INDEX LEGEND
COUNTY: POTTAWATTAMIE
SUBDIVISION: RAYOMA SUBDIVISION
LOTS: THE SOUTH 60 FEET OF LOTS 20 THROUGH 22, INCLUSIVE AND LOTS 39 THROUGH 42, INCLUSIVE, ALSO THE ABUTTING NORTH HALF OF VACATED MICHIGAN AVENUE, AND LOT LOTS 46 THROUGH LOT 52, INCLUSIVE, ALSO THE ABUTTING SOUTH HALF OF VACATED MICHIGAN AVENUE, AND LOTS 69 THROUGH 75, INCLUSIVE
PROPRIETORS: SHOPPES AT MANAWA, LLC AND BRANDY K. FISHER
REQUESTED BY: JERRID JEFFERIS AND BRANDY K. FISHER
SITE ADDRESS: 1030 WRIGHT ROAD, BAY #1, COUNCIL BLUFFS, IOWA
LAND SURVEYOR: CARL H. ROGERS, JR.
LAND SURVEYING COMPANY: ROGERS SURVEYING

PREPARED BY: CARL H. ROGERS, JR. PHONE: (402) 689-1549
1688 ROLLING HILLS LOOP, COUNCIL BLUFFS, IOWA 51503

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED A RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

SHOPPES AT MANAWA, LLC, BEING THE SOLE OWNER OF THE SOUTH 60 FEET OF LOTS 20 THROUGH 22, INCLUSIVE AND LOTS 39 THROUGH 42, INCLUSIVE, ALSO THE ABUTTING NORTH HALF OF VACATED MICHIGAN AVENUE, AND LOT LOTS 46 THROUGH LOT 52, INCLUSIVE, ALSO THE ABUTTING SOUTH HALF OF VACATED MICHIGAN AVENUE, AND LOTS 69 THROUGH 75, INCLUSIVE, ALL IN RAYOMA SUBDIVISION, COUNCIL BLUFFS, IOWA.
THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS SHOPPES AT MANAWA AND WILL BE SUBDIVIDED INTO LOT 1, LOT 2 AND OUT LOT "A".

THE PERPETUAL SANITARY SEWER EASEMENT AND STORM SEWER EASEMENT FOR THE DETENTION BASIN LOCATED IN OUT LOT "A" IS RESERVED BY SHOPPES AT MANAWA, LLC SAID SHOPPES AT MANAWA, LLC. SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF SAID EASEMENTS INCLUDING, BUT NOT LIMITED TO THE MAINTENANCE OF ALL IMPROVEMENTS ON SAID EASEMENTS, UNTIL SUCH A TIME WHEN OWNERSHIP OF EACH LOT IS CONVEYED.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF SHOPPES AT MANAWA LLC. PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____, 2020.

_____
OWNER: SHOPPES AT MANAWA LLC MEMBER, JERRID JEFFERIS

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 JERRID JEFFERIS, TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS A MEMBER OF SHOPPES AT MANAWA, LLC AND SAID JERRID JEFFERIS ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

PROPRIETOR'S DEDICATION AND STATEMENT

I HEREBY CERTIFY THAT I WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO REVIEW.

C. STATEMENT OF MORTGAGE HOLDER, IF ANY, THAT THE PLAT IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE MORTGAGE HOLDER, AND ISSUED A RELEASE FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC.

BRANDY K. FISHER BEING THE SOLE OWNER OF THE SOUTH 60 FEET OF LOTS 16 AND 17, EXCEPT THAT PART AS DESCRIBED IN A WARRANTY DEED TO THE IOWA DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 106, PAGE 13946 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER AND THE SOUTH 60 FEET OF 18 AND LOTS 43 THROUGH 45, INCLUSIVE, ALSO THE ABUTTING NORTH HALF OF VACATED MICHIGAN AVENUE, AND LOT LOTS 43 THROUGH LOT 45, INCLUSIVE, ALSO THE ABUTTING NORTH HALF OF VACATED MICHIGAN AVENUE, ALL IN RAYOMA SUBDIVISION, COUNCIL BLUFFS, IOWA. THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE PART OF A SUBDIVISION TO BE KNOWN AS SHOPPES AT MANAWA AND WILL NOW BE KNOWN AS LOT 3 AND LOT 4.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THIS DISPOSITION OF BRANDY FISHER PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____, 2020.

_____
OWNER: BRANDY K. FISHER

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 BRANDY FISHER, TO ME PERSONALLY KNOWN, WHOM BEING BY ME DULY SWORN, DID SAY HE IS BRANDY K. FISHER ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

ATTACHMENT A

NOTES:

1. **MICHIGAN AVENUE WAS VACATED WITH A RESERVATION OF EASEMENT. NO STRUCTURE SHALL BE BUILT IN SAID EASEMENT. THERE IS AN EXISTING WATER MAIN IN SAID VACATED MICHIGAN AVENUE.**

2. **LOT 1 OF SHOPPES AT MANAWA IS ENTITLED TO AN ACCESS EASEMENT FOR SHARED INGRESS AND EGRESS OVER LOT 23 AND THE EAST 25.00 FEET OF LOT 24, RAYOMA SUBDIVISION, COUNCIL BLUFFS, IOWA.**

3. **A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES AND A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL REAR LOT LINES AND A 10.00 FOOT WIDE PERMANENT EASEMENT ALONG ALL SIDE LOT LINES ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES:**

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 SHALL 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 SHALL 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.

4. **LOT 1, SHOPPES AT MANAWA IS ENTITLED TO AN ACCESS EASEMENT FOR SHARED INGRESS AND EGRESS OVER LOT 23 AND THE EAST 25.00 FEET OF LOT 24, RAYOMA SUBDIVISION. SEE SHEET 2 OF 2.**

5. **LOT 3, SHOPPES AT MANAWA HAS LIMITED ACCESS TO SOUTH 9TH STREET. SEE SHEET 2 OF 2.**

CITY COUNCIL

_____
APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

ATTESTED TO BY

_____
CITY CLERK: JODI QUAKENBUSH DATE

_____
COMMUNITY DEVELOPMENT DIRECTOR: BRANDON GARRETT DATE

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA.

I, LEA A. VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA A. VOSS DATE

FINAL PLAT OF SHOPPES AT MANAWA

BEING A RE-PLATTTNG OF THE SOUTH 60 FEET OF LOTS 16 AND 17, EXCEPT THAT PART AS DESCRIBED IN A WARRANTY DEED TO THE IOWA DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 106, PAGE 13946 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER AND THE SOUTH 60 FEET OF 18, AND LOTS 20 THROUGH 22, INCLUSIVE AND LOTS 39 THROUGH 45, INCLUSIVE, ALSO THE ABUTTING NORTH HALF OF VACATED MICHIGAN AVENUE, AND LOT LOTS 46 THROUGH LOT 52, INCLUSIVE, ALSO THE ABUTTING SOUTH HALF OF VACATED MICHIGAN AVENUE, AND LOTS 69 THROUGH 75, INCLUSIVE, ALL IN RAYOMA SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER: SHOPPES AT MANAWA, LLC
1030 WRIGHT ROAD, BAY #1,
COUNCIL BLUFFS, IOWA 51503

OWNER: BRANDY FISHER
8947 N. DINING COURT
WADDELL, ARIZONA 85355

LEGAL DESCRIPTION:

A RE-PLATTTNG OF THE SOUTH 60 FEET OF LOTS 16 AND 17, EXCEPT THAT PART AS DESCRIBED IN A WARRANTY DEED TO THE IOWA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 106, PAGE 13946 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER AND THE SOUTH 60 FEET OF 18, AND LOTS 20, THROUGH 22, INCLUSIVE AND LOTS 39 THROUGH 42, INCLUSIVE, ALSO THE ABUTTING NORTH HALF OF VACATED MICHIGAN AVENUE, AND LOT LOTS 46 THROUGH LOT 52, INCLUSIVE, ALSO THE ABUTTING SOUTH HALF OF VACATED MICHIGAN AVENUE, AND LOTS 69 THROUGH 75, INCLUSIVE, ALL IN RAYOMA SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 69 AND ALSO, BEING THE SOUTHEAST CORNER OF LOT 3 OF EVANS SUBDIVISION AND POINT OF BEGINNING; THENCE NORTH 2°00'22" EAST, ALONG THE WEST LINES OF SAID LOT 69 AND OF SAID LOT 52 AND ALSO, BEING ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 219.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 52; THENCE NORTH 2°00'22" EAST, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 17.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 2°15'25" EAST A DISTANCE OF 17.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 39; THENCE NORTH 2°15'25" EAST, ALONG THE WEST LINE OF SAID 39 AND ALONG A PART OF THE WEST LINE OF SAID LOT 22, A DISTANCE OF 170.24 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF VETERANS MEMORIAL HIGHWAY; THENCE SOUTH 87°49'27" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID VETERANS MEMORIAL HIGHWAY, A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20; THENCE SOUTH 2°05'22" WEST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 59.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 42; THENCE SOUTH 88°01'59" EAST, ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 42; THENCE NORTH 2°05'22" EAST, ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 59.72 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID VETERANS MEMORIAL HIGHWAY; THENCE SOUTH 87°49'27" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID VETERANS MEMORIAL HIGHWAY, A DISTANCE OF 65.02 FEET; THENCE SOUTH 60°31'45" EAST A DISTANCE OF 61.21 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 9TH STREET; THENCE SOUTH 2°03'39" WEST, ALONG THE EAST LINES OF SAID LOT 16 AND SAID LOT 45 AND LOT 46 AND LOT 75 AND ALSO, BEING ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTH 9TH STREET, A DISTANCE OF 396.05' FEET TO THE SOUTHEAST CORNER OF SAID LOT 75; THENCE NORTH 88°05'10" WEST, ALONG THE SOUTH LINES OF SAID LOTS 75, 74, 73, 72, 71, 70 AND 69 AND ALSO, BEING ALONG THE NORTH RIGHT OF WAY LINE OF WRIGHT ROAD, A DISTANCE OF 279.77 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.655 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY.

NOTE: THE NORTH RIGHT OF WAY LINE OF SAID WRIGHT ROAD IS ASSUMED TO BEAR NORTH 88°05'10" WEST FOR THIS DESCRIPTION.

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.

_____
CARL H. ROGERS, JR. DATE

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 2 & SHEET 2 OF 2

ROGERS SURVEYING
1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA

	PHONE:	DRAWN BY: J.A.T.
DATE: 8-17-2020	(402) 689-1549	REVISED
TITLE:	FINAL PLAT OF SHOPPES AT MANAWA	
CLIENT:	SHOPPES AT MANAWA, LLC 1030 WRIGHT ROAD, BAY #1 COUNCIL BLUFFS, IOWA 51503	SHEET 1 OF 2

FINAL PLAT OF
SHOPPES AT MANAWA

BEING A RE-PLATTTNG OF THE SOUTH 60 FEET OF LOTS 16 AND 17, EXCEPT THAT PART AS DESCRIBED IN A WARRANTY DEED TO THE IOWA DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 106, PAGE 13946 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER AND THE SOUTH 60 FEET OF 18, AND LOTS 20 THROUGH 22, INCLUSIVE AND LOTS 39 THROUGH 45, INCLUSIVE, ALSO THE ABUTTING NORTH HALF OF VACATED MICHIGAN AVENUE, AND LOT LOTS 46 THROUGH LOT 52, INCLUSIVE, ALSO THE ABUTTING SOUTH HALF OF VACATED MICHIGAN AVENUE, AND LOTS 69 THROUGH 75, INCLUSIVE, ALL IN RAYOMA SUBDIVISION, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER: SHOPPES AT MANAWA, LLC
1030 WRIGHT ROAD, BAY #1,
COUNCIL BLUFFS, IOWA 51503

OWNER: BRANDY FISHER
8947 N. DINING COURT
WADDELL, ARIZONA 85355

LEGEND:

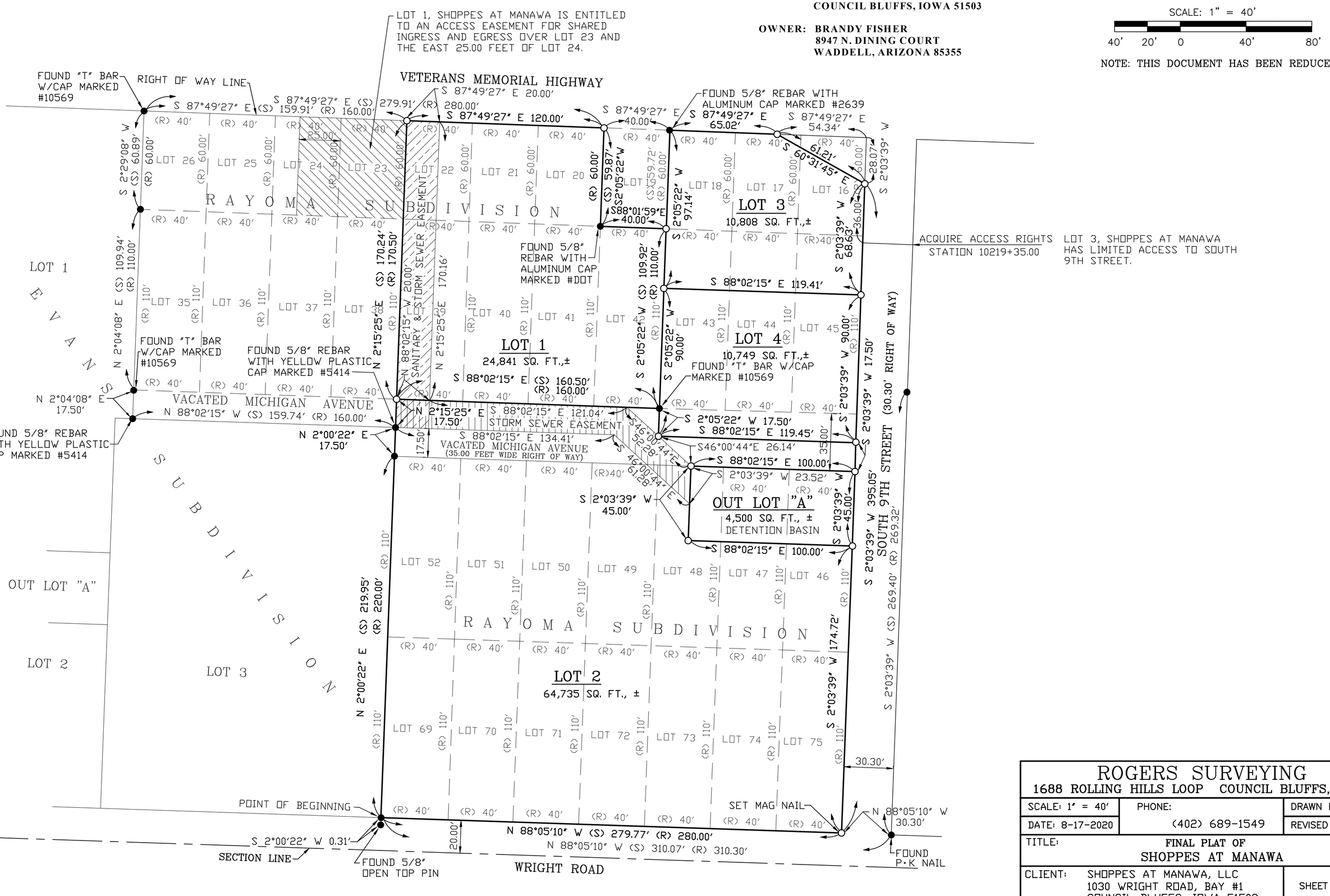
- ○ – SET 5/8" REBAR WITH ALUMINUM CAP MARKED #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
- ● – FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
- (S) – SURVEYED AS
- (R) – RECORDED AS
- ⏦ – INDICATES LINE NOT TO SCALE

N

SCALE: 1" = 40'

40' 20' 0 40' 80'

NOTE: THIS DOCUMENT HAS BEEN REDUCED.



ROGERS SURVEYING 1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA		
SCALE: 1" = 40'	PHONE:	DRAWN BY: J.A.T.
DATE: 8-17-2020	(402) 689-1549	REVISED
TITLE:	FINAL PLAT OF SHOPPES AT MANAWA	
CLIENT:	SHOPPES AT MANAWA, LLC 1030 WRIGHT ROAD, BAY #1 COUNCIL BLUFFS, IOWA 51503	SHEET 2 OF 2