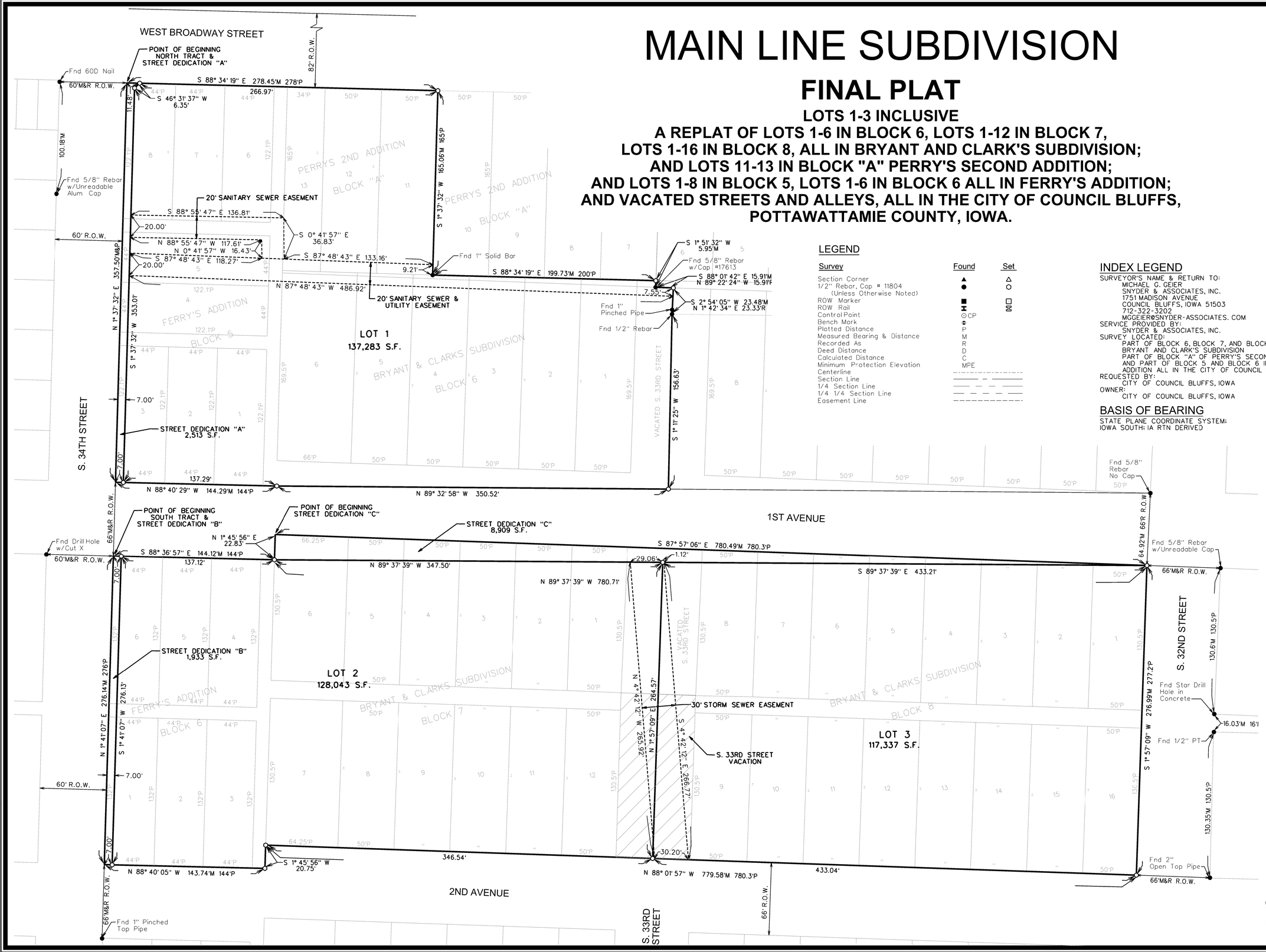
# MAIN LINE SUBDIVISION

## FINAL PLAT

### LOTS 1-3 INCLUSIVE
### 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.




## LEGEND

| Survey | Found | Set |
|---|---|---|
| Section Corner | ▲ | △ |
| 1/2" Rebar, Cap # 11804 (Unless Otherwise Noted) | ● | ○ |
| ROW Marker | ■ | □ |
| ROW Rail | H | H |
| ControlPoint | ⊙CP | |
| Bench Mark | BM | |
| Platted Distance | P | |
| Measured Bearing & Distance | M | |
| Recorded As | R | |
| Deed Distance | D | |
| Calculated Distance | C | |
| Minimum Protection Elevation | MPE | |
| Centerline | | |
| Section Line | | |
| 1/4 Section Line | | |
| 1/4 1/4 Section Line | | |
| Easement Line | | |

## INDEX LEGEND

SURVEYOR'S NAME & RETURN TO:
MICHAEL G. GEIER
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
MGGEIER@SNYDER-ASSOCIATES. COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PART OF BLOCK 6, BLOCK 7, AND BLOCK 8 OF BRYANT AND CLARK'S SUBDIVISION
PART OF BLOCK "A" OF PERRY'S SECOND ADDITION
AND PART OF BLOCK 5 AND BLOCK 6 IN FERRY'S ADDITION 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

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 1 | REMOVED EASEMENT LANGUAGE | 12/20/19 | JWI |

Engineer: XXX Checked By: MGG Scale: 1"= 40'
Technician: RLC Date: 08/30/19 Field Bk: Pg:

Project No: 1190538 Sheet 1 of 2

COUNCIL BLUFFS, IOWA


SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com


MAIN LINE SUBDIVISION
FINAL PLAT
SNYDER & ASSOCIATES

SNYDER & ASSOCIATES

Project No: 1190538
Sheet 1 of 2

ATTACHMENT B

# 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 PERRYS 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°37'32" WEST ALONG THE EAST LINE OF SAID LOT 11, 165.06 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 7 OF SAID BLOCK "A"; THENCE SOUTH 1°51'32" WEST, 5.95 FEET; THENCE SOUTH 88°01'42" EAST, 15.91 FEET; THENCE SOUTH 2°54'05" WEST, 23.48 FEET; THENCE SOUTH 1°11'25" 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 1-6 BLOCK 6 OF FERRY'S ADDITION, LOTS 1-12 BLOCK 7 OF BRYANT & CLARKS SUBDIVISION, LOTS 1-16 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°57'06" 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°57'09" 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 16 OF SAID BLOCK 8 AND TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 2ND AVENUE; THENCE NORTH 88°01'57" 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 NORTH RIGHT OF WAY LINE, 20.75 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°41'07" 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:

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 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.

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 WILL 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 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.

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.

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, 11.48 FEET; THENCE SOUTH 46° 31' 37" WEST, 6.35 FEET; THENCE SOUTH 1° 37' 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 EXISTING EAST RIGHT OF WAY LINE AND 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° 41' 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° 41' 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 1-6, 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 6 OF SAID BLOCK 7; THENCE SOUTH 87° 57' 06" 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 6, SAID POINT BEING ON THE EXISTING SOUTH RIGHT OF WAY LINE OF 1ST AVENUE; THENCE NORTH 1° 45' 56" 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 (8,909 S.F.), MORE OR LESS.

### CITY OF COUNCIL BLUFFS

IN WITNESS THEREOF, 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 }
} SS.
COUNTY OF POTTAWATTAMIE }

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: JODI QUAKENBUSH 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

LICENSED PROFESSIONAL LAND SURVEYOR
MICHAEL G. GEIER
11804
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 Professional Land Surveyor under the laws of the State of Iowa.

Michael G. Geier, PLS Date

License Number 11804

My License Renewal Date is December 31, 2021

Pages or sheets covered by this seal:
SHEETS 1 & 2 OF 2

| MARK | REVISION | DATE | BY |
|---|---|---|---|
| 1 | REMOVED EASEMENT LANGUAGE | 12/20/19 | JWI |

Engineer: XXX Checked By: MGG Scale: 1"= 40'
Technician: RLC Date: 08/30/19 Field Bk: Pg:

Project No: 1190538 Sheet 2 of 2

COUNCIL BLUFFS, IOWA

MAIN LINE SUBDIVISION
FINAL PLAT

SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1190538
Sheet 2 of 2

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