| CURVE TABULATION | | | | | |
|---|---|---|---|---|---|
| CURVE # | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
| C25 | 42°53'25" | 1050.00 | 786.00 | 767.78 | N82°31'26"E |
| C26 | 16°37'14" | 1050.00 | 304.59 | 303.52 | S84°20'29"E |
| C27 | 26°16'11" | 1050.00 | 481.42 | 477.21 | N74°12'49"E |
| C28 | 15°12'58" | 1020.00 | 270.88 | 270.08 | S83°38'21"E |
| C29 | 4°19'34" | 1020.00 | 77.01 | 77.00 | S82°03'16"E |
| C30 | 7°01'46" | 1020.00 | 125.14 | 125.06 | S87°43'56"E |
| C31 | 9°38'47" | 600.00 | 101.02 | 100.90 | N7°28'35"W |
| C32 | 9°38'47" | 575.00 | 96.81 | 96.69 | N7°28'35"W |
| C33 | 2°46'01" | 575.00 | 27.77 | 27.76 | N4°02'12"W |
| C34 | 6°52'47" | 575.00 | 69.04 | 69.00 | N8°51'36"W |
| C35 | 7°47'33" | 625.00 | 85.00 | 84.94 | N6°32'58"W |
| C36 | 1°58'55" | 625.00 | 21.62 | 21.62 | N3°38'39"W |
| C37 | 5°48'38" | 625.00 | 63.38 | 63.36 | N7°32'26"W |
| C38 | 24°51'55" | 1020.00 | 442.66 | 439.20 | N73°30'41"E |
| C39 | 6°20'35" | 1020.00 | 112.92 | 112.86 | N82°46'21"E |
| C40 | 3°56'44" | 1020.00 | 70.24 | 70.23 | N77°37'42"E |
| C41 | 3°31'02" | 1020.00 | 62.61 | 62.60 | N73°53'49"E |
| C42 | 3°31'02" | 1020.00 | 62.61 | 62.60 | N70°22'47"E |
| C43 | 3°31'02" | 1020.00 | 62.61 | 62.60 | N66°51'45"E |
| C44 | 3°31'02" | 1020.00 | 62.61 | 62.60 | N63°20'44"E |
| C45 | 2°21'34" | 1080.00 | 44.47 | 44.47 | N62°15'30"E |
| C46 | 6°00'03" | 450.00 | 47.13 | 47.11 | S64°04'45"W |
| C47 | 13°31'37" | 400.00 | 94.44 | 94.22 | S12°51'51"E |

| CURVE TABULATION | | | | | |
|---|---|---|---|---|---|
| CURVE # | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
| C48 | 10°40'10" | 425.00 | 79.14 | 79.03 | S14°17'34"E |
| C49 | 13°30'45" | 375.00 | 88.44 | 88.23 | S12°51'25"E |
| C50 | 15°30'27" | 450.00 | 121.79 | 121.42 | S81°12'10"W |
| C51 | 27°38'35" | 420.00 | 202.63 | 200.67 | S74°54'01"W |
| C52 | 9°11'08" | 420.00 | 67.33 | 67.26 | S65°40'17"W |
| C53 | 18°27'27" | 420.00 | 135.30 | 134.72 | S79°29'35"W |
| C54 | 27°22'20" | 390.00 | 186.32 | 184.55 | S74°45'53"W |
| C55 | 10°29'03" | 390.00 | 71.36 | 71.26 | S66°19'15"W |
| C56 | 16°53'17" | 390.00 | 114.95 | 114.54 | S80°00'25"W |
| C57 | 31°09'33" | 500.00 | 271.91 | 268.58 | N13°20'30"W |
| C58 | 31°09'33" | 525.00 | 285.51 | 282.00 | N13°20'30"W |
| C59 | 3°19'06" | 525.00 | 30.41 | 30.40 | N27°15'44"W |
| C60 | 7°30'21" | 525.00 | 68.78 | 68.73 | N21°51'00"W |
| C61 | 7°30'22" | 525.00 | 68.78 | 68.73 | N14°20'39"W |
| C62 | 7°30'22" | 525.00 | 68.78 | 68.73 | N6°50'17"W |
| C63 | 5°19'22" | 525.00 | 48.77 | 48.75 | N0°25'25"W |
| C64 | 31°09'33" | 475.00 | 258.32 | 255.15 | N13°20'30"W |
| C65 | 4°33'54" | 475.00 | 37.85 | 37.84 | N26°38'19"W |
| C66 | 10°02'23" | 475.00 | 83.23 | 83.13 | N19°20'11"W |
| C67 | 10°02'23" | 475.00 | 83.23 | 83.13 | N9°17'48"W |
| C68 | 6°30'52" | 475.00 | 54.01 | 53.98 | N1°01'10"W |
| C69 | 3°51'38" | 1020.00 | 68.72 | 68.71 | S77°57'41"E |
| C70 | 0°30'30" | 1020.00 | 9.05 | 9.05 | N61°19'58"E |


8539861
Tx:4974347

2019-06349
RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 06/05/2019 11:17:58 AM
RECORDING FEE 130.00
RMA FEE 1.00
ECM FEE 1.00

R FEE $ 125.00 RMA $ 1.00
A FEE $ _____ ECOM $ 1.00
T TAX $ _____


# FINAL PLAT
# HILLS OF CEDAR CREEK EAST PHASE 2

CONTAINING LOTS 31 THROUGH 55 INCLUSIVE,
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 34, T75N, R43W OF THE 5TH P.M.,
POTTAWATTAMIE COUNTY, IOWA

| INDEX LEGEND |
|---|
| DATE OF SURVEY: (X) |
| SURVEYOR: MARK E. EHRHART |
| COUNTY: POTTAWATTAMIE |
| SECTION 34 TOWNSHIP 75N RANGE 43W |
| ALIQUOT PART: SE OF THE SE |
| PARCEL DESIGNATION(S): LOTS 31-55 |
| TAX ADDRESS: |
| PROPRIETOR(S): HCC INVESTMENTS, LLC |
| REQUESTED BY: HCC INVESTMENTS, LLC |

PROJECT NO.
EGA171062

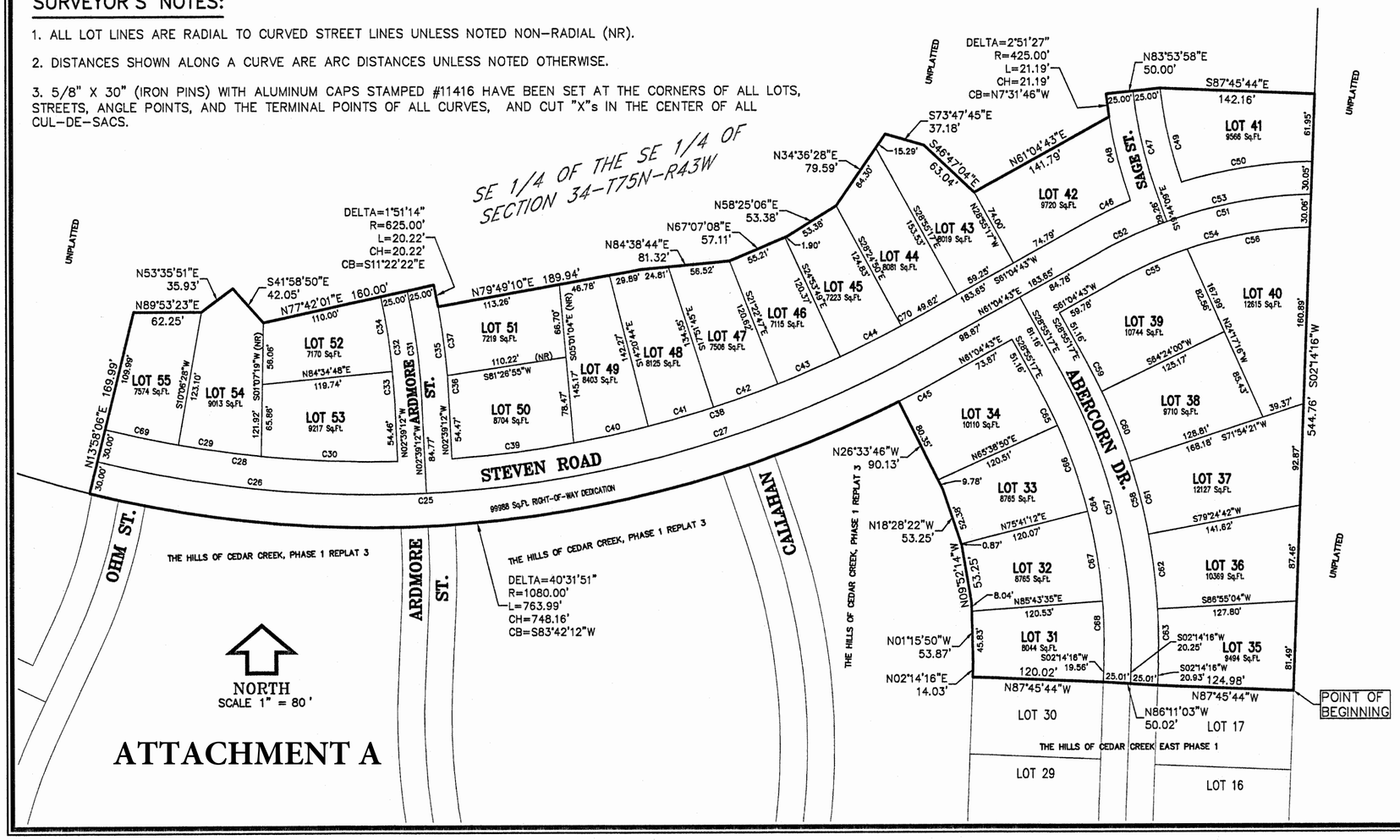
| REVISIONS | | | |
|---|---|---|---|
| NO. | DESCRIPTION | DATE | BY |


EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, IA 51503
712 / 256-5248

- ENGINEERING
- PLANNING
- LAND SURVEYING


## SURVEYOR'S NOTES:

1. ALL LOT LINES ARE RADIAL TO CURVED STREET LINES UNLESS NOTED NON-RADIAL (NR).
2. DISTANCES SHOWN ALONG A CURVE ARE ARC DISTANCES UNLESS NOTED OTHERWISE.
3. 5/8" X 30" (IRON PINS) WITH ALUMINUM CAPS STAMPED #11416 HAVE BEEN SET AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES, AND CUT "X"s IN THE CENTER OF ALL CUL-DE-SACS.




## ATTACHMENT A

## LAND SURVEYOR'S CERTIFICATE

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.

MARK E. EHRHART
LICENSE NO. 11416
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019.
PAPER OR SHEETS COVERED BY THIS SEAL:

SHEET 1 AND 2 OF 2

DATE: 3/11/2019

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

DATE: 3/12/2018
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:
CREW:

SHEET NO.
1 OF 2

C:\CIVIL 3D PROJECTS\171062 HILLS OF

## LEGAL DESCRIPTION:

HILLS OF CEDAR CREEK EAST PHASE 2, CONTAINING LOTS 31 THROUGH 55 INCLUSIVE, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER LOT 17, HILLS OF CEDAR CREEK EAST PHASE 1; THENCE NORTH 87°45'44" WEST ON THE NORHTERLY LINE OF SAID HILLS OF CEDAR REEK EAST PHASE 1 A DISTANCE OF 124.98 FEET; THENCE NORTH 86°11'03" WEST A DISTANCE OF 50.02 FEET TO THE NORTHEAST CORNER OF LOT 30, SAID HILLS OF CEDAR CREEK EAST PHASE 1; THENCE NORTH 87°45'44" WEST A DISTANCE OF 120.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 30, HILLS OF CEDAR CREEK EAST PHASE 1; THENCE NORTH 02°14'16" EAST A DISTANCE OF 14.03 FEET; THENCE NORTH 01°15'50"WEST, A DISTANCE OF 53.87 FEET; THENCE NORTH 09°52'14"WEST, A DISTANCE OF 53.25 FEET; THENCE NORTH 18°28'22"WEST, A DISTANCE OF 53.25 FEET; THENCE NORTH 26°33'46"WEST, A DISTANCE OF 90.13 FEET; THENCE WESTERLY ALONG THE COMMON CURVE OF THE NORTH LINE OF THE HILLS OF CEDAR CREEK PHASE 1, REPLAT 3, BEING CURVED TO THE RIGHT AND HAVING A RADIUS OF 1080.00 FEET AND A CENTRAL ANGLE OF 40°31'51", AN ARC DISTANCE OF 763.99 FEET (CHORD=748.16', CHORD BEARING=S83°42'12"W); THENCE NORTH 13°58'06"EAST, A DISTANCE OF 169.99 FEET; THENCE NORTH 89°53'23" EAST A DISTANCE OF 62.25 FEET; THENCE NORTH 53°35'51" EAST A DISTANCE OF 35.93 FEET; THENCE SOUTH 41°58'50" EAST A DISTANCE OF 42.05 FEET; THENCE NORTH 77°42'01" EAST A DISTANCE OF 160.00 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 1°51'14", AN ARC DISTANCE OF 20.22 FEET (CHORD=20.22', CHORD BEARING=S11°22'22"E); THENCE NORTH 79°49'10" EAST A DISTANCE OF 189.94 FEET; THENCE NORTH 84°38'44" EAST A DISTANCE OF 81.32 FEET; THENCE NORTH 67°07'08" EAST A DISTANCE OF 57.11 FEET; THENCE NORTH 58°25'06" EAST A DISTANCE OF 53.38 FEET; THENCE NORTH 34°36'28" EAST A DISTANCE OF 79.59 FEET; THENCE SOUTH 73°47'45" EAST A DISTANCE OF 37.18 FEET; THENCE SOUTH 46°47'04" EAST A DISTANCE OF 63.04 FEET; THENCE NORTH 61°04'43" EAST A DISTANCE OF 141.79 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT AND HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 2°51'27" AN ARC DISTANCE OF 21.19 FEET (CHORD=21.19', CHORD BEARING=N7°31'46"W); THENCE NORTH 83°53'58" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 87°45'44" EAST A DISTANCE OF 142.16 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34; THENCE SOUTH 02°14'16" WEST ON SAID EAST LINE OF SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 A DISTANCE OF 544.76 FEET TO THE POINT OF BEGINNING, CONTAINING 323,383 SQUARE FEET (7.424 ACRES), MORE OR LESS.

## DEDICATION

KNOW ALL PEOPLE OF THESE PRESENTS: THAT

HCC INVESTMENTS, LLC

BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED WITH OUR FREE CONSENT AND IN ACCORD WITH OUR DESIRE, THE SAME TO BE SUBDIVIDED INTO LOTS 31 THROUGH 55, INCLUSIVE, AS SHOWN AND TO BE KNOWN AS:

HILLS OF CEDAR CREEK EAST PHASE 2, CONTAINING LOTS 31 THROUGH 55 INCLUSIVE

AND SAID LIMITED LIABILITY COMPANY DOES HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND THAT ALL STREETS TO INCLUDE STEVEN ROAD (70,337 SF), ABERCORN DRIVE (17,166 SF), ARDMORE STREET (7,774 SF) AND SAGE STREET (4,721 SF) (TOTAL NEW ROW = 99,998 SF), ARE DEDICATED TO THE CITY OF COUNCIL BLUFFS, IOWA, FOR PUBLIC USE.

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS, FOR: HCC INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY

JAMES M DUGGAN AS: MEMBER OF HCC INVESTMENTS, LLC

DATE: 3-25-19

POTTAWATTAMIE COUNTY, IOWA GIS DEPARTMENT

POTTAWATTAMIE COUNTY, IOWA AUDITOR'S DEPT.

## NOTE: STANDARD UTILITY EASEMENTS

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET WIDE ALONG EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. THE DRAINAGE AREAS AND INCLUDED DRAINAGE SYSTEMS, IF ANY, ARE PRIVATE AND ARE TO BE MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THE SAME.

ERECTION OF STRUCTURES PROHIBITED: HCC INVESTMENTS, LLC, OR IT'S SUCCESSORS OR ASSIGNS SHALL NOT ERECT ANY STRUCTURE OVER OR WITHIN EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

CHANGE OF GRADE PROHIBITED: HCC INVESTMENTS, LLC, OR IT'S SUCCESSORS OR ASSIGNS SHALL NOT CHANGE THE GRADE ELEVATION, OR CONTOUR OF ANY PART OF THESE EASEMENT AREAS WITHOUT OBTAINING THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.

REMOVAL AND REPLACEMENT: THE COST OF REMOVAL AND REPLACEMENT OF ANY UNAUTHORIZED IMPROVEMENT OR STRUCTURES WITHIN THE EASEMENT AREAS, NECESSITATED BY THE EXERCISE OF THE RIGHTS UNDER THIS DEDICATION, SHALL BE BORNE BY THE SAID LIMITED LIABILITY COMPANY OR IT'S SUCCESSORS OR ASSIGNS.

SURFACE RESTORATION: CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREAS SHALL BE LIMITED ONLY TO GRADING AND SEEDING.

DUTY TO REPAIR: CITY AGREES THAT ANY DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT AREAS 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 THE SAID LIMITED LIABILITY COMPANY OR IT'S SUCCESSORS OR ASSIGNS.

EASEMENTS RUN WITH THE LAND: THESE EASEMENTS SHALL BE DEEMED TO RUN WITH THE LAND AND SHALL BE BINDING ON HCC INVESTMENTS, LLC, OR ITS SUCCESSORS OR ASSIGNS.

FINAL PLAT

# HILLS OF CEDAR CREEK EAST PHASE 2

CONTAINING LOTS 31 THROUGH 55 INCLUSIVE,
IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 34, T75N, R43W OF THE 5TH P.M.,
POTTAWATTAMIE COUNTY, IOWA

## ACKNOWLEDGEMENT TO DEDICATION

ACKNOWLEDGEMENT TO DEDICATION

STATE OF Nebraska )
COUNTY OF Douglas )

ON THIS 25 DAY OF March, 2019
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME,

JAMES M DUGGAN, AS MEMBER OF HCC INVESTMENTS, LLC, AN IOWA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE DEDICATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MEMBER, AND VOLUNTARY ACT AND DEED OF SAID HCC INVESTMENTS, LLC.

GENERAL NOTARY-State of Nebraska
MICHAEL C. HOLTON
My Comm. Exp. Dec. 26, 2021

WITNESS MY HAND AND NOTARIAL SEAL AT _____

Michael C. Holton — NOTARY PUBLIC
3-25-19 — DATE

## CERTIFICATIONS AND APPROVALS

WE HEREBY CERTIFY THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FINAL PLAT:

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.

B. TITLE OPINION LETTER OF ATTORNEY.

C. CERTIFIED RESOLUTION OF EACH GOVERNING BODY AS REQUIRED BY IOWA CODE SEC. 354.8

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MEETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.

HCC INVESTMENTS, LLC, JIM DUGGAN, MEMBER — 3-25-19 DATE

COMMUNITY DEVELOPMENT — 5-21-19 DATE
APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT, BRANDON GARRETT

CITY COUNCIL: APPROVED BY MAYOR, THE HONORABLE MATTHEW J. WALSH — 5/22/19 DATE

ATTESTED TO BY: CITY CLERK, JODI QUAKENBUSH — 5-22-19 DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, LEA A. VOSS, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE HILLS OF CEDAR CREEK EAST PHASE 2, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA, LEA A. VOSS — 6-4-19 DATE

PROJECT NO.
EGA171062

REVISIONS

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|


EHRHART GRIFFIN & ASSOCIATES
142 West Broadway
Suite 136
Council Bluffs, IA 51503
712 / 256-5248


- ENGINEERING
- PLANNING
- LAND SURVEYING

HILLS OF CEDAR CREEK EAST PHASE 2
FINAL PLAT
COUNCIL BLUFFS, IOWA

DATE: 3/12/2018
DESIGNED BY:
DRAWN BY: WAW
CHECKED BY:
CREW:

SHEET NO.
2 OF 2

C:\CIVIL 3D PROJECTS\171062 HILLS OF