

# 34<sup>TH</sup> & 1<sup>ST</sup> REDEVELOPMENT

## Development Plan Letter of Intent

The proposed 8.5 acre redevelopment project will consist of 3 lots on undeveloped land owned by and currently being replatted by the City of Council Bluffs as Main Line Subdivision, which is located near 34<sup>th</sup> Street and 1<sup>st</sup> Avenue. The land will be purchased under a development agreement between the City of Council Bluffs and Knudson Development, LLC as awarded via an RFP (Resolution 19-236) on October 7, 2019.

The redevelopment project will consist of commercial buildings, mixed use residential/commercial buildings, townhomes, apartment buildings, and amenity space. Lot 1 is currently zoned C-2 and Lots 2 and 3 are currently zoned R-3. A portion of Lot 1 will be rezoned to MCR to allowed mixed use commercial/residential. Lots 2 and 3 are being rezoned to MCR by the City of Council Bluffs.

Four buildings are proposed for Lot 1, which is located north of 1<sup>st</sup> Avenue. Of the proposed buildings, two are proposed commercial space, one is proposed commercial/residential, and one is proposed residential. Total proposed residential space in the two buildings is 35 units. Parking for these buildings will be behind the buildings and accessed via a driveway on 34<sup>th</sup> Street and a driveway on West Broadway.

Ten buildings are proposed for Lots 2 and 3, which are located between 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue. Of the proposed buildings, four are proposed apartment buildings totaling 182 units, and six are proposed townhome buildings totaling 38 units. Parking for the apartment buildings will be internal to the lots and will be accessed via a driveway on 34<sup>th</sup> Street, a driveway on 32<sup>nd</sup> Street, and a driveway on 2<sup>nd</sup> Avenue. The townhomes buildings will share driveways between every two units. Four of the townhome buildings will have driveway access on 2<sup>nd</sup> Avenue.

The proposed buildings abutting West Broadway will be served by an existing water main along 34<sup>th</sup> Street and along West Broadway. A water main extension along 34<sup>th</sup> Street and within the 1<sup>st</sup> Avenue right-of-way will serve the proposed buildings abutting 1<sup>st</sup> Avenue. An existing water main on the south side of 2<sup>nd</sup> Avenue will serve the proposed townhomes.

An existing sanitary sewer main runs in an easement through Lot 1 and will serve the buildings on Lot 1. The existing easement is planned to be maintained at the current location. New sanitary sewer lines will be constructed in Lots 2 and 3 to serve the townhomes and apartment buildings. These new sanitary sewer lines will tie into the existing sanitary sewer main in 2<sup>nd</sup> Avenue.

An existing storm sewer easement runs between Lots 2 and 3 and is planned to be maintained at the current location.

A 12-foot wide paved pedestrian trail to be located in the 1<sup>st</sup> Avenue right-of-way will be constructed as part of this project.

The construction of the project will consist of 4 primary phases as noted on Sheet A-5.

- Phase 1 construction: 09.30.2020 – 01.28.2022
- Phase 2 construction: 03.29.2021 – 05.28.2022
- Phase 3 construction: 07.27.2021 – 09.25.2022
- Phase 4 construction: 11.24.2021 – 12.24.2022



# CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION

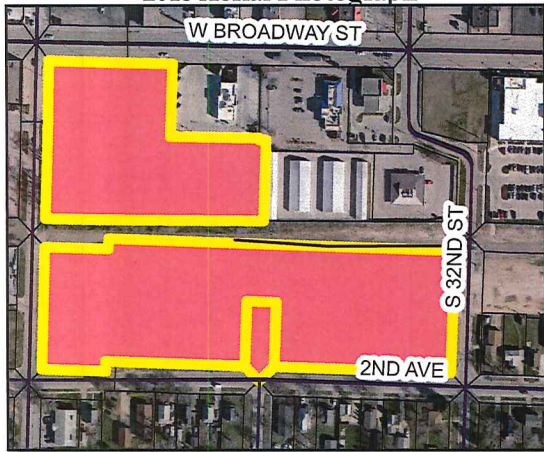
## CASES #MCR-20-001, ZC-20-001, and SUB-20-002 LOCATION/ZONING MAP

**Map Legend**

- ZC-20-001, MCR-20-001, and SUB-20-002 - Case Location
- Corridor Design Overlay
- Parcels



2018 Aerial Photograph



Note: Subject properties are highlighted in red.

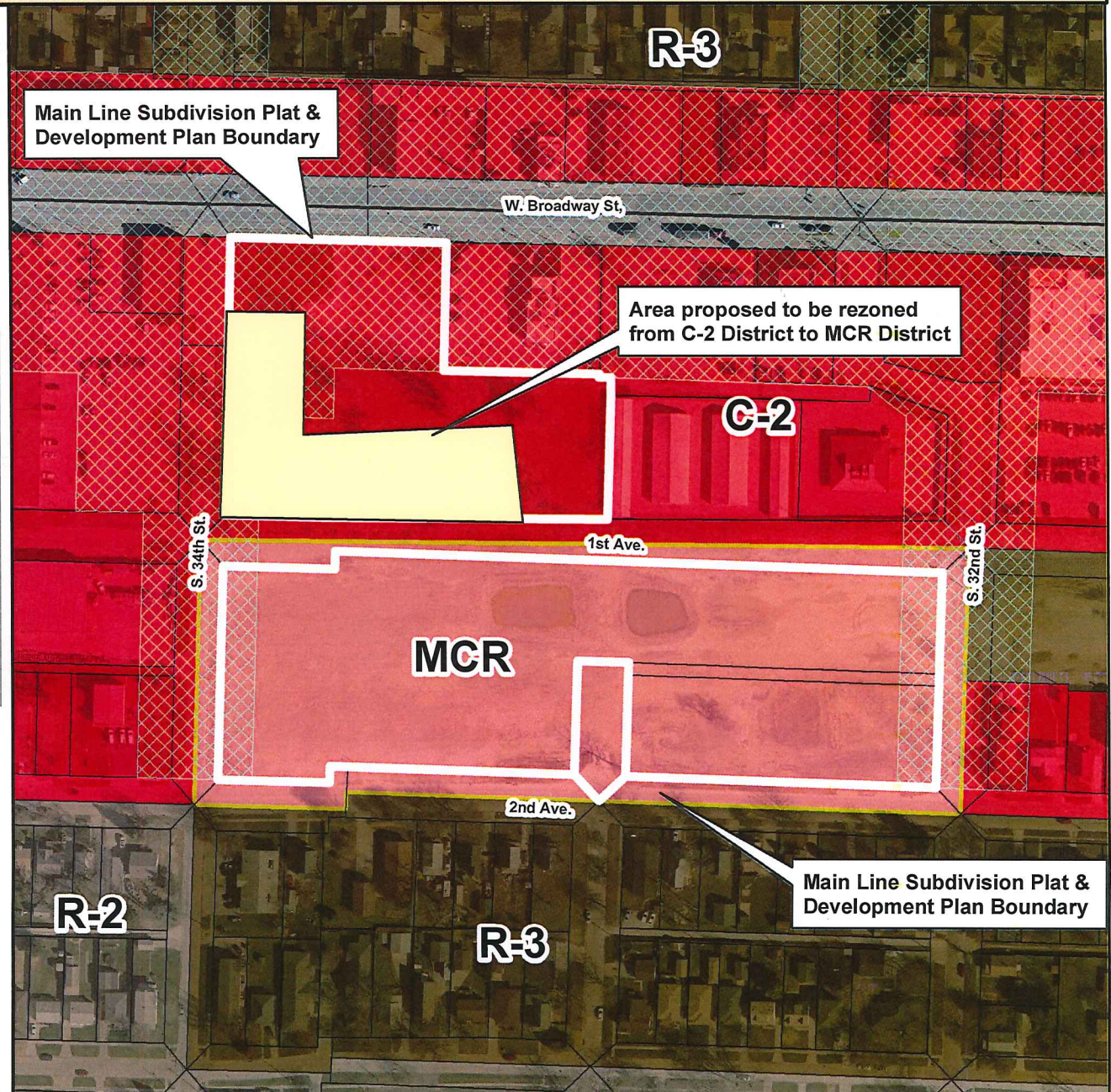


Last Amended: 12/21/19



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 disclaims any and all responsibility for errors, if any, in the information contained on this map. 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.





PROPOSED REZONING AREA



**LEGAL DESCRIPTION:**

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 5, OF FERRY'S ADDITION; THENCE N 89°10'19" W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 5, OF FERRY'S ADDITION, A DISTANCE OF 7.00 FEET, TO THE POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF A 7.00 FOOT WIDE STREET DEDICATION SAID POINT ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET; THENCE N 01°37'04" E ALONG SAID EAST RIGHT OF WAY LINE OF A 7.00 FOOT WIDE STREET DEDICATION, A DISTANCE OF 180.03 FEET; THENCE S 88°22'21" E, A DISTANCE OF 77.03 FEET; THENCE S 01°37'39" W, A DISTANCE OF 103.00 FEET; THENCE N 89°20'43" E, A DISTANCE OF 84.25 FEET; THENCE N 85°20'20" E, A DISTANCE OF 150.55 FEET; THENCE S 04°39'40" E, A DISTANCE OF 82.00 FEET; THENCE S 00°27'13" W, A DISTANCE OF 10.91 FEET; THENCE N 89°10'19" W, A DISTANCE OF 320.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,546 SQUARE FEET OR 0.77 ACRES, MORE OR LESS.

**SCHEMME**  
*Design with Purpose. Build with Confidence.*

## ATTACHMENT C

**34TH STREET & 1ST AVE  
REDEVELOPMENT  
DEVELOPMENT PLANS  
COUNCIL BLUFFS, IA  
PROPOSED REZONING**

**JOB NO.**  
**07792.001**

OF

\\192.168.1.100\192.168.1.100\192.168.1.100

## COUNCIL BLUFFS, IA



## PROJECT LOCATION

1 LOCATION MAP  
NO SCALE



MAIN LINE SUBDIVISION LOTS 1-3 INCLUSIVE, A REPEAT OF LOTS 1-6 IN BLOCK 6, LOTS 1-12 IN BLOCK 7, LOTS 1-16 IN BLOCK 8, ALL IN BRYANT AND CLARK'S SUBDIVISION; AND LOTS 11-13 IN BLOCK "A" PERRY'S SECOND ADDITION; AND LOTS 1-8 IN BLOCK 5, LOTS 1-6 IN BLOCK 6 ALL IN FERRY'S ADDITION; AND VACATED STREETS AND ALLEYS, ALL IN THE CITY OF COUNCIL BLUFFS, IOWA.

[illegible]

**SCHEMMER**  
Design with Purpose. Build with Confidence.

ATTACHMENT D

**34TH STREET & 1ST AVE  
REDEVELOPMENT  
DEVELOPMENT PLANS  
COUNCIL BLUFFS, IA  
COVER SHEET**

**PROJECT NO.: 07792.001**

0









PERSPECTIVE



TYPICAL ELEVATION

DESIGNED:	DATE:	12.13.19
DRAWN:	DATE:	
CHECKED:	DATE:	
APPROVED:	DATE:	
REVISIONS:	DATE:	
NO.:	DATE:	
DESCRIPTION:	DATE:	

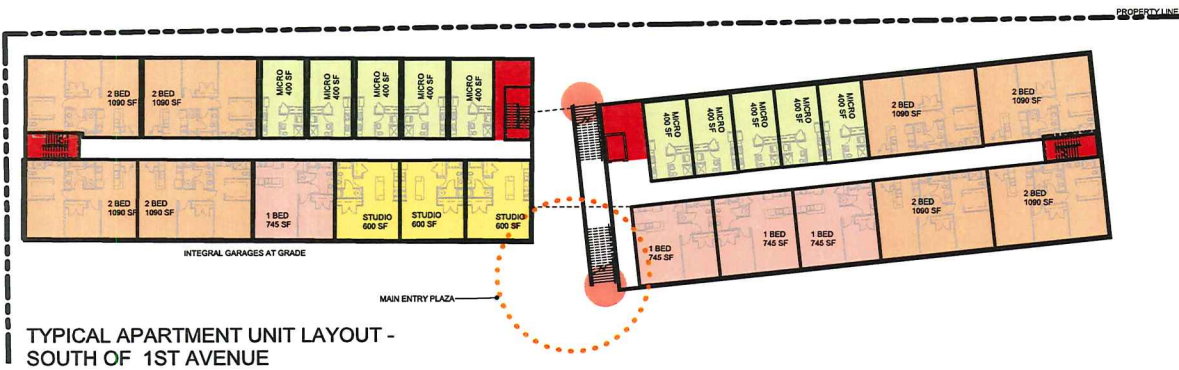
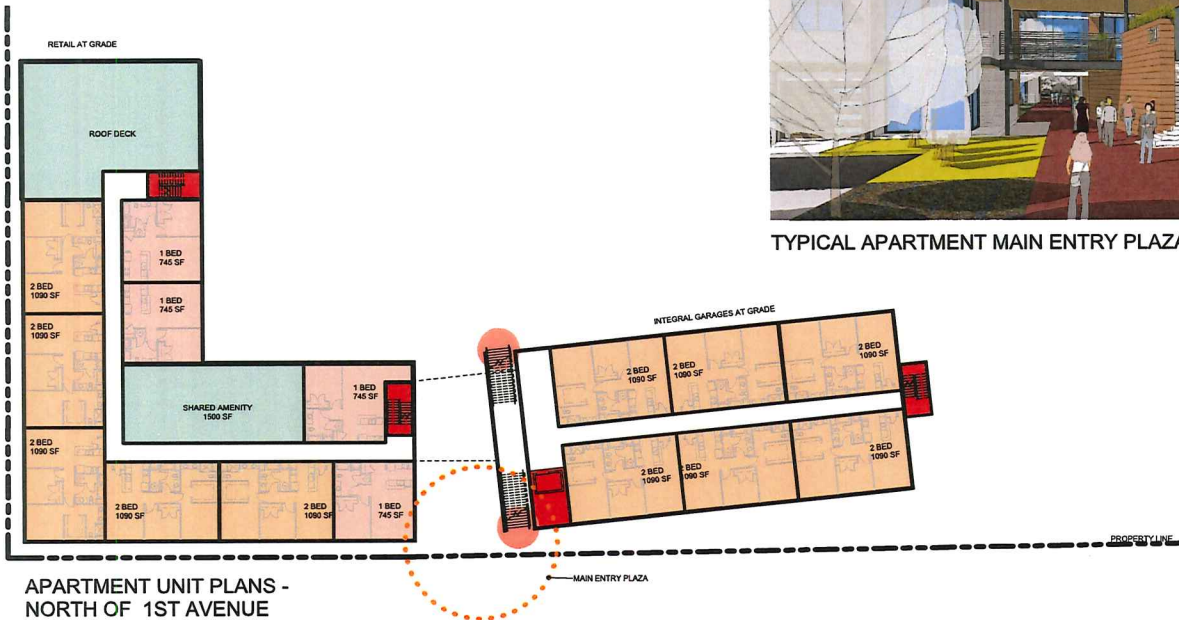
**SCHEMMER**  
Design with Purpose. Build with Confidence.

34TH STREET & 1ST AVE  
DEVELOPMENT PLANS  
COUNCIL BLUFFS, IOWA  
APARTMENT ARCHITECTURAL  
CONCEPT

PROJECT NO.: 07792001

A2





DESIGNED:	Designer	ISSUE DATE:	12/11/2010
DOAWN:	Author	REVISIONS:	
	No.	DATE	BY: DESCRIPTION:
CHECKED:	Checker		
<p>THIS DOCUMENT IS UNCLASSIFIED DATE 05/20/2013 BY 60322 UCBAW/STP REASON: INFORMATION IN THIS DOCUMENT IS NOT RELIABLE FOR USE IN THE PRODUCTION OF TECHNICAL DATA OR FOR ANY OTHER PURPOSES. IT IS THE PROPERTY OF THE U.S. GOVERNMENT AND IS TO BE REPRODUCED IN ANY FORM AND BY ANY MEANS WITHOUT PERMISSION.</p>			

**SCHEMMER**  
*Design with Purpose. Build with Confidence.*

***Design with Purpose. Build with Confidence.***

**34TH STREET & 1ST AVE**

## DEVELOPMENT PLANS

COUNCIL BLUFFS, IOWA

## APARTMENT UNIT LAYOUT

PROJECT NO.: 07792001

A3





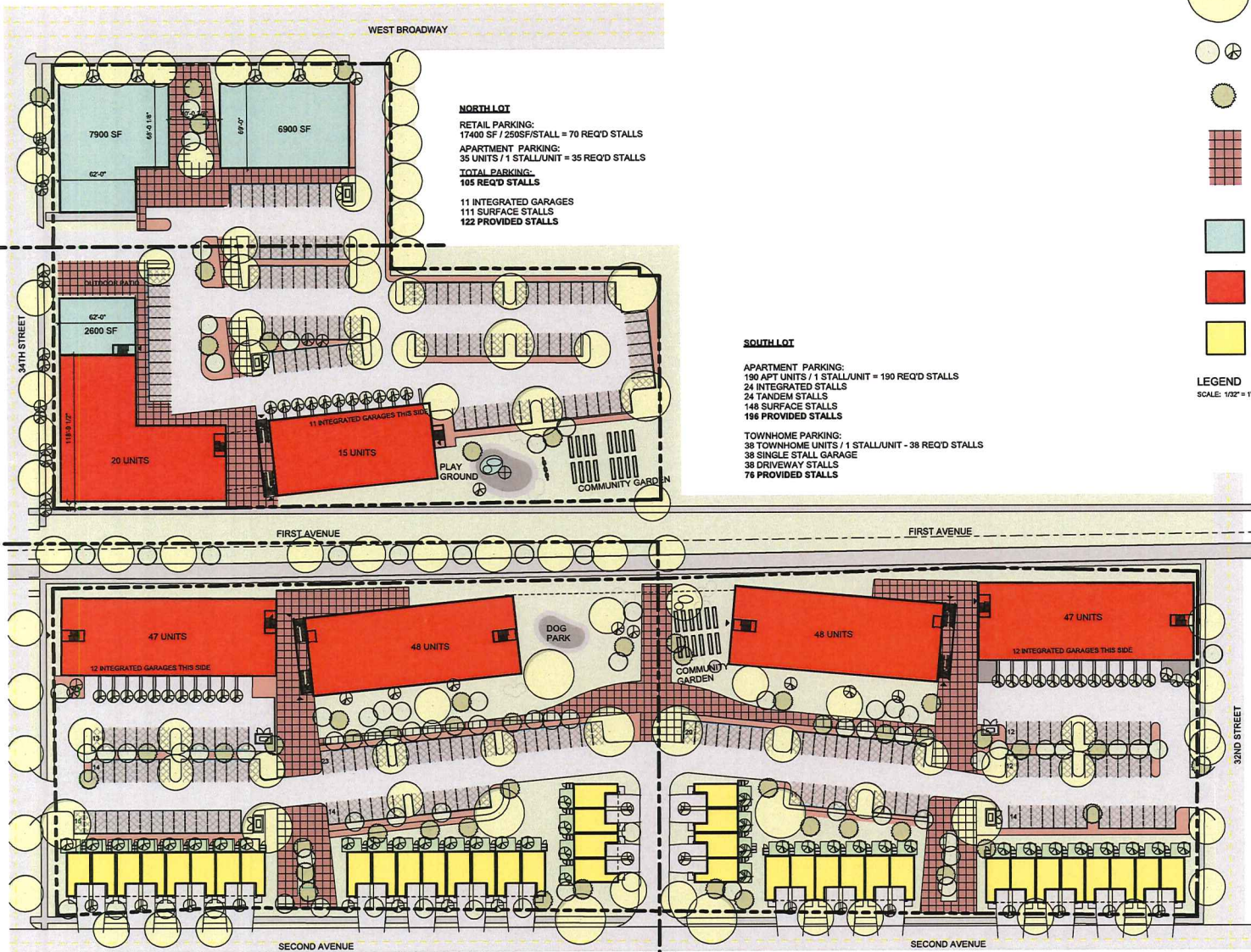


C:\Users\jchris\Documents\07792001\07792001\_A5C1\_Landscape.dwg  
12/22/2011 10:05:01 PM

07792001-2-A5

2 FIRST FLOOR - SITE PLAN FINAL Sheet A5  
SCALE: 1" = 40'-0"

SITE LANDSCAPE PLAN



34TH STREET & 1ST AVE  
DEVELOPMENT PLANS  
COUNCIL BLUFFS, IOWA  
SITE LANDSCAPE PLAN

PROJECT NO.: 07792001

A5

**SCHEMMER**  
Design with Purpose. Build with Confidence.

ISSUE DATE: 11/13/19

REVISIONS: BY: DESCRIPTION:

DATE: 11/13/19

DRAWN: BS

CHECKED: I

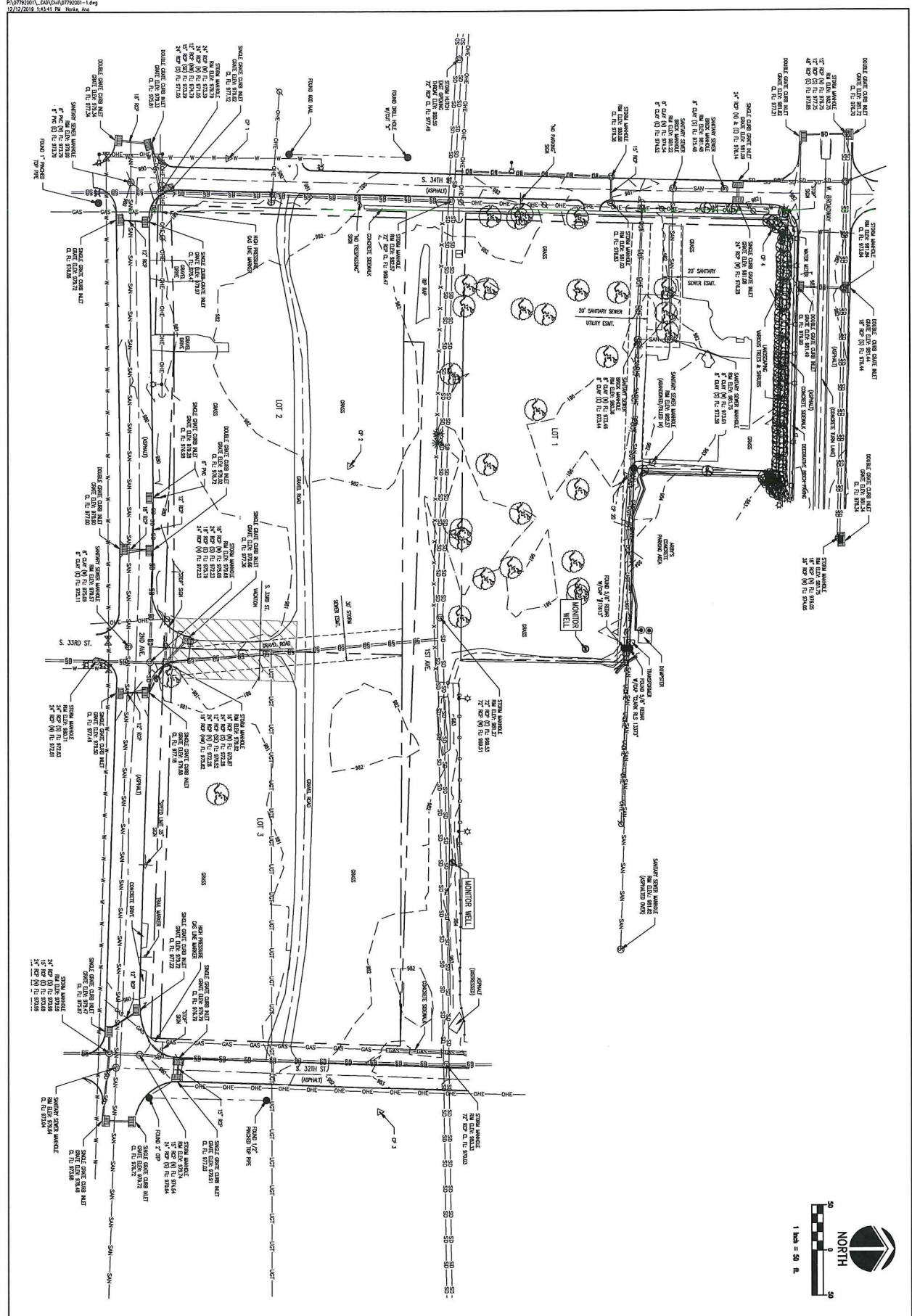
DESIGNED: BS

PROJECT NO.: 07792001

DATE: 11/13/19

BY: DESCRIPTION:





**C000**

**PROJECT NO.: 07792.001**

**34TH STREET & 1ST AVE  
REDEVELOPMENT  
DEVELOPMENT PLANS  
COUNCIL BLUFFS, IA**

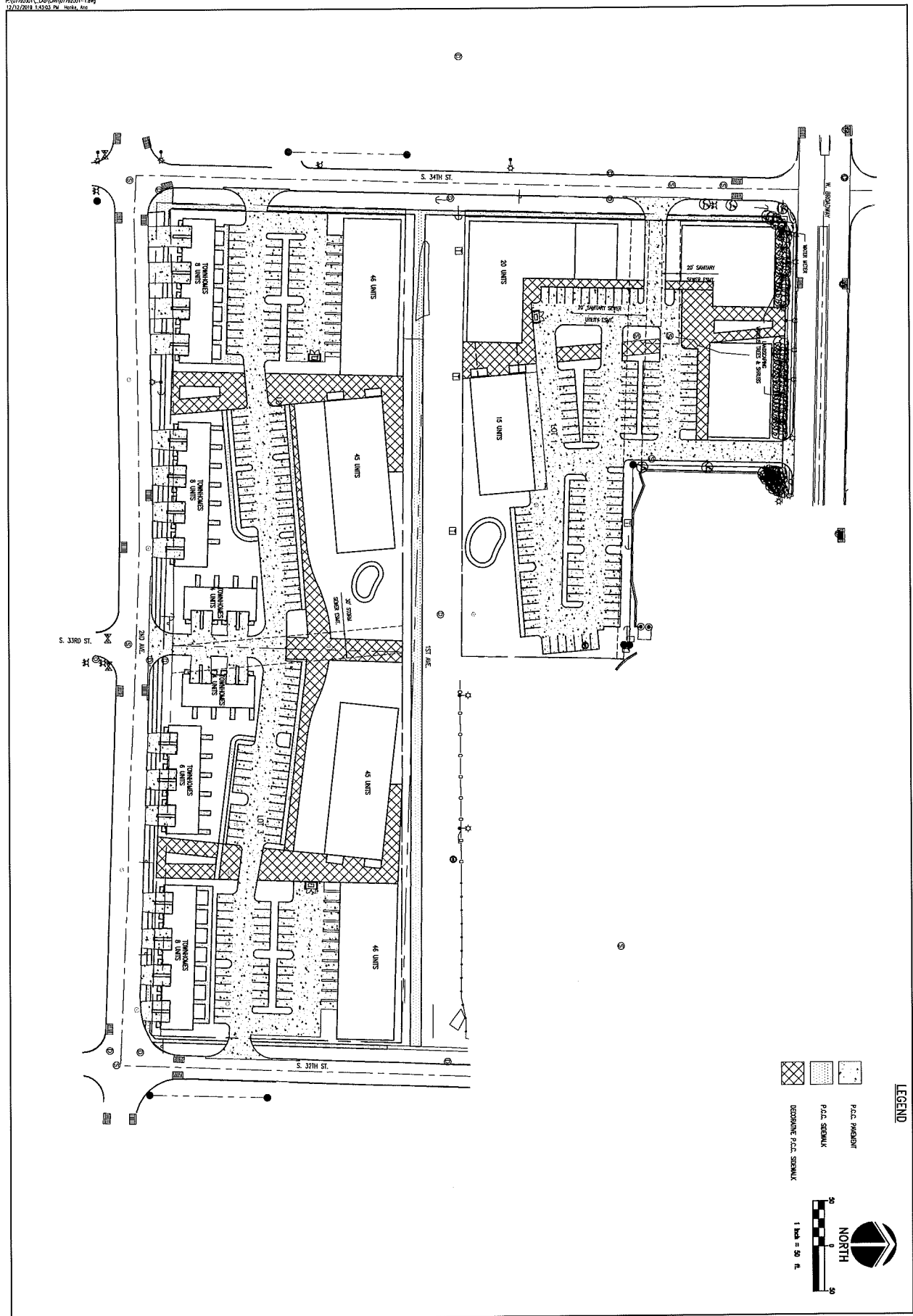
---

**EXISTING CONDITIONS PLAN**

**SCHEMMER**  
Design with Purpose. Build with Confidence.

DESIGNED:	XXX	ISSUE DATE:	12/13/2011	
		REVISONS:		
DRAWN:	XXX	No.:	DATE:	BY: DESCRIPTION:
CHECKED:	XXX			

THIS DRAWING IS BEING MADE AVAILABLE BY ECHSTAR FOR USE ON THE PROJECT IN ACCORDANCE WITH ECHSTAR'S AGREEMENT WITH MEMBERS OF THE PROJECT FOR THE PURPOSES OF THE PROJECT. ECHSTAR SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY OR DAMAGES OF ANY KIND OR IN ANY MANNER THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT.



**PROJECT NO.: 07792.001**

**C101**

**34TH STREET & 1ST AVE**  
REDEVELOPMENT  
DEVELOPMENT PLANS  
COUNCIL BLUFFS, IA

**SITE LAYOUT PLAN**

**SCHEMMER**  
Design with Purpose. Build with Confidence.

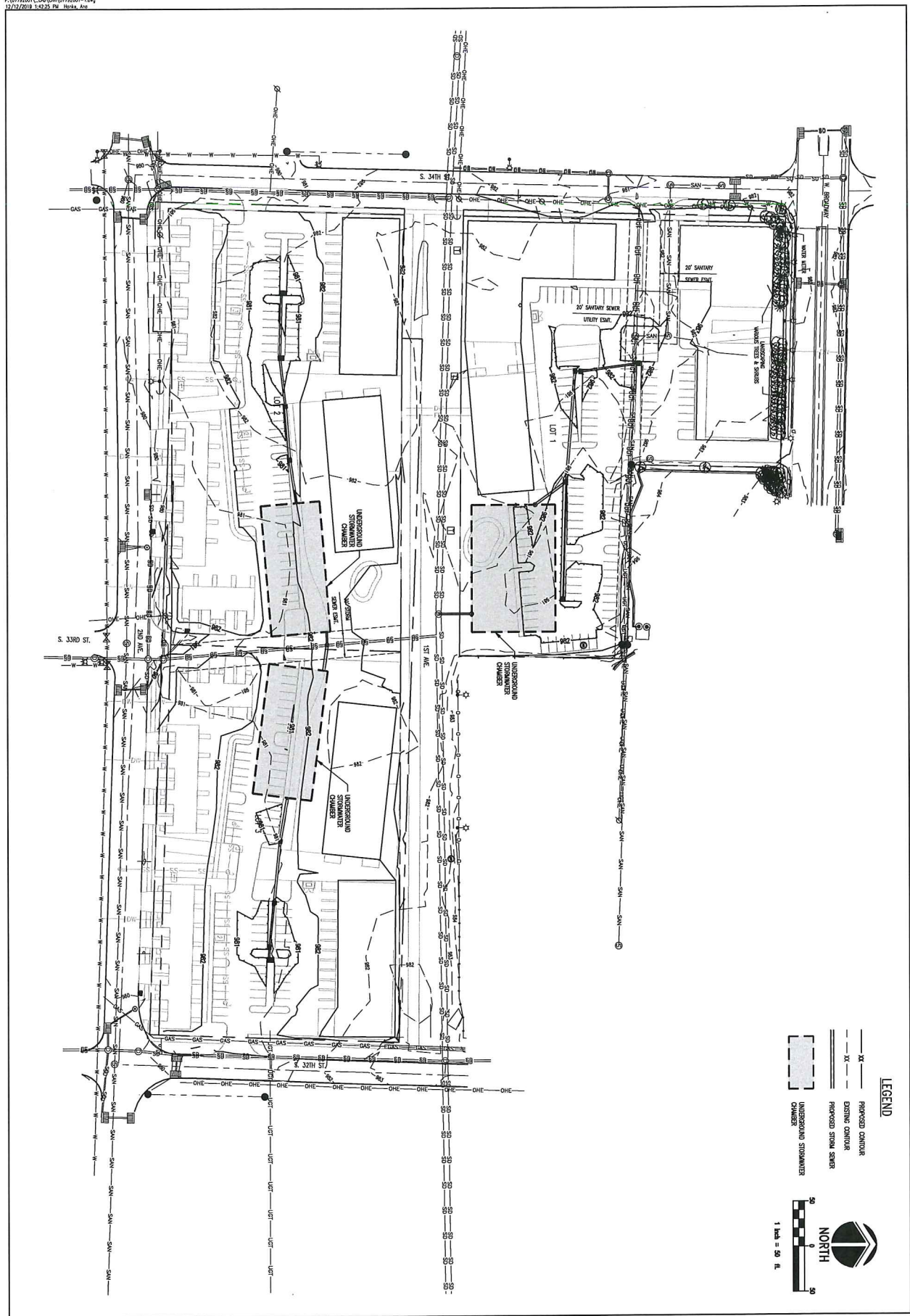
DESIGNED: XXX  
DRAWN: XXX  
CHECKED: XXX

ISSUE DATE: 12/15/2014  
REVISIONS:

No.	DATE	BY	DESCRIPTION

THIS DOCUMENT IS BEING MADE AVAILABLE BY SCHEMMER & ASSOCIATES, INC. FOR THE PROJECTED REDEVELOPMENT OF THE COUNCIL BLUFFS, IA. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.





C102

PROJECT NO.: 07792.001

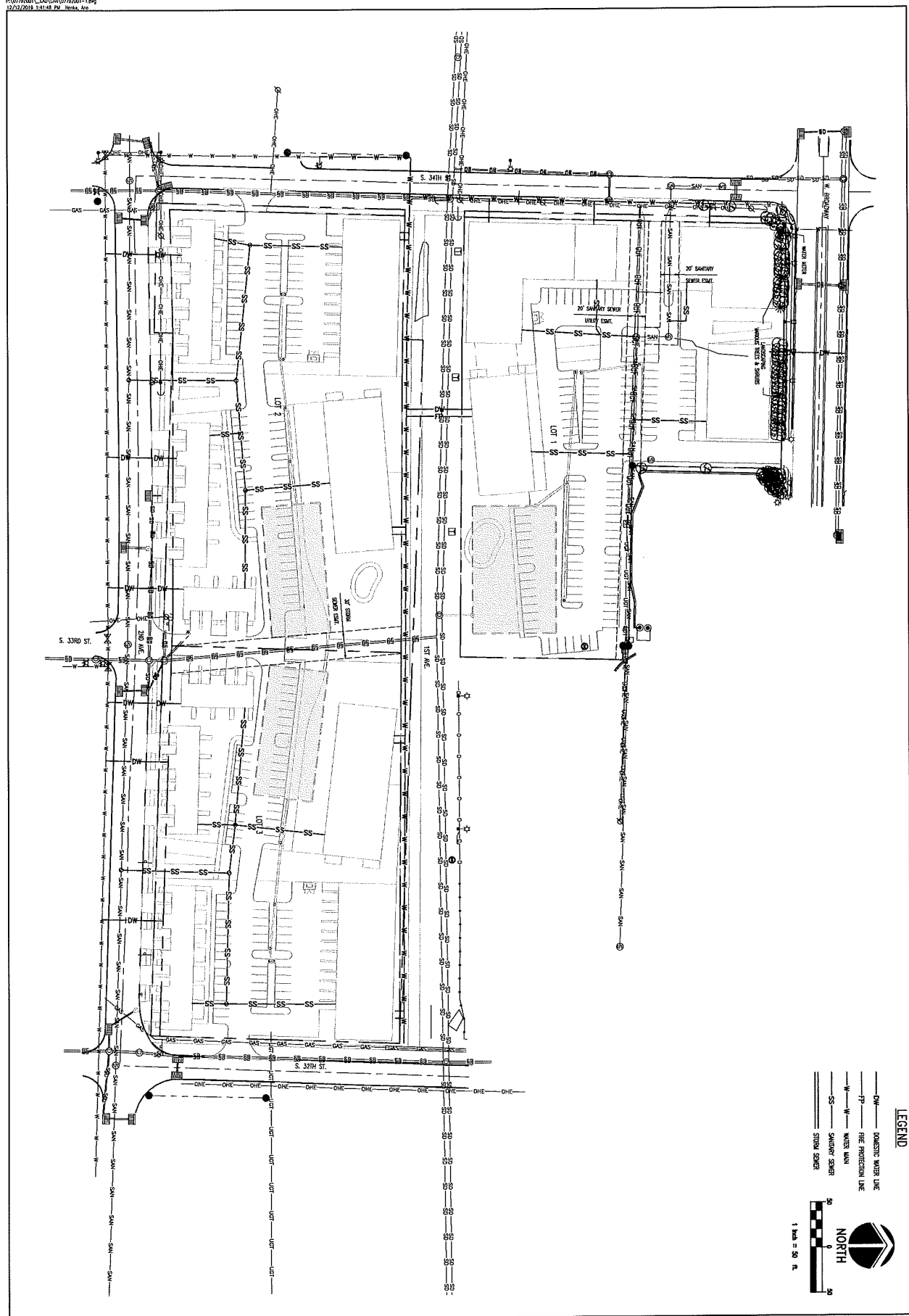
**34TH STREET & 1ST AVE  
REDEVELOPMENT  
DEVELOPMENT PLANS  
COUNCIL BLUFFS, IA**

**SITE GRADING & DRAINAGE PLAN**

**SCHEMMER**  
Design with Purpose. Build with Confidence.

DESIGNED:	XXX	ISSUE DATE:	10/13/2018
DRAWN:	XXX	REVISIONS:	
CHECKED:	XXX	No.:	DATE:
		BY:	DESCRIPTION:

THIS DRAWING IS BEING MADE  
AVAILABLE BY SCHEMMER FOR YOUR  
USE ON THIS PROJECT IN  
ACCORDANCE WITH THE STANDARD  
AGREEMENT FOR PROFESSIONAL  
SERVICES. SOME MODIFICATIONS  
MAY BE NECESSARY TO ACCOMMODATE  
THE PROJECT. THE USER SHALL  
OBTAIN A PROFESSIONAL ENGINEER'S  
SEAL AND SIGNATURE FOR THE  
DESIGN OF THE PROJECT.



C103

**PROJECT NO.: 07792.001**

**34TH STREET & 1ST AVE  
REDEVELOPMENT  
DEVELOPMENT PLANS  
COUNCIL BLUFFS, IA**

---

**SITE UTILITY PLAN**

**SCH≡MMER**  
*Design with Purpose. Build with Confidence.*

[illegible]



**PRELIMINARY DRAINAGE STUDY**  
34<sup>th</sup> & 1<sup>st</sup> Development Plan Submittal  
Council Bluffs, IA  
12/11/19

**SUMMARY**

This preliminary drainage study was prepared for a proposed mixed commercial residential redevelopment project located at 34<sup>th</sup> Street and 1<sup>st</sup> Avenue in Council Bluffs, IA. The proposed development will contain residential apartments, townhouses, commercial space, and amenity areas. The site was analyzed into two areas, the north area being the portion of the property located north of 1<sup>st</sup> Avenue, and the south area being the portion of the property located south of 1<sup>st</sup> Avenue. Drainage calculations have been completed to determine required storm water detention and release rates in accordance with SUDAS and City of Council Bluffs design standards. The calculations noted below were performed utilizing the SCS Method.

**I. Existing Conditions**

Both areas of the property were previously developed but are currently vacant. The existing site conditions were calculated based on the conditions for 2011. The existing north area of the site is 3.15 acres with 0.86 acres of impervious area, and 2.29 acres of pervious area. The existing south area of the site is 5.58 acres with 2.37 acres of impervious area, 2.18 acre of gravel area, and 1.03 acres of pervious area. Based on the USDA Custom Soil Resource Report, the soil in the project areas is Cooper-Urban Land Complex, which is in the Hydrologic Soil Group D. The Curve Numbers used for were 98 for impervious areas, 91 for gravel areas, and 80 for pervious areas. The composite Curve Number used for the existing north site conditions is 85 and the composite curve number for the existing south site conditions is 92.

**II. Proposed Conditions**

The proposed north area site drainage has 0.41 acres of pervious and 2.74 acres of impervious space. The Curve Numbers used were 80 and 98, respectively. The composite Curve Number used for the proposed site conditions is 94. The majority of the runoff from the proposed site will be collected by area inlets and curb inlets, and conveyed to the underground detention system, which will treat and detain the 100-year post-construction runoff to discharge at the 5-year pre-construction runoff rate. In order to discharge the 100-year post-construction storm water volume at the 5-year pre-construction runoff rate, the underground detention system will require an estimated volume of 125,000 cubic feet. The underground detention system is proposed to tie into the existing storm sewer located in the 1<sup>st</sup> Avenue right-of-way.

The proposed south area site drainage has 1.32 acres of pervious area and 4.26 acres of impervious area. The Curve Numbers used were 80 and 98, respectively. The composite Curve Number used for the proposed site conditions is 93. The majority of the runoff from the proposed site will be collected by area inlets and curb inlets, and conveyed to the underground detention systems, which will treat and detain the 100-year post-construction runoff to discharge at the 5-year pre-construction runoff rate. In order to discharge the 100-year post-construction storm water volume at the 5-year pre-construction runoff rate, the underground detention system will require an estimated volume of 90,000 cubic feet. The underground detention system is proposed to tie into the existing storm sewer located in the vacated 33<sup>rd</sup> Street right-of-way.

### **III. Runoff Summary**

Hydraflow Hydrographs Extension for AutoCAD Civil 3D 2018 was used to calculate the pre- and post-development runoff rates for the 2-year, 5-year, and 100-year storm events for each site. The pre- and post-development runoff rates are as follows:

	2 Year (cfs)	5 Year (cfs)	100 Year (cfs)
Pre-Development <b>E1</b> (north)	<b>7.92</b>	<b>10.93</b>	<b>27.06</b>
Post-Development <b>P1</b> (north)	<b>19.38</b>	<b>24.77</b>	<b>52.59</b>

	2 Year (cfs)	5 Year (cfs)	100 Year (cfs)
Pre-Development <b>E2</b> (south)	<b>17.78</b>	<b>23.08</b>	<b>50.42</b>
Post-Development <b>P2</b> (south)	<b>18.37</b>	<b>23.65</b>	<b>50.91</b>

Note: Runoff rates listed in the tables above are flows entering the underground storm water detention system. Flows exiting the underground storm water detention system shall not exceed the pre-developed 5-year pre-construction runoff rate.



**A REPLAT OF LOTS 1-6 IN BLOCK 6, LOTS 1-12 IN BLOCK 7,  
LOTS 1-16 IN BLOCK 8, ALL IN BRYANT AND CLARK'S SUBDIVISION;  
AND LOTS 11-13 IN BLOCK "A" PERRY'S SECOND ADDITION;  
AND LOTS 1-8 IN BLOCK 5, LOTS 1-6 IN BLOCK 6 ALL IN FERRY'S ADDITION;  
AND VACATED STREETS AND ALLEYS, ALL IN THE CITY OF COUNCIL BLUFFS,  
POTTAWATTAMIE COUNTY, IOWA.**

Section Corner  
1/2" Rebar, Cop # 11B04  
(Unless Otherwise Noted)  
K/UW Marker  
ROW Rail  
Control Point  
Bench Mark  
Platted Distance  
Measured Bearing & Distance  
Recorded As  
Deed Distance  
Calculated Distance  
Minimum Protection Elevation  
Centerline  
Section Line  
1/4 Section Line  
1/4 1/4 Section Line  
Easement Line

Found	Set
▲	△
●	○
■	□
⊥	⊗
○ CP	
●	
P	
M	
D	
C	
MPE	
-----	
-----	
-----	

**SURVEYOR'S NAME & RETURN TO:**  
MICHAEL G. GIER  
SYNDER & ASSOCIATES, INC.  
1751 MADISON AVENUE  
COUNCIL BLUFFS, IOWA 51503  
712-322-3202  
MGIER@SYNDER-ASSOCIATES.COM

**SERVICE PROVIDED BY:**  
SYNDER & ASSOCIATES, INC.

**SURVEY LOCATED:**  
PART OF BLOCK 6, BLOCK 7, AND BLOCK 8 OF  
BRYANT AND CLARK'S SUBDIVISION  
OF BLOCK 6, SECOND ADDITION  
AND PART OF BLOCK 5 AND BLOCK 6 IN FERRY'S  
ADDN ALL IN THE CITY OF COUNCIL BLUFFS, IOWA

**REQUESTED BY:**  
CITY OF COUNCIL BLUFFS, IOWA

**OWNER:**  
CITY OF COUNCIL BLUFFS, IOWA

**BASIS OF BEARING**  
STATE PLANE COORDINATE SYSTEM:  
IOWA SOUTH: IA RTN DERIVED

Project No: 1190538  
Sheet 1 of 2

1751 MADISON AVENUE  
COUNCIL BLUFFS, IA 51503  
712-322-3202 | [www.snyder-associates.com](http://www.snyder-associates.com)

**SNYDER & ASSOCIATES, INC.**

Project No: 1190538 Sheet 1 of 2



# MAIN LINE SUBDIVISION

## FINAL PLAT

### PLAT DESCRIPTION

NORTH TRACT DESCRIPTION (LOT 1 AND STREET DEDICATION "A")  
ALL OF LOTS 1 & 8 BLOCK 5 OF FERRY'S ADDITION, LOTS 11-13 BLOCK "A" OF FERRY'S 2ND ADDITION, LOTS 1-6 BLOCK 6 OF BRYANT & CLARKS SUBDIVISION, INCLUDING PART OF VACATED SOUTH 33RD STREET AND ALLEYS ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 OF SAID BLOCK 5, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET AND THE SOUTH RIGHT OF WAY LINE OF WEST BROADWAY STREET; THENCE SOUTH 88°34'19" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK 5 AND SAID BLOCK "A", 278.45 FEET TO THE NORTHEAST CORNER OF LOT 11 OF SAID BLOCK "A"; THENCE SOUTH 1°17'32" WEST ALONG THE EAST LINE OF SAID LOT 11, 85.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 88°34'19" EAST ALONG THE SOUTH LINE OF SAID BLOCK "A", 199.73 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK "A"; THENCE SOUTH 1°17'32" WEST 5.85 FEET; THENCE SOUTH 88°34'19" EAST 5.91 FEET; THENCE SOUTH 2°54'05" WEST 25.48 FEET; THENCE SOUTH 1°17'32" WEST 156.63 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 1ST AVENUE; THENCE NORTH 89°32'58" WEST ALONG SAID NORTH RIGHT OF WAY LINE 350.52 FEET; THENCE NORTH 88°40'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID BLOCK 5, 144.29 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 5 AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET; THENCE NORTH 1°37'32" EAST ALONG SAID EAST RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID BLOCK 5, 357.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.21 ACRES (139,796 S.F.), MORE OR LESS, INCLUDING STREET DEDICATION "A".

AND

SOUTH TRACT DESCRIPTION (LOT 2 AND LOT 3 AND STREET DEDICATION "B" AND STREET DEDICATION "C")  
ALL OF LOTS 1 & 8 BLOCK 6 OF FERRY'S ADDITION, LOTS 1-12 BLOCK 7 OF BRYANT & CLARKS SUBDIVISION, LOTS 1-18 BLOCK 8 OF BRYANT & CLARKS SUBDIVISION, INCLUDING PART OF VACATED SOUTH 33RD STREET AND ALLEYS ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 6, SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET AND THE SOUTH RIGHT OF WAY LINE OF 1ST AVENUE; THENCE SOUTH 88°36'57" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG THE NORTH LINE OF SAID BLOCK 6, 144.12 FEET TO A POINT ON THE WEST LINE OF LOT 6 OF SAID BLOCK 7; THENCE NORTH 1°45'56" EAST ALONG SAID WEST LINE OF LOT 6 AND ALONG SAID SOUTH RIGHT OF WAY LINE, 22.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 87°57'08" EAST ALONG THE NORTH LINE OF SAID BLOCK 7, THE NORTH LINE OF SAID BLOCK 8 AND ALONG SAID SOUTH RIGHT OF WAY LINE, 780.49 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 8 AND TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 32ND STREET; THENCE SOUTH 1°57'08" WEST ALONG THE EAST LINE OF SAID BLOCK 8 AND ALONG SAID WEST RIGHT OF WAY LINE, 276.99 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID BLOCK 8 AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 2ND AVENUE; THENCE NORTH 88°05'57" WEST ALONG THE NORTH RIGHT OF WAY LINE OF 2ND AVENUE AND ALONG THE SOUTH LINE OF SAID BLOCK 8 AND SAID BLOCK 7, 779.58 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID BLOCK 7; THENCE SOUTH 1°45'56" WEST ALONG SAID SOUTH RIGHT OF WAY LINE 20.19 FEET; THENCE NORTH 88°40'05" WEST ALONG THE SOUTH LINE OF SAID BLOCK 6 AND ALONG SAID NORTH RIGHT OF WAY LINE, 143.74 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 6 AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET; THENCE NORTH 1°47'07" EAST ALONG THE WEST LINE OF SAID BLOCK 6 AND ALONG SAID EAST RIGHT OF WAY LINE, 276.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.88 ACRES (256,222 S.F.), MORE OR LESS, INCLUDING STREET DEDICATION "B" AND STREET DEDICATION "C".

### S. 33RD STREET VACATION DESCRIPTION

ALL OF THE SOUTH 33RD STREET RIGHT OF WAY BETWEEN BLOCKS 7 AND 8, BRYANT AND CLARK'S SUBDIVISION AND BOUNDED ON THE NORTH BY AN EXTENSION OF THE NORTH LINE OF THE EAST - WEST ALLEYS IN SAID BLOCKS.

### DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CITY OF COUNCIL BLUFFS BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE PLAT DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 1 THROUGH 3 INCLUSIVE; SAID PROPERTY TO BE KNOWN AS MAIN LINE SUBDIVISION.

AS PART OF THIS PLATTING, CITY OF COUNCIL BLUFFS DOES HEREBY GRANT TO THE CITY OF COUNCIL BLUFFS, A MUNICIPAL CORPORATION OF THE STATE OF IOWA, AND ITS AGENTS, CONTRACTORS AND ASSIGNS, AND FRANCHISE UTILITY PROVIDERS, PERMANENT NONEXCLUSIVE EASEMENTS IN, ON, OVER, AND ACROSS THE REAL ESTATE AS SHOWN ON THE DRAWING WHICH IS PART OF THIS DOCUMENT, THESE EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- ERECTOR 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 WILL NOT BE UNREASONABLY WITHHELD. PROVIDED HOWEVER GRANTOR SHALL HAVE THE RIGHT TO PLACE AND MAINTAIN A SURFACED ROADWAY OVER AND WITHIN THE EASEMENT AREA.
- 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 WILL NOT BE UNREASONABLY WITHHELD.
- 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.
- REMOVAL AND REPLACEMENT: WITH THE EXCEPTION OF EXISTING STRUCTURES, THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENTS 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.
- SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING.
- 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.
- 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: COVENANTS WILL BE RECORDED IN A DOCUMENT SEPARATE OF THE PLAT INSTRUMENT.

### STREET DEDICATION

THE FOLLOWING DESCRIBED PARCELS ARE HEREBY DEDICATED TO THE CITY OF COUNCIL BLUFFS AS PERMANENT STREET RIGHT OF WAY.

### STREET DEDICATION "A" DESCRIPTION

A PART OF LOTS 3, 4, 5, 8 AND PARTS OF VACATED ALLEYS IN BLOCK 5, FERRY'S ADDITION TO COUNCIL BLUFFS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8, SAID POINT ALSO BEING THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET AND THE SOUTH RIGHT OF WAY LINE OF WEST BROADWAY STREET; THENCE SOUTH 88°34'19" EAST ALONG THE NORTH LINE OF SAID LOT 8 AND SAID SOUTH RIGHT OF WAY LINE, 114.8 FEET; THENCE SOUTH 88°34'19" WEST 6.32 FEET; THENCE SOUTH 1°17'32" WEST 353.01 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF 1ST AVENUE; THENCE NORTH 88°40'29" WEST ALONG SAID SOUTH LINE AND ALONG SAID NORTH RIGHT OF WAY LINE, 7.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING ON THE EXISTING EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET; THENCE NORTH 1°37'32" EAST ALONG SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID BLOCK 5, 357.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES (2,513 S.F.), MORE OR LESS.

### STREET DEDICATION "B" DESCRIPTION

A PART OF LOTS 1, 6 AND PARTS OF VACATED ALLEYS IN BLOCK 6, FERRY'S ADDITION TO COUNCIL BLUFFS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, SAID POINT ALSO BEING THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET AND THE SOUTH RIGHT OF WAY LINE OF 1ST AVENUE; THENCE SOUTH 88°36'57" EAST ALONG THE NORTH LINE OF SAID LOT 6 AND ALONG SAID SOUTH RIGHT OF WAY LINE, 7.00 FEET; THENCE SOUTH 1°47'07" WEST 276.13 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 6, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF 2ND AVENUE; THENCE NORTH 88°40'05" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID BLOCK 6, 7.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6, SAID POINT BEING ON THE EXISTING EAST RIGHT OF WAY LINE OF SOUTH 34TH STREET; THENCE NORTH 1°47'07" EAST ALONG THE WEST LINE OF SAID BLOCK 6 AND ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 276.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES (1,933 S.F.), MORE OR LESS.

### STREET DEDICATION "C" DESCRIPTION

A PART OF LOTS 1-8, BLOCK 7 AND A PART OF LOTS 1-8, BLOCK 8 ALL IN BRYANT AND CLARK'S SUBDIVISION, AND PART OF VACATED SOUTH 33RD STREET, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 7; THENCE SOUTH 87°57'08" EAST ALONG THE NORTH LINE OF SAID BLOCKS 7 AND 8 AND EXTENSIONS THEREOF AND ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF 1ST AVENUE, 780.49 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 8; THENCE NORTH 89°37'39" WEST, 780.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND SAID POINT BEING ON THE EXISTING SOUTH RIGHT OF WAY LINE OF 1ST AVENUE; THENCE NORTH 1°47'07" EAST ALONG SAID WEST LINE AND ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE, 22.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES (8,908 S.F.), MORE OR LESS.

### CITY OF COUNCIL BLUFFS

IN WITNESS WHEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: MAYOR: THE HONORABLE MATTHEW J. WALSH

STATE OF IOWA

COUNTY OF POTTAWATTAMIE } SS.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED MATTHEW J. WALSH, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE CITY OF COUNCIL BLUFFS AND THE SAID MATTHEW J. WALSH ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CITY BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES

### CITY COUNCIL

APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH

ATTESTED TO BY:

CITY CLERK: JODIQUAKENBUSH

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 MAIN LINE SUBDIVISION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS

DATE



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 Professional Land Surveyor under the laws of the State of Iowa.

Michael G. Geier, PLS. Date  
License Number 11904  
My License Renewal Date is December 31, 2021  
Pages or sheets covered by this seal:  
SHEETS 1 & 2 OF 2

REMOVED EASEMENT LANGUAGE	REVISION	DATE	BY
XXX	MCG	11-4-20	PL
Engineer	Checked By	Scale	1"=40'
Technician	R/C	Date	08/30/19
Project No:	1190538		

Sheet 2 of 2

COUNCIL BLUFFS, IOWA

1751 MADISON AVENUE  
COUNCIL BLUFFS, IA 51503  
712-332-3302 | www.anyder-associates.com

SNYDER & ASSOCIATES, INC. I

MAIN LINE SUBDIVISION

FINAL PLAT



Project No: 1190538

Sheet 2 of 2