Attachment C

FINAL PLAT
LAKE MANAWA
CENTRE SUBDIVISION
LOT 1 REPLAT 2

LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBDIVISION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

AUDITOR'S OFFICE

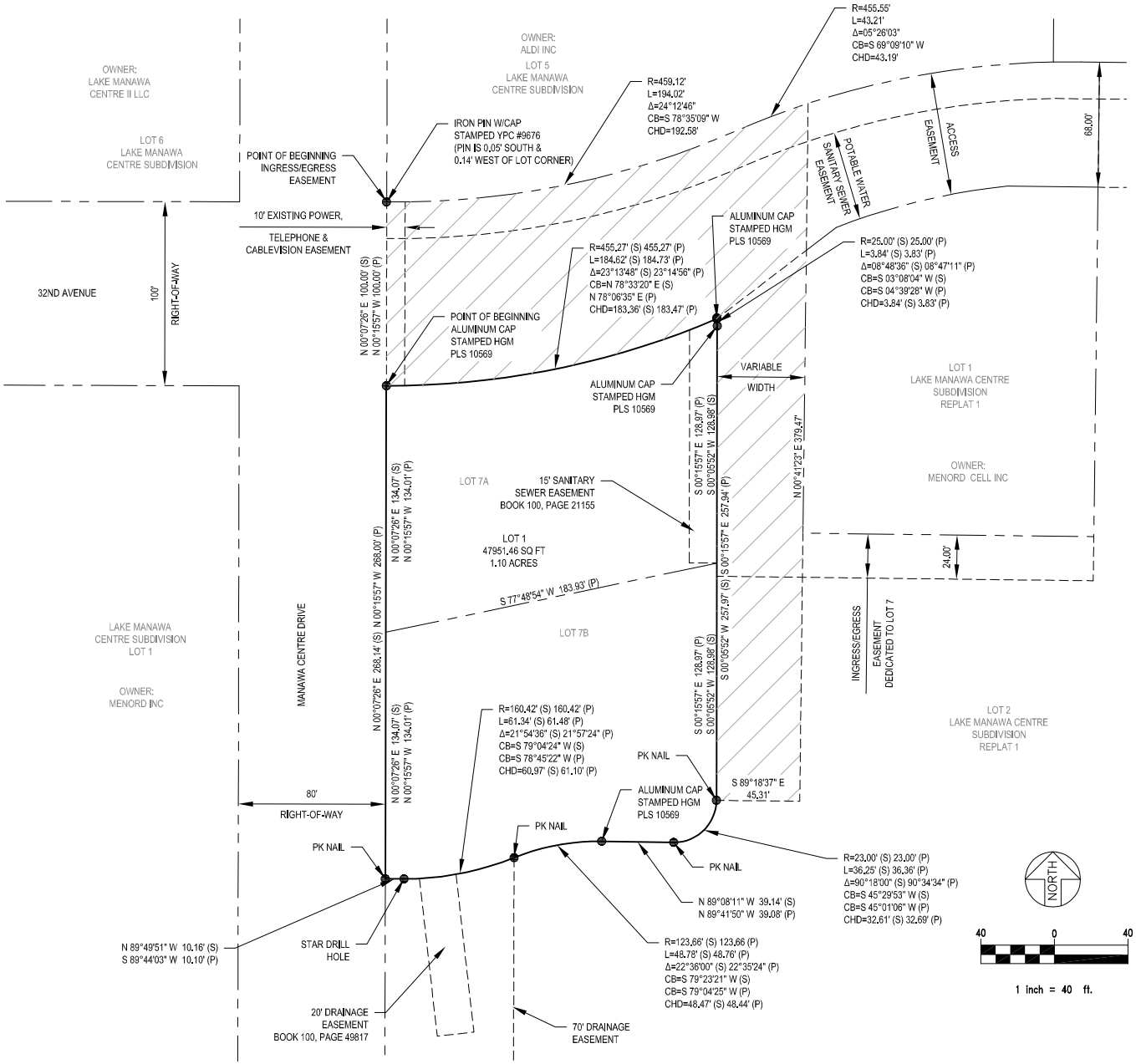
THE PARCEL DESIGNATION(S) SHOWN ON THE ATTACHED PLAT OF SURVEY HAVE BEEN REVIEWED AND ACCEPTED BY THE POTTAWATTAMIE COUNTY, IOWA, AUDITOR'S OFFICE.

MELVYN HOUSER, CO. AUDITOR DATE

THIS SPACE FOR RECORDERS USE

INDEX LEGEND

LOCATION	LAKE MANAWA CENTRE SUBDIVISION LOT1 REPLAT 2
REQUESTOR	THE CITY OF CONCIL BLUFFS
PROPRIETOR	MANAWA CENTRE WASH AND GAS, LLC.
SURVEYOR	DANIEL L. MARTI
SURVEY COMPANY	SCHEMMER & ASSOCIATES VALLEY VIEW VILLAGE 928 VALLEY VIEW DRIVE, SUITE 12 COUNCIL BLUFFS, IA 51503-5288 (712) 329-0300
RETURN TO	THE CITY OF CONCIL BLUFFS



OWNER:
MANAWA CENTRE WASH AND GAS, LLC.
3205-3207 MANAWA CENTRE DRIVE
COUNCIL BLUFFS, IA 51501

DEVELOPER:
BRAKES PLUS, LLC.
1880 SOUTHPARK DR.
BIRMINGHAM, AL. 35244

LEGEND

- ○ - CORNERS SET 5/8" REBAR W/PURPLE CAP "#22021"
- ● - CORNERS FOUND (AS NOTED)
- (P) - PLAT DIMENSION
- (S) - SURVEY DIMENSION

DATE	BY	APP	REVISIONS

DESIGNED
DRAWN WJ
CHECKED DLM
BY

THE DRAWING IS THE PROPERTY OF SCHEMMER AND ASSOCIATES AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE SPECIFIED PROJECT WITHOUT THE WRITTEN AGREEMENT.
BOOK 203
DATE 09/09/2019

SCHEMMER
Design with Purpose. Build with Confidence.

LAKE MANAWA CENTRE SUB
LOT 1 REPLAT 2
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO.
07713.001

SHEET
1 of 2

FINAL PLAT
LAKE MANAWA
CENTRE SUBDIVISION
LOT 1 REPLAT 2

LOT 1 BEING A REPLAT OF FINAL PLAT LAKE MANAWA CENTRE SUBDIVISION LOTS 7A AND 7B IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PROPERTY DESCRIPTION:

LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2:

LOT 1 BEING A REPLAT OF LAKE MANAWA CENTRE SUBDIVISION LOT 7A AND 7B IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 OF LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2, ALSO BEING ON THE EAST RIGHT OF WAY LINE OF MANAWA CENTRE DRIVE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 455.27 FEET, A CHORD BEARING (ASSUMED BEARING) OF N78° 33' 20"E, A CHORD LENGTH OF 183.36 FEET , A CURVE LENGTH OF 184.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE WEST LINE OF LOT 2 OF LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CHORD BEARING S03° 08' 04"W, A CHORD LENGTH OF 3.84 FEET AND A CURVE LENGTH OF 3.84 FEET TO A POINT OF TANGENCY; THENCE S00° 05' 52"W ALONG THE EAST SIDE OF SAID LOT 1, ALSO BEING THE WEST SIDE OF SAID LOT 2 OF LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, A DISTANCE OF 257.97 FEET; THENCE SOUTH WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LOT LINE OF SAID LOT 2, LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 23.00 FEET, A CHORD BEARING S45° 29' 53"W, A CHORD LENGTH OF 32.61 FEET AND A CURVE LENGTH OF 36.25 FEET TO A POINT OF TANGENCY; THENCE N89° 08' 11"W ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LINE OF SAID LOT 2, LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, A DISTANCE OF 39.14 FEET; THENCE CONTINUING FOR THE NEXT THREE CALLS WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LINE OF SAID LOT 2, LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, ON A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 123.66 FEET, CHORD BEARING S79° 23' 21"W, A CHORD LENGTH OF 48.47 FEET, A CURVE LENGTH 48.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 160.42 FEET, A CHORD BEARING S79° 04' 24"W, A CHORD LENGTH OF 60.97, A CURVE LENGTH 61.34; THENCE N89° 49'51"W, A DISTANCE OF 10.16 FEET TO SAID EAST RIGHT OF WAY LINE OF MANAWA CENTRE DRIVE, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00° 07' 26" E, ALONG THE WEST LINE OF SAID LOT 1, ALSO BEING SAID EAST RIGHT OF WAY LINE OF MANAWA CENTRE DRIVE, A DISTANCE OF 268.14 FEET TO THE POINT OF BEGINNING.

LOT 1 CONTAINS 47951 SQUARE FEET OR 1.10 ACRES MORE OF LESS

INGRESS/EGRESS EASEMENT DESCRIPTION:

BEING PART OF LOT 2 LAKE MANAWA CENTRE SUBDIVISION REPLATE 1 A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS.
BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 LAKE MANAWA CENTRE SUBDIVISION ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MANAWA CENTRE DRIVE; THENCE S00°07'26"W (ASSUMED BEARING) ALONG THE WEST RIGHT-OF-WAY LINE OF MANAWA CENTRE DRIVE, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2 ALSO THE NORTHWEST CORNER OF LOT 7A IN LAKE MANAWA CENTRE SUBDIVISION ALSO THE SOUTH LINE OF SAID INGRESS/EGRESS EASEMENT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 7A, ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 455.27 FEET, A CHORD BEARING OF N78° 33' 20" E, A CHORD LENGTH OF 183.36 FEET AND A CURVE LENGTH OF 184.62 FEET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 7A, ALSO BEING THE WEST LINE OF SAID LOT 2 OF LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CHORD BEARING S03° 08' 04" W, A CHORD LENGTH OF 3.84 FEET AND A CURVE LENGTH OF 3.84 FEET; THENCE S00° 05' 52" W ALONG THE EAST SIDE OF SAID LOT 7A AND LOT 7B, ALSO BEING THE WEST SIDE OF SAID LOT 2 OF LAKE MANAWA CENTRE SUBDIVISION REPLAT 1, A DISTANCE OF 257.97; THENCE S89° 18' 37"E, A DISTANCE OF 45.31 FEET; THENCE N00°41'23"E, A DISTANCE OF 379.47 FEET TO THE NORTH LINE OF SAID INGRESS/EGRESS EASEMENT ALSO SAID SOUTH LINE OF LOT 5 LAKE MANAWA CENTRE SUBDIVISION; THENCE ALONG SAID SOUTH LINE OF LOT 5 LAKE MANAWA CENTRE SUBDIVISION ON A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 455.55 FEET, A CHORD BEARING OF S69° 09' 10" W, A CHORD LENGTH OF 43.19 FEET AND A CURVE LENGTH OF 43.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID SOUTH LINE OF LOT 5 LAKE MANAWA CENTRE SUBDIVISION ON A TANGENT CURVE WITH A RADIUS OF 459.12 FEET, CHORD BEARING S78°35'09"E, CHORD LENGTH OF 192.58 FEET, A CURVE LENGTH OF 194.02 FEET TO THE POINT OF BEGINNING.
INGRESS/EGRESS EASEMENT CONTAINS 35284.38 SQUARE FEET OR 0.81 ACRES MORE OF LESS

APPROVAL OF THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT
THIS PLAT OF LOT 1, LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2 HAS BEEN APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

THE HONORABLE MATTHEW J. WALSH, MAYOR _____ DATE _____

ATTEST: JODI QUAKENBUSH, CITY CLERK _____ DATE _____

APPROVAL OF THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT
THIS PLAT OF LOT 1, LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2 HAS BEEN APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

BRANDON GARRETT, COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR _____ DATE _____

COUNTY TREASURER'S CERTIFICATION

I LEA VOSS THE TREASURER OF POTTAWATIAME COUNTY,IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN LAKE MANAWA CENTRE SUBDIVISION LOT 1, REPLAT 2 IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

LEA VOSS, POTTAWATTAMIE COUNTY TREASURER _____ DATE _____

PROPRIETOR'S STATEMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT BRAKES PLUS, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE REPLATED AS LAKE MANAWA CENTRE SUBDIVISION LOT 1 REPLAT 2.

A. EASEMENTS RUNS WITH LAND: SEWER EASEMENT

BOOK 100, PAGE 21155 SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON THE GRANTOR AND ON THE GRANTOR'S SUCCESSORS AND ASSIGNS.

IN WITNESS WEREOF WE DO HEREUNTO SET OUR HANDS.

FOR: BRAKES PLUS, LLC.

_____

AS _____

DATE: _____

OWNERS CERTIFICATION

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

BY:_____
ITS:_____

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2019, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING FIRST BY ME DULY SWORN, DID SAY THAT HE OR SHE IS THE_____AND THAT THE SAID INSTRUMENT WAS SIGNED BY HIM OR HER ON BEHALF OF T S DEVELOPMENT, LLC, BY AUTHORITY OF IT'S MEMBERS AND SAID THE_____ BY IT'S VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES:

DATE	BY	APP	REVISIONS

DESIGNED | DRAWN WJ | CHECKED DLM | BY

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BOOK 203 | DATE 09/09/2019

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LAKE MANAWA CENTRE SUB
LOT 1 REPLAT 2
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

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