OF SAID VACATED LINDBERG DRIVE LYING ADJACENT TO LOT 10, BLOCK 2, SAID OAK GROVE ADDITION; TOGETHER WITH THE SOUTH 1/2 OF SAID VACATED LINDBERG DRIVE LYING ADJACENT TO LOTS 3 THROUGH 6 AND 8, BLOCK 3, SAID OAK GROVE ADDITION ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 3;
THENCE S00° 03' 28"E 122.71 FEET ON THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER THEREOF;
THENCE N89° 48' 25"W 297.09 FEET ON THE SOUTH LINE OF SAID OAK GROVE ADDITION TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 3 THEREOF;

THENCE N19° 00' 52"W 404.86 FEET ON THE WEST LINE OF OAK GROVE ADDITION AND THE EAST LINE OF MADISON AVENUE TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 2 THEREOF;
THENCE S89° 30' 14"E 199.21 FEET ON THE NORTH LINE OF SAID LOT 8 TO THE NORTHEAST CORNER THEREOF, ALSO KNOW AS THE WEST LINE OF GROVE STREET;
THENCE S01° 13' 37"W 197.54 FEET ON THE WEST LINE OF SAID GROVE STREET TO THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 2 THEREOF, AND THE NORTH LINE OF SAID VACATED LINDBERG DRIVE;
THENCE S89° 32' 51"E 189.04 FEET ON THE NORTH LINE OF SAID VACATED LINDBERG DRIVE TO THE CENTERLINE OF AN ALLEY; SAID POINT BEING 7.50 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 1;
THENCE S00° 27' 09"W 30.00 FEET TO THE CENTERLINE OF SAID VACATED LINDBERG DRIVE;
THENCE S89° 32' 51"E 45.27 FEET ON THE CENTERLINE OF SAID VACATED LINDBERG DRIVE;
THENCE S00° 18' 06"W 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 3 AND THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, JOSEPH R. MCKENZIE, JR., BEING THE OWNER, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO A LOT TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **MCKENZIE ESTATE**, AND I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

JOSEPH R. MCKENZIE, JR

ACKNOWLEDGEMENT OF NOTARY

STATE OF IOWA)
COUNTY OF POTTAWATTAMIE)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____, 2019 BY JOSEPH R. MCKENZIE, JR.

NOTARY PUBLIC

APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

THIS FINAL PLAT OF **MCKENZIE ESTATE** WAS APPROVED BY THE COUNCIL BLUFFS IOWA CITY COUNCIL ON THIS_____DAY OF_____, 2019.

MATTHEW J. WALSH, MAYOR

ATTEST:
JODI QUAKENBUSH, CITY CLERK

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

THIS FINAL PLAT OF **MCKENZIE ESTATE** WAS APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT ON THIS_____DAY OF_____, 2019.

BRANDON GARRETT, DIRECTOR

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE, THIS_____DAY OF_____, 2019.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER

LICENSED LAND SURVEYOR
MICHAEL J. SMITH
16887
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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL J. SMITH — DATE:

REGISTRATION NUMBER: 16887

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

LEGEND

- ● CORNERS FOUND
- △ TEMPORARY POINT
- ○ CORNERS SET (5/8" x 24" REBAR WITH CAP #16887)
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- SR1 DIMENSION SHOWN ON A SURVEY MADE BY CARL ROGERS, JR, IOWA LLS 7717 DATED JANUARY 13, 2014
- SR2 DIMENSION SHOWN ON A SURVEY MADE BY JAMES TERRY, IOWA LLS 11702 DATED JUNE 12, 2001

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

MCKENZIE ESTATE
LOT 1

N
0' 30' 60'

Revision Dates

No.	Description	MM-DD-YY
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Job No.: A1436-19-2A
Drawn By: RJR
Reviewed By: MJS
Date: AUGUST 14, 2019
Book: 19/08
Pages: 51-54

Sheet Title

CITY OF COUNCIL BLUFFS MINOR PLAT

Sheet Number

SHEET 1 OF 1

8/16/2019 8:00 AM BRIAN HERR H:\1400\1436-000 Plats\1436-19\002 Joey McKenzie 1123 Madison Ave Oak Grove Addition Lots 3-8 Lots 8-10\Drawings\A1436-19-2A.dwg