MINOR FINAL PLAT OF

COUNCIL BLUFFS MEDICAL PARK

LOTS 1 AND 2

A TRACT OF LAND BEING A REPLAT OF A PORTION OF LOTS 1 AND 3, AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PORTION OF LOTS 3 AND 6, AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

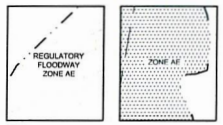
RECORDER'S BOX:
COUNTY: POTTAWATTAMIE
SECTION 32 | TOWNSHIP 75 | RANGE 43
ALIQUOT PART: SW QUARTER
DESCRIPTION: COUNCIL BLUFFS MEDICAL PARK
LOTS 1 AND 2
PROPRIETOR: NX COUNCIL BLUFFS MOB LLC
TOM VALLEY VIEW DR
REQUESTED BY: MCCORE GROUP
PREPARED BY: OLSSON
CONTACT: TERRY L. ROTHANZL
COMPANY: OLSSON
2111 SOUTH 67TH ST., OMAHA, NE 68106
402.341.1116

FLOOD ZONE

PROPERTY IS IN FLOOD ZONE "REGULATORY FLOODWAY ZONE AE" AND "AE", AREAS WITH BASE FLOOD ELEVATION (BFE).

COMMUNITY-PANEL NUMBERS:
19155C0577E
19155C0414E
EFFECTIVE DATE: FEBRUARY 4, 2005

FEMA FLOOD ZONE HATCH LEGEND



LEGEND

- SECTION CORNER
- SET 5/8" REBAR W/CAP L.S. #17413
- FOUND TBAR W/CAP LS# 10569 (UNLESS NOTED OTHER WISE)
- (M) MEASURED DISTANCE/ANGLE
- (R) RECORDED DISTANCE/ANGLE
- SECTION LINE
- BOUNDARY LINE
- PROPERTY LINE
- EXISTING PROPERTY LINE
- ZONE AE FLOODWAY BOUNDARY
- ZONE AE BOUNDARY
- FL BASE FLOOD ELEVATION LINE

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

I, THE UNDERSIGNED, COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR, APPROVE THE FINAL PLAT OF COUNCIL BLUFFS MEDICAL PARK.

DATED THIS _____ DAY OF _____, 2021.

_____
BRANDON GARRETT
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL BY COUNCIL BLUFFS CITY COUNCIL

CITY COUNCIL RESOLUTION NO _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF COUNCIL BLUFFS MEDICAL PARK, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

NOW THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA, THAT SAID PLAT OF COUNCIL BLUFFS MEDICAL PARK, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

DATE _____ _____
THE HONORABLE MATTHEW J. WALSH, MAYOR

DATE _____ _____
ATTEST: JODI QUAKENBUSH, CITY CLERK

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESMENTS

I, LEA VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED THIS _____ DAY OF _____, 2021.

_____
LEA VOSS
TREASURER, POTTAWATTAMIE COUNTY, IOWA

AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA)
) SS
POTTAWATTAMIE COUNTY)

DOCKET NO: _____ FILED FOR

RECORDED, THIS _____ DAY OF _____, 2021, AT _____ O'CLOCK ___ M. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF POTTAWATTAMIE COUNTY, IOWA.

DATED _____, 2021.

_____
MELVYN HOUSER
POTTAWATTAMIE COUNTY AUDITOR

STANDARD UTILITY EASEMENT NOTES

A FIVE (5) FOOT-WIDE PERMANENT EASEMENT ON EACH SIDE AND REAR PROPERTY LINE(S) AND A TEN (10) FOOT-WIDE EASEMENT ALONG ALL FRONT LOT LINES IS 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.

NOTES

1. ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ANGLES MEASURED ADJACENT TO CURVES ARE MEASURED TO THE CHORD OF SAID CURVE.
3. THERE ARE NO PRIVATE RESTRICTIONS AND/OR COVENANTS THAT WILL BE RECORDED WITH THE PLAT.

DEDICATION

NX COUNCIL BLUFFS MOB LLC AS THE OWNER(S) OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAVE IN THE PURSUANCE OF THE LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF TERRY L. ROTHANZL, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS COUNCIL BLUFFS MEDICAL PARK, LOTS 1 AND 2, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT THE CITY OF COUNCIL BLUFFS, IOWA, THE ___ DAY OF _____, 2021.

BY: NX COUNCIL BLUFFS MOB LLC

_____ _____
NAME TITLE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

_____, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

_____
NOTARY PUBLIC

LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLAT OF A PORTION OF LOTS 1 AND 3, AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PORTION OF LOTS 2 AND 3, AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N87°58'05"W, 936.25 FEET; THENCE N02°03'05"E, 94.82 FEET TO A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF MALL DRIVE AND THE WEST RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF MALL DRIVE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) N38°42'01"W, 46.21 FEET; (2) N61°35'53"W, 243.00 FEET; THENCE ON THE EAST LINE OF MOSQUITO CREEK FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) N13°17'05"E, 220.00 FEET; (2) N44°26'44"E, 245.52 FEET; (3) N39°19'55"E, 302.45 FEET; (4) N36°42'29"E, 659.27 FEET; THENCE S63°52'53"E, 3.50 FEET TO A POINT OF CURVATURE ON SAID WEST RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES: (1) ON A 348.83 RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 220.85 FEET (LONG CHOR BEARS (S12°07'06"W, 217.18 FEET); (2) S21°05'13"W, 116.20 FEET; (3) S26°53'41"E, 23.70 FEET; (4) S13°25'50"W, 657.84 FEET; (5) S20°09'09"W, 95.00 FEET; (6) S36°20'08"W, 224.15 FEET; (7) S00°59'51"W, 437.87 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 496,513.49 SQUARE FEET, OR 11.398 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS COUNCIL BLUFFS MEDICAL PARK, LOTS 1 AND 2, A TRACT OF LAND BEING A REPLAT OF A PORTION OF LOTS 1 AND 3, AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PORTION OF LOTS 3 AND 6, AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

_____ 03/15/2021
TERRY L. ROTHANZL DATE
IOWA L.S. 17413

LICENSED LAND SURVEYOR TERRY ROTHANZL 17413 IOWA

olsson
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

MINOR FINAL PLAT
COUNCIL BLUFFS MEDICAL PARK
LOTS 1 AND 2
COUNCIL BLUFFS, IOWA
2021

drawn by:	DRH
checked by:	TLR
approved by:	TLR
QA/QC by:	TLR
project no.:	020-22070
drawing no.:	
date:	3.15.2021

SHEET 1 of 1

DWG: F:\2021\02001-02500\021-02207\40-Design\Survey\SVY\Sheets\Minor Final Plat\V_P_PLT--COUNCIL BLUFFS MEDICAL PARK_2021-03-03_02102207.dwg USER: dhastings
DATE: Mar 15, 2021 - 1:57pm XREFS: X_Temp0_02102207 TEXT_SHOWHIDE_LS_1A

ATTACHMENT A