ATTACHMENT A

Final Plat
Club Carwash Addition
Being a Replat of Block 1 Street's Addition
and Block 3 Cochran's Addition
and all of the vacated alleys.
Council Bluffs, Iowa

Owner / Subdivider:
Club Carwash Operating, LLC
1215 Old Highway 63, Suite 101
Columbia, MO 65201

Surveyor:
Matthew Kofta, PLS 22561
VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa 50613

Legal Description:
Lots 1, 2, 3, 4, 5, 6 and 7 in Block 1, Street's Addition to Council Bluffs, Iowa and Lots 1, 2, 3, 4, 5 and 6 in Block 3, Cochran's Addition to Council Bluffs, Iowa and the vacated alley contained in said Block 3;
Except that part of said Block 1 conveyed to the City of Council Bluffs, Iowa per Book 2019, Page 11692 and Book 2019, Page 16469 of the records of the Pottawattamie County, Iowa Recorder.

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

Proprietor's Statement & Dedication
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. All private restrictions and / or covenants, if any, which will be part of this subdivision.

B. Certified resolution of each governing body approving the subdivision or waving the right of 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.

Know all persons by these presents that Club Carwash Operating, LLC, being the sole owner of the property described in the legal description and embraced within this plat, have caused the same to be subdivided into Lot 1 and Lot 2 and to be known as Club Carwash Addition.

Club Carwash Operating, LLC does hereby dedicate a 10.00 foot wide easement around the perimeter of said Club Carwash Addition for the installation and maintenance of utilities. Club Carwash Operating, LLC does hereby dedicate a 5.00 foot wide easement on each side of the Lot line common to Lot 1 and Lot 2 for the installation and maintenance of utilities.
The dedication of the easements shall be subject to the following terms and conditions.

Erection of structures prohibited: Club Carwash Operating, LLC, or its successors or assigns shall not erect any structure over nor within the easement area without obtaining the prior written consent of the city engineer, which shall not be unreasonably withheld.

Change of grade: Club Carwash Operating, LLC, or its successors or assigns shall not change the grade, elevation, nor the contours of any part of any part of the easement area without obtaining the prior written consent of the city engineer, which shall not be unreasonably withheld.

Right of access: The City shall have the right of access to the easement area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the easement area herein described.

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 Club Carwash Operating, LLC, or its 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, yard, or other improvement 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 Club Carwash Operating, LLC, or its successors or assigns.

Easement runs with the land: This easement shall be deemed to run with the land and shall be binding on Club Carwash Operating, LLC, its successors or assigns.

In witness thereof, I do hereby ratify and approve of the disposition of Club Carwash Addition as contained herein on this _____ day of _____, 2021.

Justin Barnes - Club Carwash Operating, LLC

State of _____)
)
County of _____)

On this _____ day of _____ , 2021, before me, a notary public in and for the

State of _____ , personally appeared Justin Barnes of Club Carwash Operating, LLC, to me personally known, whom being by me duly sworn, did acknowledged the execution of this instrument to be his voluntary act and deed.

Notary Public in and for said State

PROFESSIONAL LAND SURVEYOR
Matthew A. Kofta 22561
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 Land Surveyor under the laws of the State of Iowa.

Matthew A. Kofta, P.L.S.
License number 22561
My license renewal date is December 31, 2022
Date
Pages or sheets covered by this seal:

Index Legend
Description: Club Carwash Addition
Block 1, Street's Addition
Block 3, Cochran's Addition
Council Bluffs, Iowa
Surveyor: Matthew Kofta, PLS 22561
Company: VJ Engineering
1501 Technology Parkway, Suite 100
Cedar Falls, IA 50613
319-266-5829
Proprietor: Joshua D. Owen &
New Sundel Plaza Ltd., aka Sundel Plaza
Survey Requested by: Club Carwash Operating, LLC

208107

Club Carwash Addition
Council Bluffs, Iowa

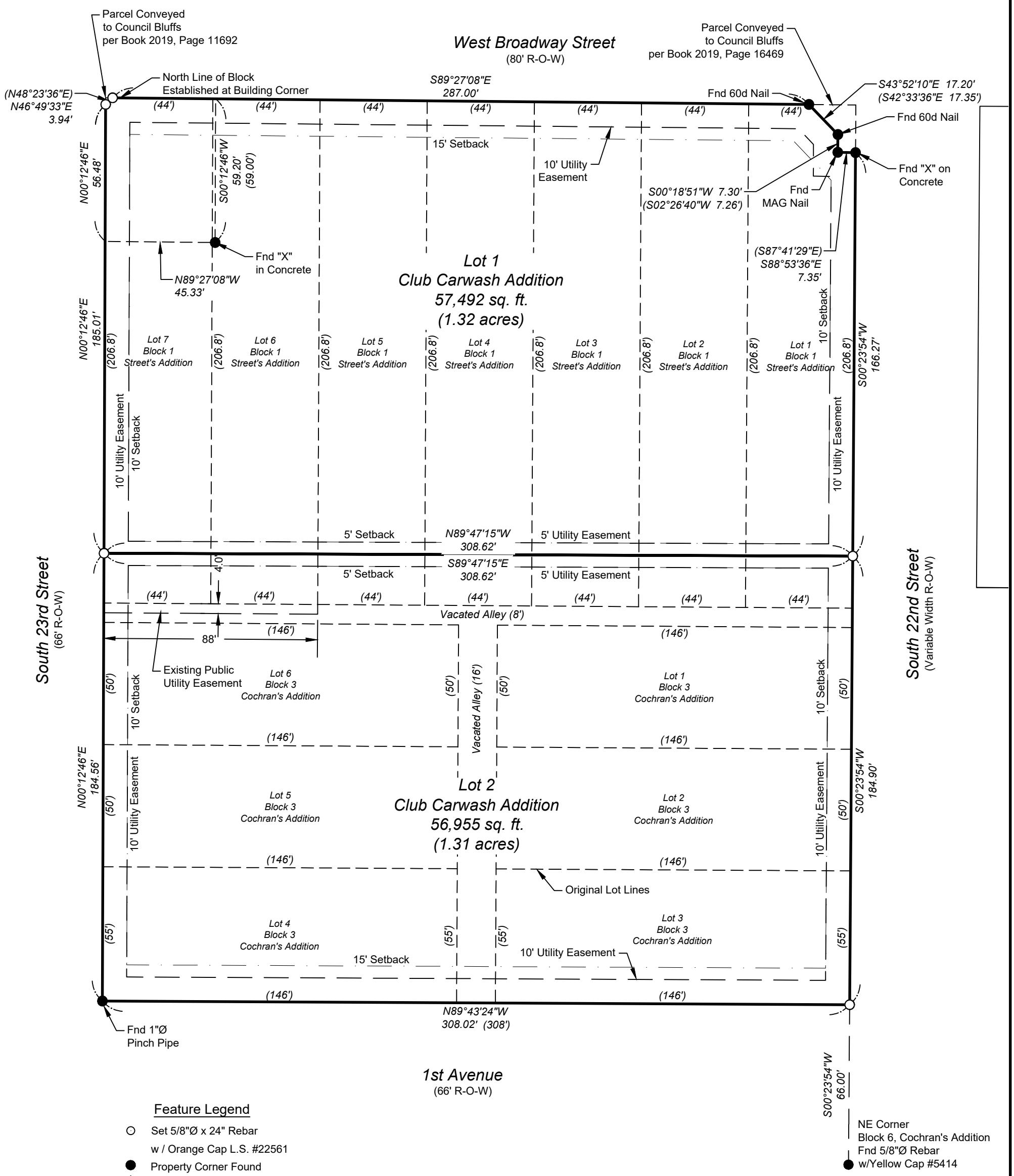
VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa - 319-266-5829

scale		
1"=40'		
drawn by		
MAK		
date		
1/27/21	revisions	date

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Council Bluffs, Iowa

NORTH



Feature Legend

- Set 5/8"Ø x 24" Rebar w / Orange Cap L.S. #22561
- Property Corner Found
- Set Section Corner
- Section Corner Found
- 100.00' Dimension of Survey
- (100.00') Dimension of Record

0 20 40 80

Notes:
1.) Bearings are based on the Iowa Regional Coordinate System, Zone 6, NAD83 2011
2.) All dimensions are in US Survey feet and decimals thereof.
3.) The error of closure is better than 1:10,000
4.) Field work was completed: 10/20/2020 & 10/21/2020

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Council Bluffs, Iowa

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