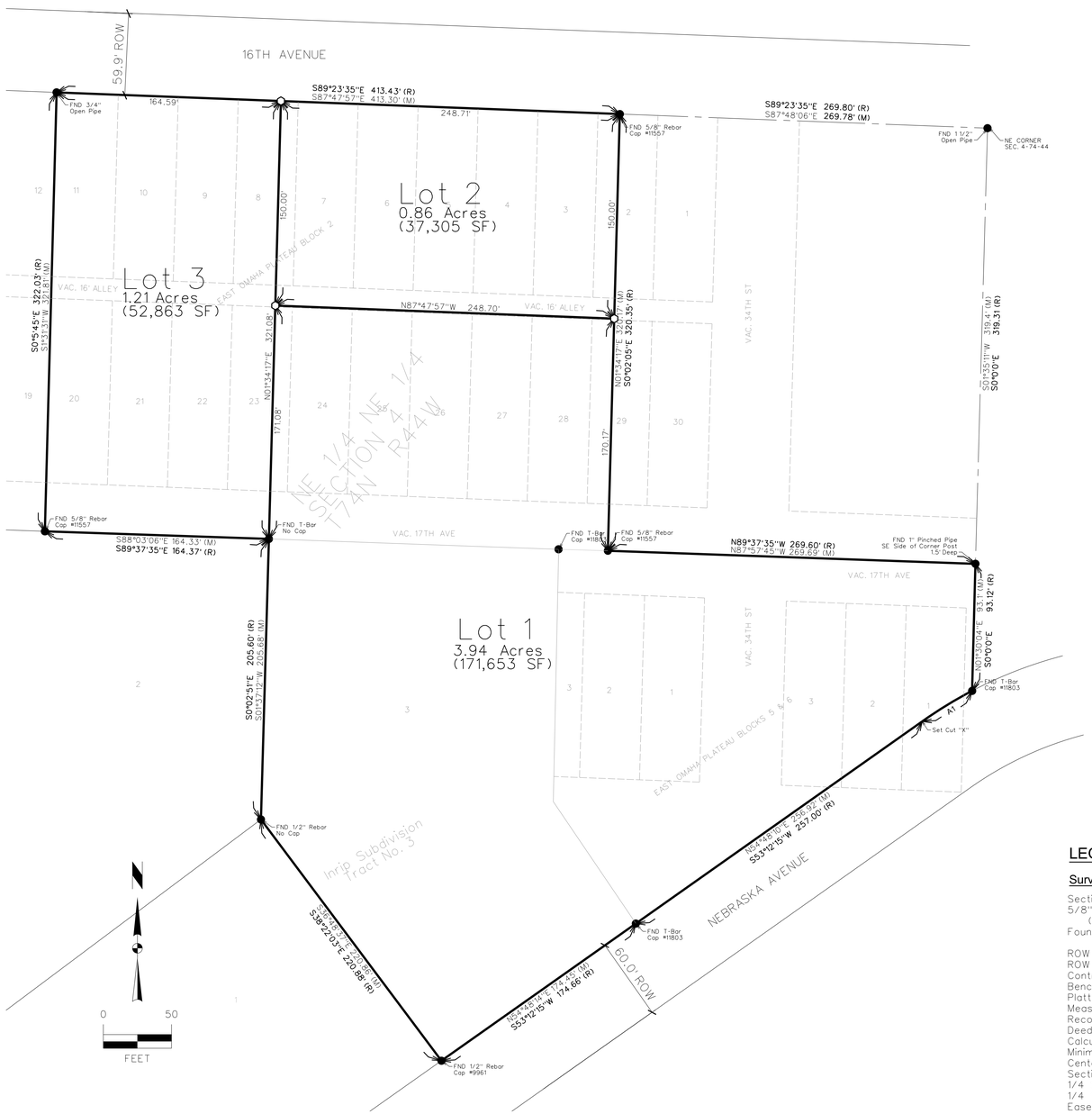
ATTACHMENT A

TOLTON INVESTMENTS SUBDIVISION

FINAL PLAT

A REPLAT OF EAST OMAHA PLATEAU LTS 3 THRU 11, LTS 20 THRU 28 & W16' LTS 2 & 29 BLK 2 & ALL VAC E/W ALLEY ADJ & N1/2 VAC 17TH AVE ADJ ON S, AND EAST OMAHA PLATEAU PT BLKS 5 & 6 & PT GOVT LT 1 NE NE 4-74-44 & INRIP SUB TRACT #3 LT 3



PLAT DESCRIPTION

EAST OMAHA PLATEAU BLOCKS 5 AND 6
A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 1 WHICH INCLUDES PART OF THE SOUTH HALF OF VACATED 17TH AVENUE, PART OF VACATED SOUTH 34TH STREET AND PART OF LOTS 1 THROUGH 3, BLOCK 6, AND LOTS 1 AND 2 AND PART OF LOT 3, BLOCK 5, EAST OMAHA PLATEAU ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, SAID STREET LOTS AND BLOCK BEING VACATED PER "ORDER JUDGEMENT AND DECREE" NO. 61379 ON FILE IN THE RECORDS OF THE IOWA DISTRICT COURT FOR POTTAWATTAMIE COUNTY, ALL BEING LOCATED IN SECTION 4, TOWNSHIP 74, RANGE 44, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, SECTION 4 S0°00'00"E, 319.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S0°00'00"E, 93.12 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA AVENUE, AND A POINT ON A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 316.47' AND A CENTRAL ANGLE OF 7°46'43"; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY AND CURVE 42.97 FEET SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S57°05'39"W, 42.94 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S53°12'15"W, 257.00 FEET, THENCE N36°47'45"W, 109.42 FEET; THENCE N0°25'15"E, 184.99 FEET, THENCE S89°34'45"E 306.00 FEET TO THE POINT OF BEGINNING.

AND

INRIP SUBDIVISION LOT 3
LOT 3 INRIP SUBDIVISION, TRACT #3, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA.

AND

EAST OMAHA PLATEAU BLOCK 2
THE WEST 16 FEET OF LOT 2, LOTS 3-11, LOTS 20-28 AND THE WEST 16 FEET OF LOT 29, IN BLOCK 2 IN EAST OMAHA PLATEAU, ALL OF THE VACATED EAST-WEST ALLEY IN BLOCK 2 ADJOINING THERETO, THE NORTH 1/2 OF VACATED 17TH AVENUE LYING SOUTH OF BLOCK 2 ADJOINING THERETO, ALL IN EAST OMAHA PLATEAU, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PROPRIETOR'S DEDICATION

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

BY: _____
KENNETH J. TOLTON, PRESIDENT

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 KENNETH J. TOLTON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF TOLTON INVESTMENTS LTD. AND KENNETH J. TOLTON ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID TOLTON INVESTMENTS LTD 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

LEGEND

Survey	Found	Set
Section Corner	▲	△
5/8" Rebar With Aluminum Cap #11804 (Unless Otherwise Noted)		○
Found Corner Monument	●	
ROW Marker	■	□
ROW Rail	⊢⊣	
Control Point	⊙ CP	
Bench Mark	⧓	
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		

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING/DISTANCE	
A1 (M)	7°46'46.71"(LT)	316.47'	42.97'	N58°28'47"E	42.94'
A1 (R)	7°46'48"(LT)	316.47'	42.97'	N57°05'39"E	42.94'

OWNER

TOLTON INVESTMENTS LTD.
65037 BOSTON RD
ATLANTIC, IA 50022

BASIS OF BEARING

STATE PLANE CORRDINATE SYSTEM:
IOWA SOUTH: IA RTN DERIVED

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
SNYDER & ASSOCIATES, INC.
1751 MADISON AVE.
COUNCIL BLUFFS, IOWA 51503
712-322-3202
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
Pt NE1/4
SEC. 4-74-44
REQUESTED BY:
TOLTON INVESTMENTS LTD.

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:

MARK	REVISION	DATE	BY
Engineer: KSS	Checked By: MGG	Scale: 1"=	
Technician: XXX	Date: 10/12/20	Field Bk:	Pg:

Project No: 1200950 Sheet 1 of 1

TOLTON INVESTMENTS SUBDIVISION
FINAL PLAT
COUNCIL BLUFFS, IOWA

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

SNYDER & ASSOCIATES

Project No: 1200950
Sheet 1 of 1

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