Attachment B

THE RICHARD MILLER & MARIE KNEDLER SUBDIVISION
FINAL PLAT

A REPLAT OF BAUGHN'S SUBDIVISION OF LOT 8 ORIGINAL PLAT LOTS 6 THRU 17 & ALL VAC 12FT N/S ALLEY LYING EAST OF AND ADJACENT TO LOTS 12 THRU 17 & VAC BAUGHN ST BETWEEN HARMONY ST AND EAST KANESVILLE & PT LOT 3 AND PT LOT 11 ORIGINAL PLAT NORTH OF WASHINGTON AVE & ORIGINAL PLAT LOTS 9 AND 10 & PT FRANK ST PRESENTLY DEDICATED BETWEEN WASHINGTON AVE AND HARMONY ST

PROPRIETOR'S DEDICATION

1. A 5 FEET WIDE EASEMENT ON EACH SIDE AND REAR LOT LINES AND A 10 FEET 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, 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 PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
   - 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: 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: THE CITY'S LIABILITY TO RESTORE THE SURFACE WITHIN THE EASEMENT AREA SHALL BE LIMITED ONLY TO GRADING AND SEEDING, AND REPLACEMENT OF GRANTORS SURFACED ROADWAY.
   - F. DUTY TO REPAIR: CITY AGREES THAT AND DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, 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 THE GRANTOR.
   - 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.
   - H. GRANTOR RESERVATION: GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEES USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.
2. NO PRIVATE RESTRICTIONS AND/OR COVENANTS WILL BE RECORDED WITH THE SUBDIVISION ON THE PLAT.

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____ , 2021

BY: _____
CHRIS TOINTON, CEO, THE YMCA OF GREATER OMAHA

STATE OF IOWA }
COUNTY OF POTTAWATTAMIE } SS.

ON THIS _____ DAY OF _____ , 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED CHRIS TOINTON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF YMCA OF GREATER OMAHA AND CHRIS TOINTON ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID YMCA OF GREATER OMAHA BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

IN WITNESS THEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THE PROPERTY AS CONTAINED HEREIN ON THIS _____ DAY OF _____ , 2021

BY: _____
CLIFF ROBERTSON, CEO, CHIHEALTH

STATE OF IOWA }
COUNTY OF POTTAWATTAMIE } SS.

ON THIS _____ DAY OF _____ , 2021, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED CLIFF ROBERTSON, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SISTERS OF MERCY AND CLIFF ROBERTSON ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID SISTERS OF MERCY 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

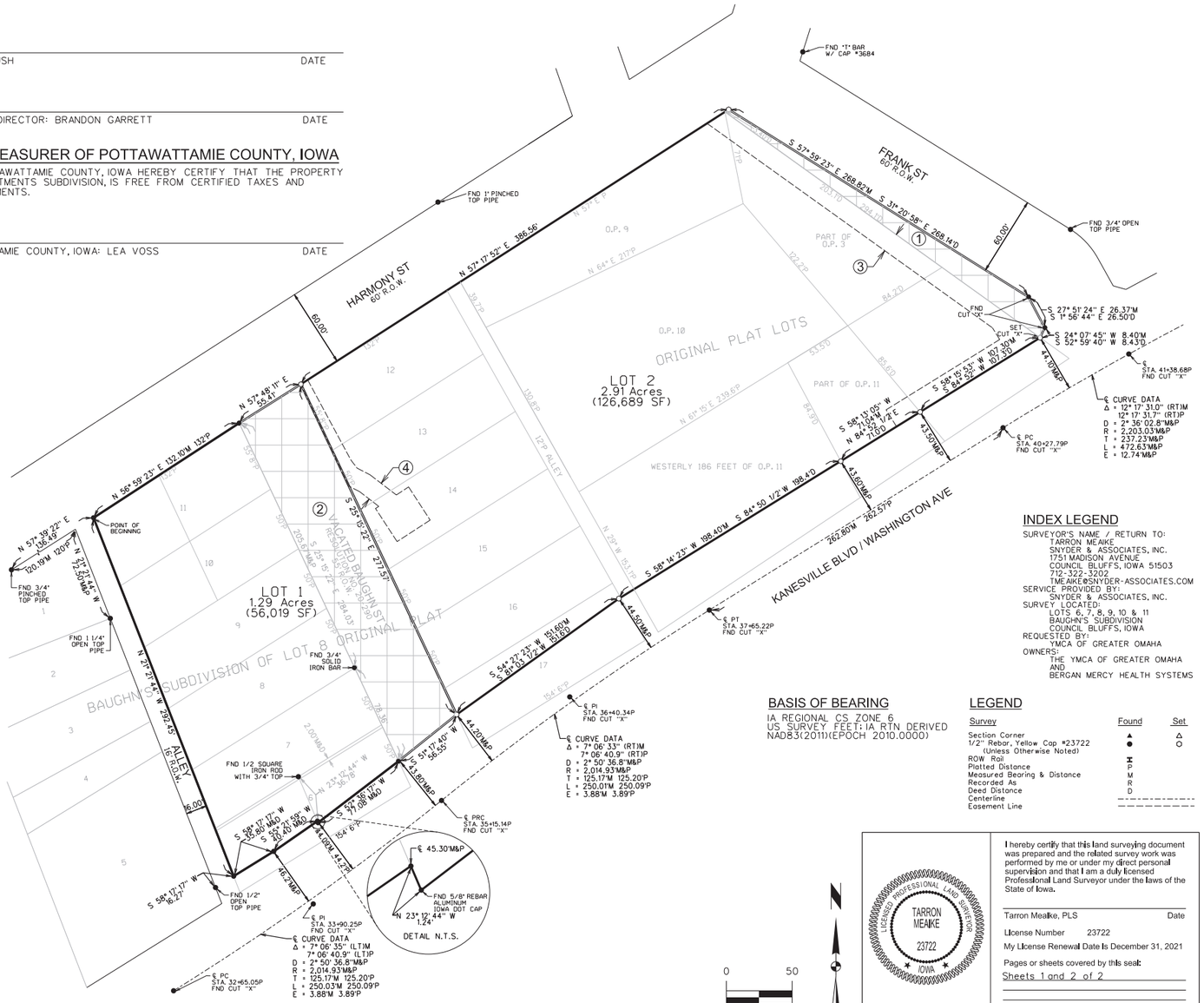
CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN TOLTON INVESTMENTS SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____
TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE

EXISTING EASEMENTS

1. LAND CONVEYED IS SUBJECT TO UTILITY EASEMENTS IN PLACE RECONSTRUCTED OR REPLACED (BOOK 79 PAGE 24327)
2. CITY OF COUNCIL BLUFFS RESOLUTION AND REZONING OF SUBJECT PROPERTY VACATING AND CONVEYING TO SUBJECT PROPERTY OWNERS THE BAUGHN STREET RIGHT-OF-WAY ABUTTING LOTS 6 THRU 11 EXCEPT EAST KANESVILLE BOULEVARD RIGHT-OF-WAY AND GRANTING AN EASEMENT BOTH FOR EXISTING SANITARY AND STORM SEWERS TO THE CITY AND OTHER DESIGNATED IMPROVEMENTS.
3. 15' EASEMENT TO THE CITY OF COUNCIL BLUFFS (BOOK 2007 PAGE 06675)
4. UNDERGROUND ELECTRIC EASEMENT TO MIDAMERICAN ENERGY (BOOK 2018 PAGE 12728)



INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON MEAIKE
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
TMEAIKE@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOTS 6, 7, 8, 9, 10 & 11
BAUGHN'S SUBDIVISION
COUNCIL BLUFFS, IOWA
REQUESTED BY:
YMCA OF GREATER OMAHA
OWNERS:
THE YMCA OF GREATER OMAHA
AND
BERGAN MERCY HEALTH SYSTEMS

BASIS OF BEARING

IA REGIONAL CS ZONE 6
US SURVEY FEET: IA RTN DERIVED
NAD83(2011)(EPOCH 2010.0000)

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap #23722 (Unless Otherwise Noted)	●	○
ROW Roll	H	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Centerline	———	
Easement Line	- - - - -	

0 50
FEET

TARRON MEAIKE — LICENSED PROFESSIONAL LAND SURVEYOR — 23722 — 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.

Tarron Meaike, PLS Date

License Number 23722

My License Renewal Date Is December 31, 2021

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

MARK	REVISION	DATE	BY
Engineer:	XXX	Scale:	1"= 50'
Checked By:	XXX	Field Bk:	Pg:
Tech/Adm:	TEM	Date:	03/18/21

Project No: 1190119

Sheet 1 of 2

THE RICHARD MILLER & MARIE KNEDLER SUBDIVISION
FINAL PLAT
COUNCIL BLUFFS, IOWA

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

SNYDER & ASSOCIATES

Project No: 1190119

Sheet 1 of 2

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Final Plot Sheet 1
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3/18/2021 8:23:42 AM
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V8i_Survey

PROPERTY DESCRIPTIONS (VESTED IN BERGAN MERCY HEALTH SYSTEMS)

LOTS 12, 13, 14, 15, 16, AND 17, IN BAUGHN'S SUBDIVISION ORIGINAL PLAT, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA; AND ALL OF THE 12-FOOT ALLEY LYING EAST OF AND ADJACENT TO LOTS 12, 13, 14, 15, 16 AND 17 OF BAUGHN'S SUBDIVISION IN THE ORIGINAL PLAT OF COUNCIL BLUFFS, IOWA.

AND

A PARCEL OF LAND LOCATED IN ORIGINAL PLAT LOT 11 TO THE CITY OF COUNCIL BLUFFS, IOWA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF ORIGINAL PLAT LOT 3 IN THE CITY OF COUNCIL BLUFFS, IOWA, SAID POINT BEING THE INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANK STREET WITH THE SOUTHEASTERLY LINE OF HARMONY STREET, THENCE S 27° 48 1/2' E 294.1 FEET ALONG THE PRESENT SOUTHWESTERLY LINE OF FRANK STREET TO A POINT ON THE PRESENT NORTHWESTERLY LINE OF RELOCATED PRIMARY ROAD NO. U.S. 6 (RELOCATED WASHINGTON AVENUE), THENCE S 84° 52' W 107.3 FEET ALONG SAID PRESENT NORTHWESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N 13° 24 1/2' W 85.6 FEET, THENCE S 84° 50 1/2' W 53.5 FEET, THENCE S 1° 38' E 84.9 FEET TO A POINT ON THE PRESENT NORTHWESTERLY RIGHT OF WAY LINE OF RELOCATED PRIMARY ROAD NO. U.S. 6 (RELOCATED WASHINGTON AVENUE), THENCE N 84° 52 1/2' E 71.0 FEET TO A POINT ON SAID PRESENT NORTHWESTERLY RIGHT OF WAY LINE, THE POINT OF BEGINNING:

AND

LOT 9 IN ORIGINAL PLAT, LOT 10 IN ORIGINAL PLAT, AND THE WESTERLY 186 FEET OF ALL THAT PART OF LOT 11, ORIGINAL PLAT, IN COUNCIL BLUFFS, IOWA, LYING NORTH OF WASHINGTON AVENUE;

AND

ALL THAT PART OF LOT 3, ORIGINAL PLAT IN COUNCIL BLUFFS, IOWA, LYING WEST OF FRANK STREET AND NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY LINE OF FRANK STREET 203.1 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE SOUTHERLY LINE OF HARMONY STREET WITH THE WESTERLY LINE OF FRANK STREET AND RUNNING FROM SAID POINT OF COMMENCEMENT S 59° 15' W TO THE WESTERLY LINE OF SAID LOT 3 IN ORIGINAL PLAT, COUNCIL BLUFFS, IOWA:

AND

A PART OF ORIGINAL PLAT 3, IN COUNCIL BLUFFS, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF ORIGINAL PLAT LOT 11, THENCE EASTERLY IN DUE COURSE WITH NORTHERLY LINE OF SAID LOT 11 TO FRANK STREET, THENCE SOUTHEASTERLY ALONG THE LINE OF FRANK STREET TO WASHINGTON AVENUE, THENCE WESTERLY ALONG THE LINE OF WASHINGTON AVENUE TO SAID LOT 11, THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOT 11 TO PLACE OF BEGINNING, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING A POINT ON THE SOUTHWESTERLY LINE OF FRANK STREET 203 FEET S 54° 50' E FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANK STREET WITH THE SOUTHEASTERLY LINE OF HARMONY STREET, THIS POINT IS THE SOUTHEASTERLY CORNER OF A TRACT DEEDED BY FANNIE GEISE TO THE SISTERS OF MERCY OF COUNCIL BLUFFS, IOWA, JULY 31ST, 1926, DEED RECORDED IN BOOK 712, PAGE 100, POTTAWATTAMIE COUNTY, IOWA, RECORD, AND FOLLOWING THE SOUTHERLY LINE OF SAID TRACT S 59° 15' W 84.2 FEET OR TO THE NORTHEAST CORNER OF ORIGINAL PLAT LOT 11: THENCE S 40° E ALONG THE LINE BETWEEN LOT 3 AND LOT 11, 115 FEET OR TO THE NORTHWESTERLY LINE OF WASHINGTON AVENUE: THENCE NORTHEAST FOLLOWING THE NORTHWESTERLY LINE OF WASHINGTON AVENUE 114.36 FEET OR TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF FRANK STREET, THENCE N 54° 50' W 118.56 FEET, OR TO PLACE OF BEGINNING, SITUATED IN POTTAWATTAMIE COUNTY, IOWA:

AND

THE EASTERLY 36 FEET OF THE WESTERLY 186 FEET OF LOT 11 IN THE ORIGINAL PLAT OF THE CITY OF COUNCIL BLUFFS, LYING NORTH OF WASHINGTON AVENUE IN SAID CITY.

AND

A PART OF FRANK STREET AS PRESENTLY DEDICATED BETWEEN WASHINGTON AVENUE AND HARMONY STREET AS SHOWN ON THE ATTACHED PLAT AND TITLED EXHIBIT "A", DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY PROPERTY LINE OF HARMONY STREET AND THE WESTERLY PROPERTY LINE OF FRANK STREET, SAID POINT BEING MARKED BY AN X-CUT IN THE CONCRETE BASE FOR A RETAINING WALL AND BEING THE TRUE POINT OF BEGINNING: THENCE N84°04'17"E FOR 3.40 FEET ON THE SOUTH LINE OF HARMONY STREET EXTENDED TO THE EAST: THENCE S31°20'58"E FOR 268.14 FEET: THENCE S1°56'44"E FOR 26.50 FEET: THENCE S52°59'40"W FOR 8.43 FEET TO A POINT ON THE WESTERLY LINE OF FRANK STREET: THENCE N27°46'30"W ON THE WESTERLY LINE OF FRANK STREET FOR 294.09 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE BEARINGS USED IN THE ABOVE DESCRIPTION ARE BASED ON BEARINGS SHOWN ON I.D.O.T. RIGHT-OF-WAY PLAT FOR PROJECT NO. F6-1 (33) - - 20-78, PARCEL NO. 53.

EXCEPT THAT PART CONVEYED TO THE CITY OF COUNCIL BLUFFS BY DEED RECORDED IN BOOK 79, PAGE 24702:

AND EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA DEPARTMENT OF TRANSPORTATION, BY CONTRACT RECORDED IN BOOK 79, PAGE 17688.

PROPERTY DESCRIPTIONS (VESTED IN THE YMCA OF GREATER OMAHA)

SOUTH 2 FEET OF W 1/2 OF LOT 7, AND W 1/2 OF LOT 6, BAUGHN'S SUBDIVISION OF LOT 8, ORIGINAL PLAT, COUNCIL BLUFFS, IOWA, EXCEPT A PARCEL OF LAND LOCATED IN LOT 6 IN BAUGHN'S SUBDIVISION OF LOT 8 IN THE ORIGINAL PLAT OF COUNCIL BLUFFS, IOWA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID LOT 6 SAID POINT BEING THE INTERSECTION OF THE NORTHLY LINE OF WASHINGTON AVENUE AS IT NOW EXISTS WITH THE EASTERLY LINE OF THE NORTHERLY-SOUTHERLY ALLEY ALONG THE WESTERLY LINE OF SAID LOT 6: THENCE N 84°43'E 35.8 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 6 TO THE POINT OF BEGINNING: THENCE CONTINUING N 84°43'E 40.0 FEET ALONG SAID SOUTHERLY LINE: THENCE N 3°26 1/2'E 2.0 FEET THENCE S 81° 54 1/2'W 40.4 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 6, THE POINT OF BEGINNING.

AND

NORTH 48 FEET OF LOT 7, BAUGHN'S SUBDIVISION OF THE ORIGINAL PLAT OF LOT 8 COMMONLY KNOWN AS 126 BAUGHN, COUNCIL BLUFFS, IOWA.

AND

PART OF THE E 1/2 OF LOT 6 AND SOUTH 2 FEET OF THE E 1/2 OF LOT 7 IN BAUGHN'S SUBDIVISION OF ORIGINAL PLAT LOT 8, IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 2 FEET OF THE E 1/2 OF SAID LOT 7, THENCE S 84°46'W 74.58 FEET ALONG THE NORTHERLY LINE OF THE SOUTH 2 FEET OF THE E 1/2 OF SAID LOT 7 TO THE NORTHWESTERLY CORNER THEREOF, THENCE S 03° 26 1/2'W 37.98 FEET ALONG THE WESTERLY LINE OF THE E 1/2 OF SAID LOT 7 AND THE E 1/2 OF SAID LOT 6, THENCE N 79°15 1/2'E 77.08 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6, THENCE N 01° 32 1/2'E 30.36 FEET ALONG THE EASTERLY LINE OF SAID LOT 6 AND THE SOUTH 2 FEET OF SAID LOT 7 TO THE NORTHEAST CORNER OF THE SOUTH 2 FEET OF THE E 1/2 OF SAID LOT 7, THE POINT OF BEGINNING.

AND

LOT 8 IN BAUGHN'S SUBDIVISION TO COUNCIL BLUFFS, IOWA, BEING FURTHER KNOWN AS LOT 8 IN BAUGHN'S SUBDIVISION OF ORIGINAL PLAT LOT 8 OF COUNCIL BLUFFS, IOWA.

AND

ALL OF LOTS NINE AND TEN AND ELEVEN (9, 10 & 11) IN BAUGHN'S SUBDIVISION OF LOT EIGHT (8) OF THE ORIGINAL PLAT OF COUNCIL BLUFFS, IOWA, EXCEPTING A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 11 AND RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 11 A DISTANCE OF 73 FEET, THENCE RUNNING SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 11 AND 10 A DISTANCE OF 105 FEET AND 8 INCHES TO THE SOUTHERLY LINE OF SAID LOT 10, THENCE RUNNING EASTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 10 A DISTANCE OF 73 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, THENCE RUNNING NORTHERLY ALONG THE EASTERLY LINE OF SAID LOTS 10 AND 11 A DISTANCE OF 105 FEET AND 8 INCHES TO THE PLACE OF BEGINNING.

AND

THAT PART OF LOTS 10 AND 11 IN BAUGHN'S SUBDIVISION OF LOT 8 IN THE ORIGINAL PLAT OF THE CITY OF COUNCIL BLUFFS, IOWA, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 11 (AT THE INTERSECTION OF HARMONY STREET AND BAUGHN STREET) AND RUNNING THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 11 A DISTANCE OF 73 FEET, THENCE RUNNING SOUTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 11 AND 10 A DISTANCE OF 105 FEET AND 8 INCHES TO THE SOUTHERLY LINE OF SAID LOT 10, THENCE RUNNING NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF SAID LOT 10 A DISTANCE OF 73 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, THENCE RUNNING NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOTS 10 AND 11 A DISTANCE OF 105 FEET AND 8 INCHES TO THE PLACE OF BEGINNING.

AND

BAUGHN STREET RIGHT-OF-WAY LYING BETWEEN HARMONY STREET AND EAST KANESVILLE, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PLAT DESCRIPTION

A PART OF BAUGHN'S SUBDIVISION OF LOT 8 ORIGINAL PLAT LOTS 6 THRU 17 AND ALL OF ORIGINAL PLAT LOTS 9 & 10 AND A PART OF ORIGINAL PLAT LOTS 3 & 11, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF SAID BAUGHN'S SUBDIVISION: THENCE NORTH 56° 59' 23" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, 132.10 FEET, THENCE NORTH 57° 48' 11" EAST, 55.41 FEET TO THE NORTHWEST CORNER OF LOT 12 OF SAID BAUGHN'S SUBDIVISION, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HARMONY STREET: THENCE NORTH 57° 17' 52" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 386.56 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE RELOCATED FRANK STREET: THENCE SOUTH 57° 59' 23" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 268.82 FEET: THENCE SOUTH 27° 51' 24" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 26.37 FEET: THENCE SOUTH 24° 07' 45" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 8.40 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF KANESVILLE BOULEVARD (RELOCATED WASHINGTON AVENUE): THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING NINE COURSES: SOUTH 58° 15' 53" WEST, 107.30 FEET: THENCE SOUTH 58° 13' 05" WEST, 71.04 FEET: THENCE SOUTH 58° 14' 23" WEST, 198.40 FEET: THENCE SOUTH 54° 27' 23" WEST, 151.60 FEET: THENCE SOUTH 51° 17' 40" WEST, 56.55 FEET: THENCE SOUTH 52° 36' 17" WEST, 77.08 FEET: THENCE NORTH 23° 12' 44" WEST, 1.24 FEET: THENCE SOUTH 55° 21' 59" WEST, 40.40 FEET: THENCE SOUTH 58° 17' 17" WEST, 35.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 16 FOOT ALLEY ADJACENT TO LOTS 6 THRU 11 OF SAID BAUGHN'S SUBDIVISION: THENCE NORTH 21°21' 44" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 292.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.20 ACRES, MORE OR LESS

MARK	REVISION	DATE	BY

Engineer: XXX | Checked By: XXX | Scale: 1"= 50'
Technician: TEM | Date: 03/18/21 | Field Bk: | Pg:

Project No: 1190119

Sheet 2 of 2

THE RICHARD MILLER & MARIE KNEDLER SUBDIVISION

COUNCIL BLUFFS, IOWA

FINAL PLAT

SNYDER & ASSOCIATES, INC.

1751 MADISON AVENUE
COUNCIL BLUFFS, IA 51503
712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1190119

Sheet 2 of 2

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Modified:Mar 08, 2021 - 8:27:53 AM
Final Plat Sheet 2
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