RECORDER'S OFFICE

AUDITOR'S OFFICE

THE PARCEL DESIGNATION(S) SHOWN ON THE ATTACHED PLAT OF SURVEY HAVE BEEN REVIEWED AND ACCEPTED BY THE POTTAWATTAMIE COUNTY, IOWA, AUDITOR'S OFFICE.

MELVYN HOUSER, CO. AUDITOR DATE

FINAL PLAT
WHISPERING OAKS PHASE III
LOTS 198 - 295 INCLUSIVE, OUTLOTS "A", "B", & "C"

ATTACHMENT A

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 3, OF THE AUDITORS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 75 NORTH, RANGE 43 WEST, OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 1, AUDITORS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



NORTH

200 0 200

1 inch = 200 ft.

LEGEND

- SECTION CORNERS FOUND (AS NOTED)
- CORNERS FOUND (AS NOTED)
- CORNERS SET (5/8" REBAR W/# 22021 PURPLE CAP)
- COMPUTED CORNER
- (P) - PLAT DIMENSION
- (R) - RECORD DIMENSION
- (S) - SURVEY DIMENSION

DATE	BY	APP	REVISIONS

DESIGNED
DRAWN KAG
CHECKED JMB
BY

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BOOK 697
DATE 09/01/2021

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WHISPERING OAKS PHASE III
LOTS 198-295 INCLUSIVE & OUTLOTS "A", "B" & "C"
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO. 06519.207

SHEET 1 of 5

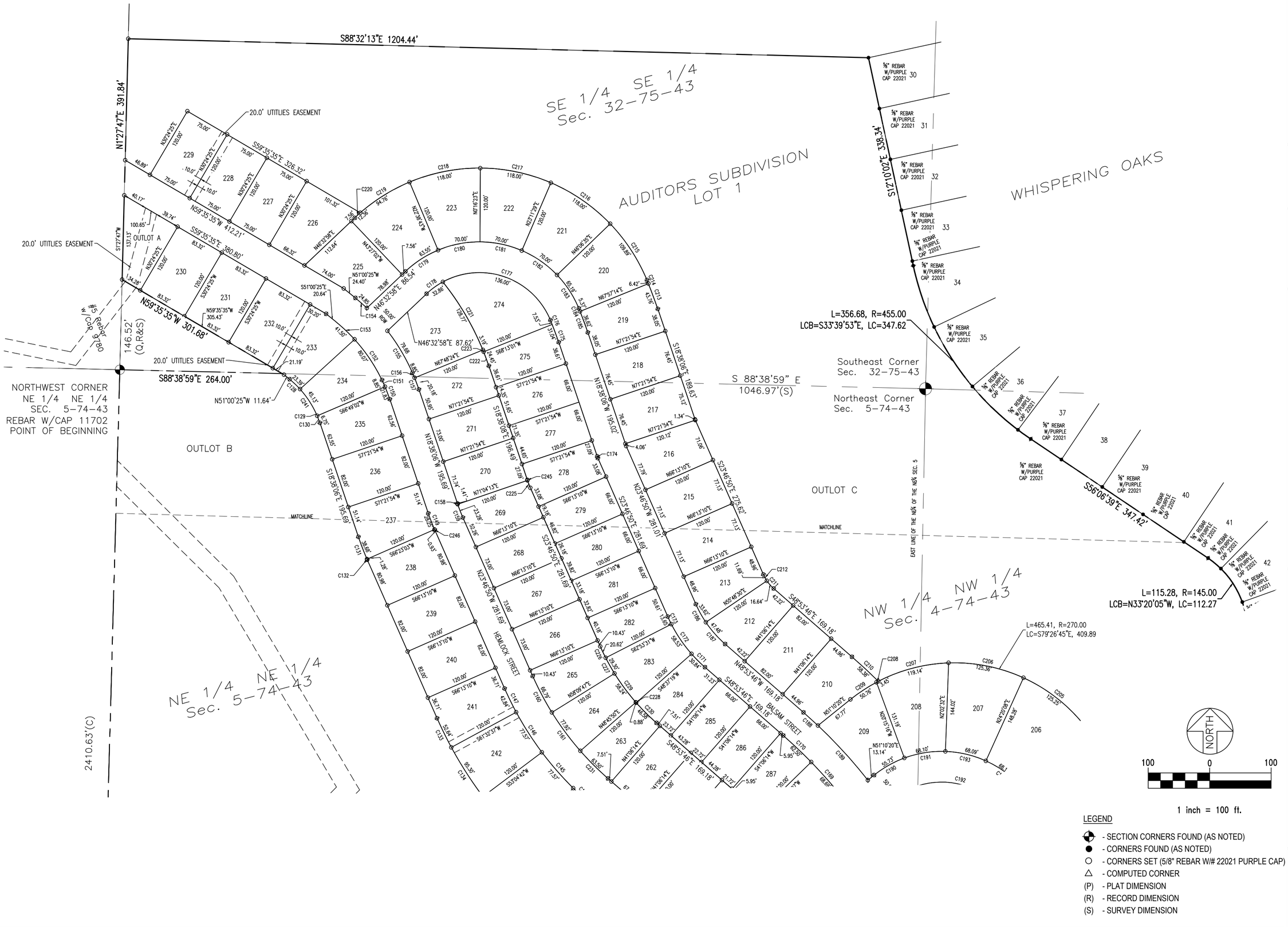
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ATTACHMENT A

FINAL PLAT

WHISPERING OAKS PHASE III LOTS 198 - 289 INCLUSIVE & OUTLOTS "A", "B" & "C"

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 3, OF THE AUDITORS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 75 NORTH, RANGE 43 WEST, OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 1, AUDITORS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



LEGEND

- ● - SECTION CORNERS FOUND (AS NOTED)
- ● - CORNERS FOUND (AS NOTED)
- ○ - CORNERS SET (5/8" REBAR W/# 22021 PURPLE CAP)
- △ - COMPUTED CORNER
- (P) - PLAT DIMENSION
- (R) - RECORD DIMENSION
- (S) - SURVEY DIMENSION

DATE	BY	APP	REVISIONS

DESIGNED
DRAWN KAG
CHECKED JMB
BY

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BOOK 697
DATE 09/01/2021

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WHISPERING OAKS PHASE III
LOTS 198-295 INCLUSIVE & OUTLOTS "A", "B" & "C"
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO. 06519.207

SHEET 2 of 5

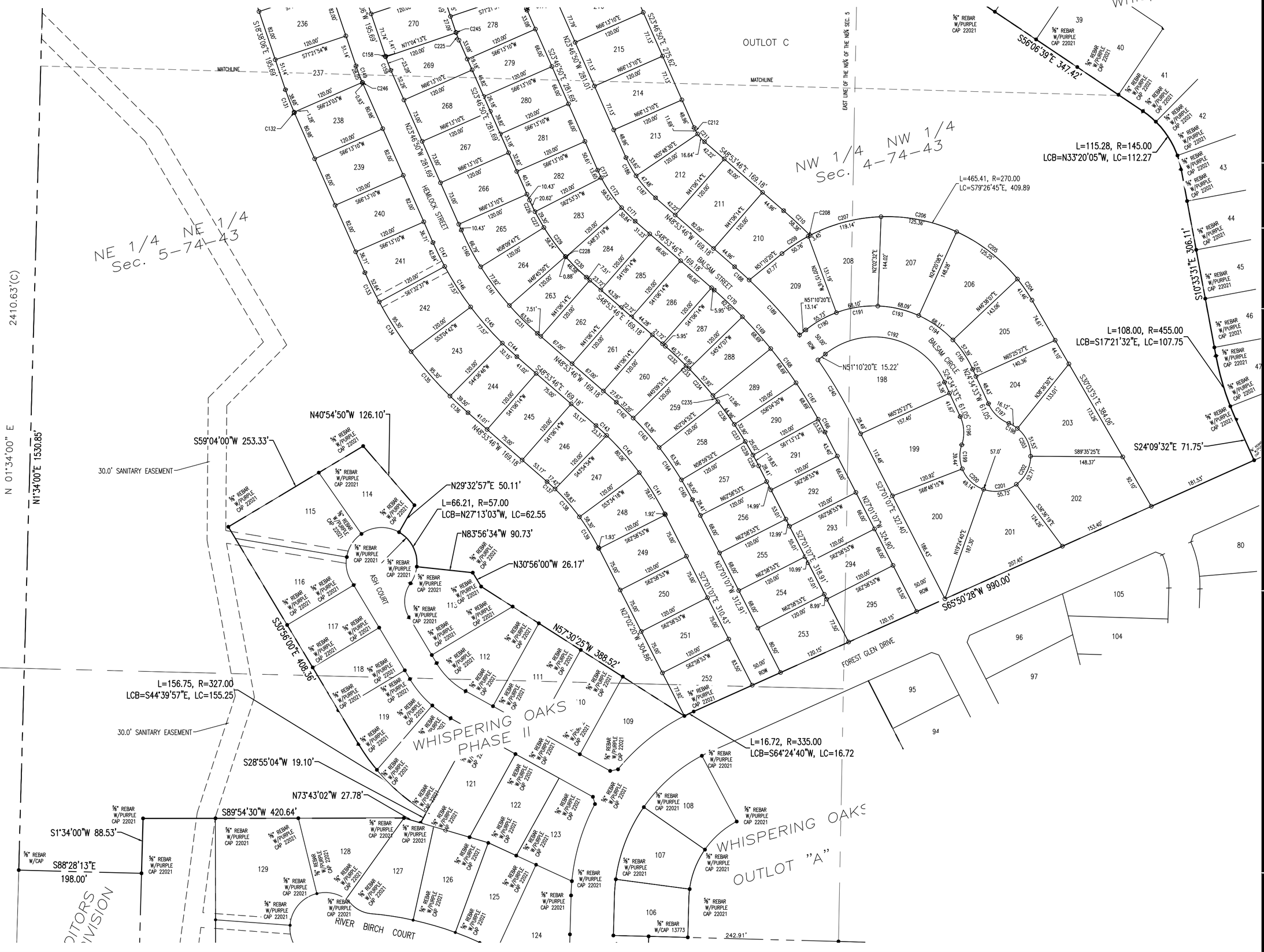
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ATTACHMENT A

FINAL PLAT
WHISPERING OAKS PHASE III

LOTS 198 - 295 INCLUSIVE, OUTLOTS "A", "B", & "C"

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 3, OF THE AUDITORS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 75 NORTH, RANGE 43 WEST, OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 1, AUDITORS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



DESIGNED				BY
DRAWN	KAG			
CHECKED	JMB			
DATE	BY	APP	REVISIONS	

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WHISPERING OAKS PHASE III
LOTS 198-295 INCLUSIVE & OUTLOTS "A", "B" & "C"
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO. 06519.207

SHEET 3 of 5

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ATTACHMENT A

FINAL PLAT
WHISPERING OAKS PHASE III
LOTS 198 - 295 INCLUSIVE, OUTLOTS "A", "B", & "C"

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 3, OF THE AUDITORS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 75 NORTH, RANGE 43 WEST, OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 1, AUDITORS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

Parcel Area Table	
Parcel #	Area (SQ. FT.)
198	20010
199	16905
200	15099
201	16771
202	20559
203	13865
204	10861
205	12954
206	14149
207	14205
208	13134
209	11426
210	10570
211	9840
212	8916
213	8601
214	9255
215	9255
216	9175
217	9175

Parcel Area Table	
Parcel #	Area (SQ. FT.)
218	9175
219	9389
220	11213
221	11280
222	11280
223	11280
224	11147
225	10722
226	10043
227	9000
228	9000
229	9000
230	9998
231	9998
232	9998
233	8914
234	8635
235	9554
236	9840
237	10153

Parcel Area Table	
Parcel #	Area (SQ. FT.)
238	9850
239	9840
240	9840
241	10134
242	10372
243	10372
244	9220
245	9000
246	8823
247	8393
248	8409
249	9000
250	9000
251	9000
252	9663
253	10020
254	8160
255	8160
256	8160
257	8290

Parcel Area Table	
Parcel #	Area (SQ. FT.)
278	8243
279	7920
280	7920
281	7920
283	8817
284	8392
285	7920
286	7920
287	7626
288	7597
289	7597
290	7597
291	7809
292	7920
293	7920
294	7920
295	9660

Parcel Area Table	
Parcel #	Area (SQ. FT.)
OUTLOT A	8096
OUTLOT B	783449
OUTLOT C	807383

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C128	23.39	155.00	8.6474	N46° 40' 59"W	23.37
C129	6.75	155.00	2.4934	N24° 25' 46"W	6.74
C130	12.30	155.00	4.5479	N20° 54' 32"W	12.30
C131	38.68	445.00	4.9808	N21° 07' 31"W	38.67
C132	1.28	445.00	0.1648	N23° 41' 53"W	1.28
C133	52.64	645.00	4.6759	N26° 07' 07"W	52.62
C134	95.30	645.00	8.4653	N32° 41' 21"W	95.21
C135	95.30	645.00	8.4653	N41° 09' 16"W	95.21
C136	39.50	645.00	3.5089	N47° 08' 30"W	39.49
C137	17.42	355.00	2.8111	N47° 29' 26"W	17.42
C138	59.83	355.00	9.6566	N41° 15' 24"W	59.76
C139	58.30	355.00	9.4097	N31° 43' 24"W	58.24
C140	16.72	335.00	2.8596	S64° 24' 40"W	16.72
C141	78.01	475.00	9.4097	S31° 43' 24"E	77.92
C142	80.06	475.00	9.6566	S41° 15' 24"E	79.96
C143	23.31	475.00	2.8111	S47° 29' 26"E	23.30
C144	32.15	525.00	3.5089	S47° 08' 30"E	32.15
C145	77.57	525.00	8.4653	S41° 09' 16"E	77.50
C146	77.57	525.00	8.4653	S32° 41' 21"E	77.50
C147	42.84	525.00	4.6759	S26° 07' 07"E	42.83
C149	28.25	325.00	4.9808	S21° 07' 31"E	28.24
C150	21.83	275.00	4.5479	S20° 54' 32"E	21.82
C151	11.97	275.00	2.4934	S24° 25' 46"E	11.97
C152	80.07	275.00	16.6831	S34° 01' 04"E	79.79
C153	41.50	275.00	8.6474	S46° 40' 59"E	41.47

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C154	24.85	325.00	4.3801	N48° 49' 00"W	24.84
C155	79.68	325.00	14.0469	N30° 46' 40"W	79.48
C156	8.85	325.00	1.5609	N22° 58' 26"W	8.85
C157	20.18	325.00	3.5584	N20° 24' 51"W	20.18
C158	1.41	275.00	0.2947	S18° 46' 56"E	1.41
C159	23.28	275.00	4.8509	N21° 21' 18"W	23.28
C160	66.79	475.00	8.0563	N27° 48' 31"W	66.73
C161	77.92	475.00	9.3991	N36° 32' 11"W	77.83
C162	37.20	525.00	4.0602	N46° 51' 57"W	37.20
C163	63.38	525.00	6.9168	N41° 22' 39"W	63.34
C164	63.38	525.00	6.9168	S34° 27' 38"E	63.34
C165	36.50	525.00	3.9836	N29° 00' 37"W	36.49
C166	23.52	765.00	1.7615	S27° 53' 58"E	23.52
C167	68.69	765.00	5.1449	S31° 21' 09"E	68.67
C168	68.69	765.00	5.1449	S36° 29' 51"E	68.67
C169	68.69	765.00	5.1449	S41° 38' 33"E	68.67
C170	62.50	765.00	4.6812	S46° 33' 20"E	62.48
C171	30.84	235.00	7.5181	S45° 08' 13"E	30.81
C172	58.53	235.00	14.2699	S34° 14' 35"E	58.38
C173	13.65	235.00	3.3275	S25° 26' 40"E	13.65
C174	3.14	35.00	5.1456	S21° 12' 28"E	3.14
C175	31.04	565.00	3.1480	S20° 12' 32"E	31.04
C176	7.53	565.00	0.7636	S22° 09' 53"E	7.53
C177	209.10	125.00	95.8439	S70° 28' 07"E	185.56
C178	32.86	125.00	15.0601	N54° 04' 46"E	32.76

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C179	63.55	175.00	20.8053	S56° 57' 07"W	63.20
C180	70.00	175.00	22.9183	S78° 48' 50"W	69.53
C181	70.00	175.00	22.9183	N78° 16' 04"W	69.53
C182	70.00	175.00	22.9183	N55° 20' 58"W	69.53
C183	65.19	175.00	21.3438	N33° 13' 07"W	64.81
C184	5.37	615.00	0.5004	N22° 17' 47"W	5.37
C185	36.62	615.00	3.4112	N20° 20' 26"W	36.61
C186	33.62	185.00	10.4112	N28° 59' 10"W	33.57
C187	47.48	185.00	14.7042	N41° 32' 38"W	47.35
C188	31.75	815.00	2.2319	N47° 46' 48"W	31.75
C189	120.35	815.00	8.4606	N42° 26' 02"W	120.24
C190	56.73	175.00	18.5731	S60° 27' 32"W	56.48
C191	68.10	175.00	22.2967	S80° 53' 38"W	67.67
C192	227.44	125.00	104.2519	S76° 42' 06"E	197.34
C193	68.09	175.00	22.2933	N76° 48' 40"W	67.66
C194	68.11	175.00	22.3000	N54° 30' 53"W	67.68
C195	57.39	175.00	18.7888	N33° 58' 13"W	57.13
C196	46.55	62.00	43.0219	S3° 03' 53"E	45.47
C197	46.55	62.00	43.0219	N46° 05' 12"W	45.47
C198	16.12	57.00	16.2061	N59° 29' 41"W	16.07
C199	39.44	57.00	39.6420	S1° 22' 29"E	38.66
C200	49.14	57.00	49.3929	S45° 53' 32"E	47.63
C201	55.73	57.00	56.0165	N81° 24' 11"E	53.53
C202	52.71	57.00	52.9850	N26° 54' 08"E	50.85
C203	51.53	57.00	51.8013	N25° 29' 27"W	49.80

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C204	41.46	270.00	8.7974	S34° 27' 46"E	41.42
C205	125.25	270.00	26.5783	S52° 09' 02"E	124.13
C206	125.36	270.00	26.6029	S78° 44' 29"E	124.24
C207	119.14	270.00	25.2815	N75° 19' 00"E	118.17
C208	3.45	270.00	0.7323	N62° 18' 35"E	3.45
C209	50.76	270.00	10.7712	N56° 33' 28"E	50.68
C210	58.38	935.00	3.5774	S47° 06' 26"E	58.37
C211	16.68	65.00	14.7042	S41° 32' 38"E	16.64
C212	11.81	65.00	10.4112	S28° 59' 10"E	11.79
C213	43.76	735.00	3.4112	S20° 20' 26"E	43.75
C214	6.42	735.00	0.5004	S22° 17' 47"E	6.42
C215	109.89	295.00	21.3438	S33° 13' 07"E	109.26
C216	118.00	295.00	22.9183	S55° 20' 58"E	117.21
C217	118.00	295.00	22.9183	S78° 16' 04"E	117.21
C218	118.00	295.00	22.9183	N78° 48' 50"E	117.21
C219	94.76	295.00	18.4047	N58° 09' 08"E	94.35
C220	12.36	295.00	2.4006	N47° 44' 59"E	12.36
C221	128.77	445.00	16.5799	S30° 29' 00"E	128.32
C222	24.45	445.00	3.1480	S20° 12' 32"E	24.45
C223	3.19	445.00	0.4104	S21° 59' 17"E	3.19
C225	13.12	155.00	4.8509	S21° 21' 18"E	13.12
C226	20.62	355.00	3.3275	S25° 26' 40"E	20.61
C227	29.30	355.00	4.7289	S29° 28' 21"E	29.29
C228	0.88	355.00	0.1419	S41° 18' 25"E	0.88
C229	58.24	355.00	9.3991	S36° 32' 11"E	58.17

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C230	46.58	355.00	7.5181	S45° 08' 13"E	46.55
C231	63.50	475.00	7.6600	N45° 03' 58"W	63.46
C232	45.71	645.00	4.0602	S46° 51' 57"E	45.70
C233	6.99	645.00	0.6209	S44° 31' 31"E	6.99
C234	57.92	645.00	5.1449	S41° 38' 33"E	57.90
C235	12.96	645.00	1.1509	S38° 29' 40"E	12.96
C236	44.96	645.00	3.9940	S35° 55' 19"E	44.95
C237	32.90	645.00	2.9228	S32° 27' 49"E	32.90
C238	19.83	645.00	1.7615	S27° 53' 58"E	19.83
C239	25.02	645.00	2.2221	S29° 53' 28"E	25.01
C240	109.05	815.00	7.6662	N30° 51' 06"W	108.97
C245	0.80	155.00	0.2947	S18° 46' 56"E	0.80
C246	0.93	325.00	0.1648	S23° 41' 53"E	0.93

DATE	BY	APP	REVISIONS

DESIGNED
DRAWN KAG
CHECKED JMB
BY

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BOOK 697
DATE 08/04/2017

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WHISPERING OAKS PHASE III
LOTS 198-295 INCLUSIVE & OUTLOTS "A", "B" & "C"
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO.
06519.207

SHEET
4 of 5

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ATTACHMENT A

FINAL PLAT
WHISPERING OAKS PHASE III

LOTS 198 - 295 INCLUSIVE, OUTLOTS "A", "B", & "C"

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 3, OF THE AUDITORS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 75 NORTH, RANGE 43 WEST, OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 1, AUDITORS SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

OWNERS CERTIFICATION

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL GUIDELINES. WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAMIE COUNTY RECORDER CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT.

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.

B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

BY:_____
ITS: _____

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN, WHO, BEING FIRST BY ME DULY SWORN, DID SAY THAT HE OR SHE IS THE_____AND THAT THE SAID INSTRUMENT WAS SIGNED BY HIM OR HER ON BEHALF OF T S DEVELOPMENT, LLC, BY AUTHORITY OF IT'S MEMBERS AND SAID THE_____ BY IT'S VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES:

APPROVAL OF THE COUNCIL BLUFFS CITY COUNCIL

THIS PLAT OF LOTS 198–295 INCLUSIVE & OUTLOTS "A", "B", & "C", WHISPERING OAKS PHASE III HAS BEEN APPROVED BY THE COUNCIL BLUFFS CITY COUNCIL.

_____ _____
HONORABLE MATTHEW J. WALSH, MAYOR DATE

_____ _____
ATTEST: JODI QUAKENBUSH, CITY CLERK DATE

APPROVAL OF THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

THIS PLAT OF LOTS 198–295 INCLUSIVE & OUTLOTS "A", "B", & "C", WHISPERING OAKS PHASE III HAS BEEN APPROVED BY THE COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT.

_____ _____
BRANDON GARRETT, COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR DATE

COUNTY TREASURER'S CERTIFICATION

I LEA VOSS THE TREASURER OF POTTAWATIAME COUNTY,IOWA, HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN LOTS 198–295 INCLUSIVE & OUTLOTS "A", "B", & "C", WHISPERING OAKS PHASE III IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

_____ _____
LEA VOSS, POTTAWATTAMIE COUNTY TREASURER DATE

STANDARD UTILITY EASEMENTS (LOTS 198–295 INCLUSIVE & OUTLOTS A B & C)

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES 5 FEET EACH SIDE OF INTERIOR LOT LINES AND 10 FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES. OUT LOTS ARE NOT INCLUDED IN THIS NOTE.THE MAINTENANCE OF ALL DRAINAGE EASEMENT BEING THE RESPONSIBILITY OF THE WHISPERING OAKS HOMEOWNERS ASSOCIATION. THIS WOULD INCLUDE THE 20 FOOT–WIDE UTILITY EASEMENTS BETWEEN LOTS 228 AND 229, LOTS 232 AND 233.

PROPRIETOR'S STATEMENT:

KNOW ALL PERSONS BY THESE PRESENTS THAT T S DEVELOPMENT, LLC, BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED AS LOTS 198 THROUGH 295, INCLUSIVE, OUTLOT "A", AND PUBLIC STREET RIGHT–OF–WAY FOR AN EXTENSION OF FOREST GLEN DRIVE, RIVER BIRCH COURT, LINDEN COURT. SAID PROPERTY TO BE KNOWN AS WHISPERING OAKS PHASE III. SAID T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE TO THE CITY OF COUNCIL BLUFFS, IOWA, THE RIGHT–OF–WAY FOR HEMLOCK STREET (2.28 ACRES, MORE OF LESS), BALSAM STREET (2.05 ACRES, MORE OR LESS), BALSAM CIRCLE (0.67 ACRES, MORE OF LESS). AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE OUTLOT "A", "B" AND "C" TO A NEW HOME OWNERS' ASSOCIATION TO BE FORMED BY LOTS 198 THROUGH 295 INCLUSIVE.

AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE OUTLOT "A", "B" AND "C" AND THE MAINTENANCE AND RESPONSIBILITY OF ALL DRAINAGE EASEMENTS TO THE NEW HOME OWNERS' ASSOCIATION FORMED BY OWNERS OF LOTS WITHIN "WHISPERING OAKS PHASE III".

AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, AN IOWA CORPORATION DOES HEREBY GRANT TO CITY OF COUNCIL BLUFFS, A MUNICIPAL CORPORATION OF THE STATE OF IOWA, AND ITS AGENTS, CONTRACTORS AND ASSIGNS, PERMANENT NONEXCLUSIVE EASEMENTS FOR THE PURPOSE OF CONVEYING OVERLAND STORM DRAINAGE AND CONSTRUCTING, RECONSTRUCTING, REPAIRING, ENLARGING AND MAINTAINING STORM SEWERS TOGETHER WITH NECESSARY APPURTENANCES THERETO IN, ON, OVER, AND ACROSS THE REAL ESTATE AS SHOWN ON THE DRAWING WHICH IS PART OF THIS DOCUMENT. THESE EASEMENTS SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

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.

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.

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: 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 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.

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 GRANTESS USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

AS PART OF THIS PLATTING, T S DEVELOPMENT, LLC, DOES HEREBY DEDICATE ALL RIGHTS OF DIRECT VEHICULAR ACCESS FROM LOTS 201, 202, 252, 253 AND 295 INCLUSIVE ONTO FOREST GLEN DRIVE TO THE CITY OF COUNCIL BLUFFS, IOWA".

IN WITNESS WHEREOF WE DO HEREUNTO SET OUR HANDS,
FOR: T S DEVELOPMENT, LLC, LIMITED LIABILITY COMPANY

_____

AS:_____

DATE:_____

ACKNOWLEDGEMENT TO PROPRIETOR'S STATEMENT

ACKNOWLEDGEMENT TO PROPRIETOR'S STATEMENT

STATE OF _____)

COUNTY OF _____)

ON THIS _____ DAY OF _____, 2021 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED

_____ AS

_____OF
TS DEVELOPMENT LLC, AN LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO BE IDENTICAL PERSON WHOSE NAME AFFIXED TO THE ABOVE DEDICATION, AND HE/SHE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER VOLUNTARY ACT AND DEED AS SUCH MEMBER, AND VOLUNTARY ACT AND DEED OF SAID T S DEVELOPMENT LLC.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES:

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 5 TOWNSHIP 74 NORTH RANGE 43 WEST, AND ALSO WITH PART OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 4 TOWNSHIP 74 NORTH RANGE 43 WEST OF THE 5TH PRINCIPAL; AND ALSO TOGETHER WITH LOT 3, OF THE AUDITORS SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 75 NORTH, RANGE 43 WEST, OF THE 5TH PRINCIPAL MERIDIAN; AND ALSO TOGETHER WITH LOT 1, AUDITORS SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN; ALL LOCATED IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NE ¼ OF THE NE ¼ SECTION 5 TOWNSHIP 74 NORTH RANGE 43 WEST; THENCE S88°38'59"E (ASSUMED BEARING) ALONG THE NORTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 5, A DISTANCE OF 264.00 FEET; THENCE N59°35'35"W, A DISTANCE OF 301.68 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 5; THENCE N1°27'47"E THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 5, A DISTANCE OF 391.84 FEET; THENCE S88°32'13"E, A DISTANCE OF 1204.44 FEET TO THE NORTHWEST CORNER OF LOT 30, WHISPERING OAKS PHASE I A SUBDIVISION LOCATED IN PART SAID SECTION 5, AND ALSO TOGETHER WITH PART OF SAID SECTION 4,THENCE ALONG THE WEST LINE OF LOTS 30–48 SAID WHISPERING OAKS ON THE FOLLOWING DESCRIBED COURSES; THENCE S12°01'02"E, A DISTANCE OF 338.34 FEET; THENCE SOUTHERLY ON A TANGENTAL CURVE TO THE LEFT WITH A RADIUS OF 455.00 FEET, CENTRAL ANGLE OF 44° 54' 55", A DISTANCE OF 356.68 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S33° 39' 53"E, A DISTANCE OF 347.62 FEET; THENCE S56° 06' 39"E, A DISTANCE OF 347.42 FEET; THENCE SOUTHEASTERLY ON A TANGENTAL CURVE TO THE RIGHT WITH A RADIUS OF 145.00 FEET, CENTRAL ANGLE OF 45° 33' 08", A DISTANCE OF 115.28 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S33° 20' 05"E, A DISTANCE OF 112.27 FEET; THENCE S10° 33' 31"E, A DISTANCE OF 306.11 FEET; THENCE SOUTHEASTERLY ON A TANGENTAL CURVE TO THE LEFT WITH A RADIUS OF 455.00 FEET, CENTRAL ANGLE OF 13° 36' 01", A DISTANCE OF 108.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S17° 21' 32"E, A DISTANCE OF 107.75 FEET; THENCE S24° 09' 32"E, A DISTANCE OF 71.75 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 48 WHISPERING OAKS, SAID POINT ALSO BEING ON THE NORTH RIGHT–OF–WAY LINE OF FOREST GLEN DRIVE; THENCE S65° 50' 28"W, ALONG THE NORTH RIGHT–OF–WAY LINE OF FOREST GLEN DRIVE, A DISTANCE OF 990.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT–OF–WAY LINE OF FOREST GLEN DRIVE ON A NON–TANGENTAL CURVE TO THE LEFT WITH A RADIUS OF 335.00 FEET, CENTRAL ANGLE OF 02° 51' 35", A DISTANCE OF 16.72 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S64° 24' 40"W, A DISTANCE OF 16.72 FEET TO THE SOUTHEAST CORNER OF LOT 109, SAID WHISPERING OAKS, SAID POINT ALSO BEING ON THE NORTH RIGHT–OF–WAY LINE OF FOREST GLEN DRIVE; THENCE NORTHWESTERLY ALONG THE EAST LINE OF LOTS 109–113 SAID WHISPERING OAKS ON THE FOLLOWING DESCRIBED COURSES; THENCE N57°30'25"W, A DISTANCE OF 388.52; THENCE N30°56'00"W, A DISTANCE OF 26.17 FEET; THENCE N83°56'34"W, A DISTANCE OF 90.73 FEET TO THE NORTHEAST CORNER OF LOT 113, SAID POINT ALSO BEING ON THE RIGHT–OF–WAY LINE OF ASH COURT; THENCE NORTHWESTERLY ALONG SAID RIGHT–OF–WAY LINE OF ASH COURT ON A NON–TANGENTAL CURVE TO THE LEFT WITH A RADIUS OF 57.00 FEET, CENTRAL ANGLE OF 66° 32' 57", A DISTANCE OF 66.21 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N27° 13' 00"W, A DISTANCE OF 62.55 FEET TO A POINT ON SAID RIGHT–OF–WAY LINE OF ASH COURT, SAID POINT ALSO BEING THE SOUTH LINE LOT 114, SAID WHISPERING OAKS; THENCE N29°32'57"E, ALONG THE SOUTH LINE OF SAID LOT 114, WHISPERING OAKS, A DISTANCE OF 50.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 114, SAID WHISPERING OAKS; THENCE N40°54'50"W ALONG THE EAST LINE SAID LOT 114, WHISPERING OAKS , A DISTANCE OF 126.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 114, WHISPERING OAKS; THENCE S59°04'00"W ALONG THE NORTH LINE OF LOTS 114 AND 115, WHISPERING OAKS, A DISTANCE OF 253.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 115, WHISPERING OAKS; THENCE ALONG THE WEST LINE OF LOTS 115–120, WHISPERING OAKS, ON THE FOLLOWING DESCRIBED COURSES; THENCE S30°56'00"E, A DISTANCE OF 408.36 FEET; THENCE SOUTHEASTERLY ON A TANGENTAL CURVE TO THE LEFTT WITH A RADIUS OF 327.00 FEET, CENTRAL ANGLE OF 18° 30' 48", A DISTANCE OF 156.75 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S44° 39' 57"E, A DISTANCE OF 155.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 120, WHISPERING OAKS SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 121, WHISPERING OAKS; THENCE S28°55'04"W ALONG THE NORTH LINE OF SAID LOT 121, WHISPERING OAKS, A DISTANCE OF 19.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 121, WHISPERING OAKS, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 127, WHISPERING OAKS; THENCE ALONG THE NORTH LINE OF LOTS 127–129, AND OUTLOT A, WHISPERING OAKS; THENCE N73°43'02"W, A DISTANCE OF 27.78 FEET; THENCE S89°54'30"W, A DISTANCE OF 420.64 FEET TO THE NORTHWEST CORNER OF OUTLOT A; THENCE S1°34'00"W ALONG THE WEST LONG OF OUTLOT A, A DISTANCE OF 88.53 FEET TO THE NORTHEAST CORNER OF AUDITORS SUBDIVISION, A SUBDIVISION LOCATED IN THE SE1/4 OF THE NE1/4, SAID SEC 5; THENCE N88°28'13"W ALONG SAID NORTH LINE OF AUDITORS SUBDIVISION, A DISTANCE OF 198.00 FEET TO THE NORTHWEST CORNER OF AUDITORS SUBDIVISION, SAID LINE ALSO BEING THE CENTER OF SECTION 5; THENCE N1°34'00"E ALONG THE CENTER LINE OF SAID SECTION 5, A DISTANCE OF 1530.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 2,775,851 SQUARE FEET OR 63.72 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

_____ _____
(SIGNATURE) (DATE)

PRINTED OR TYPED NAME: JEREMY M. BENDER

LICENSE NUMBER: 20123

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

PAGES OR SHEETS COVERED BY THIS SEAL:
1–5

DATE	BY	APP	REVISIONS

DESIGNED
DRAWN KAG
CHECKED JMB
BY

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BOOK 697
DATE 09/01/2021

SCHEMMER
Design with Purpose. Build with Confidence.

WHISPERING OAKS PHASE III
LOTS 198-295 INCLUSIVE & OUTLOTS "A", "B" & "C"
POTTAWATTAMIE COUNTY, IOWA

FINAL PLAT

JOB NO.
06519.207

SHEET
5 of 5

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