Attachment B

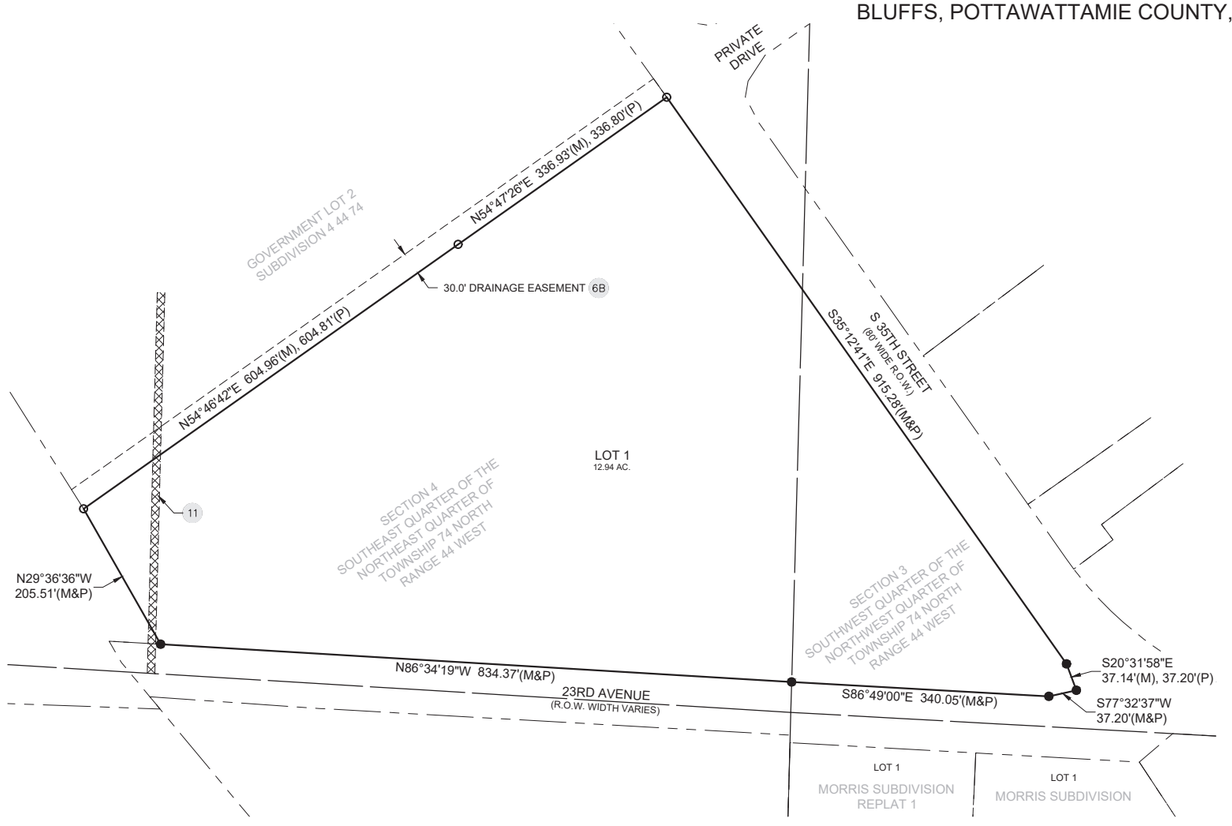
RECORDER'S INDEX:
COUNTY: POTTAWATTAMIE
SECTION: 3 & 4/ TOWNSHIP: 74/ RANGE: 44
ALIQUOT PART: SW1/4 NW1/4 (SEC. 3)
SE1/4 NE1/4 (SEC 4)
CITY: COUNCIL BLUFFS
SUBDIVISION: LAZYDAYS RV
LOTS: 1
PROPRIETOR: 92 LAND LLC
NO ADDRESS
REQUESTED BY: 92 LAND LLC
PREPARED BY: OLSSON
SURVEYOR: TERRY L. ROTHANZL
COMPANY: OLSSON
2111 SOUTH 67TH ST., OMAHA, NE. 68106
402-341-1116

FINAL PLAT OF

LAZYDAYS RV

LOT 1

A REPLAT OF LOTS 1 THRU 6, INRIP SUBDIVISION TRACT NO. 1 1ST ADDITION AND PART OF GOVERNMENT LOT 2, A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



LEGEND

- SECTION CORNER
- FOUND 5/8" REBAR (UNLESS NOTED OTHER WISE)
- (M) MEASURED DISTANCE/ANGLE
- (P) PLATTED DISTANCE/ANGLE
- SECTION LINE
- BOUNDARY LINE
- EXISTING PROPERTY LINE

N

0' 50' 100' 200'
SCALE IN FEET

LEGAL DESCRIPTION

A TRACT OF LAND BEING A REPLAT LOTS 1 THRU 6, INRIP SUBDIVISION TRACT NO 1 1ST ADDITION AND PART OF GOVERNMENT LOT 2, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF S 35TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF S 35TH STREET FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) ON AN ASSUMED BEARING OF S35°12'41"E, 915.28 FEET; (2) S20°31'58"E, 37.14 FEET TO A POINT INTERSECTING THE WEST RIGHT-OF-WAY LINE OF S 35TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF 23RD AVENUE; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF 23RD AVENUE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) S77°32'37"W, 37.20 FEET; (2) N86°49'00"W, 340.05 FEET; (3) N86°34'19"W, 834.37 FEET; THENCE N29°36'36"W, 205.51 FEET; THENCE N54°46'42"E, 604.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ON THE NORTH LINE OF SAID LOT 1 N54°47'26"E, 336.93 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 563,748.87 SQUARE FEET, OR 12.942 ACRES, MORE OR LESS.

EASEMENT LEGEND

(6.) PLAT AND DEDICATION FOR INRIP SUBDIVISION TRACT NO. 1, 1ST ADDITION, FILED SEPTEMBER 10, 1993 IN BOOK 94 AT PAGE 08426, CONTAINING COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, INCLUDING A PERPETUAL EASEMENT RESERVED FOR DRAINAGE PURPOSES AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES FIVE FEET IN WIDTH ALONG ALL SIDE LOT LINES AND 10 FEET IN WIDTH ALONG ALL REAR LOT LINES. SAID DRAINAGE AREAS AND ANY DRAINAGE SYSTEMS ARE PRIVATE AND WILL BE INSTALLED AND MAINTAINED BY THE LOT OWNERS ADJOINING SAME.

B) LOT 1 AND GOVERNMENT LOT 2 SUBJECT TO EXISTING PERMANENT DRAINAGE EASEMENT ALONG NORTHERLY LOT LINES.

(11.) EASEMENT FOR ELECTRIC SUPPLY LINE FILED JANUARY 30, 1959, IN BOOK 1226 AT PAGE 349.

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.

DEDICATION

92 LAND, 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 LOT 1, LAZYDAYS RV, 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: 92 LAND, 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

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 LAZYDAYS RV, 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 LAZYDAYS RV, 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 DOCKET NO: _____ FILED FOR
POTTAWATTAMIE COUNTY)

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

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 LAZYDAYS RV, LOT 1, A TRACT OF LAND BEING A REPLAT LOTS 1 THRU 6, INRIP SUBDIVISION TRACT NO 1 1ST ADDITION AND PART OF GOVERNMENT LOT 2, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

Terry L Rothanzl 5/20/2021
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

FINAL PLAT OF LAZYDAYS RV LOT 1
COUNCIL BLUFFS POTTAWATTAMIE COUNTY 2021

drawn by:	DSH
checked by:	EW
approved by:	TLR
QA/QC by:	EW/TLR
project no.:	021-03688
drawing no.:	
date:	05.21.2021

SHEET 1 of 1

DWG: F:\2021\03501-04000\021-03688\40-Design\Exhibits\V_PPLAT_LAZY DAYS_02103688.dwg USER: ewilliams
DATE: May 24, 2021 8:34am XREFS: TERRY_ROTHANZL_LS_IA