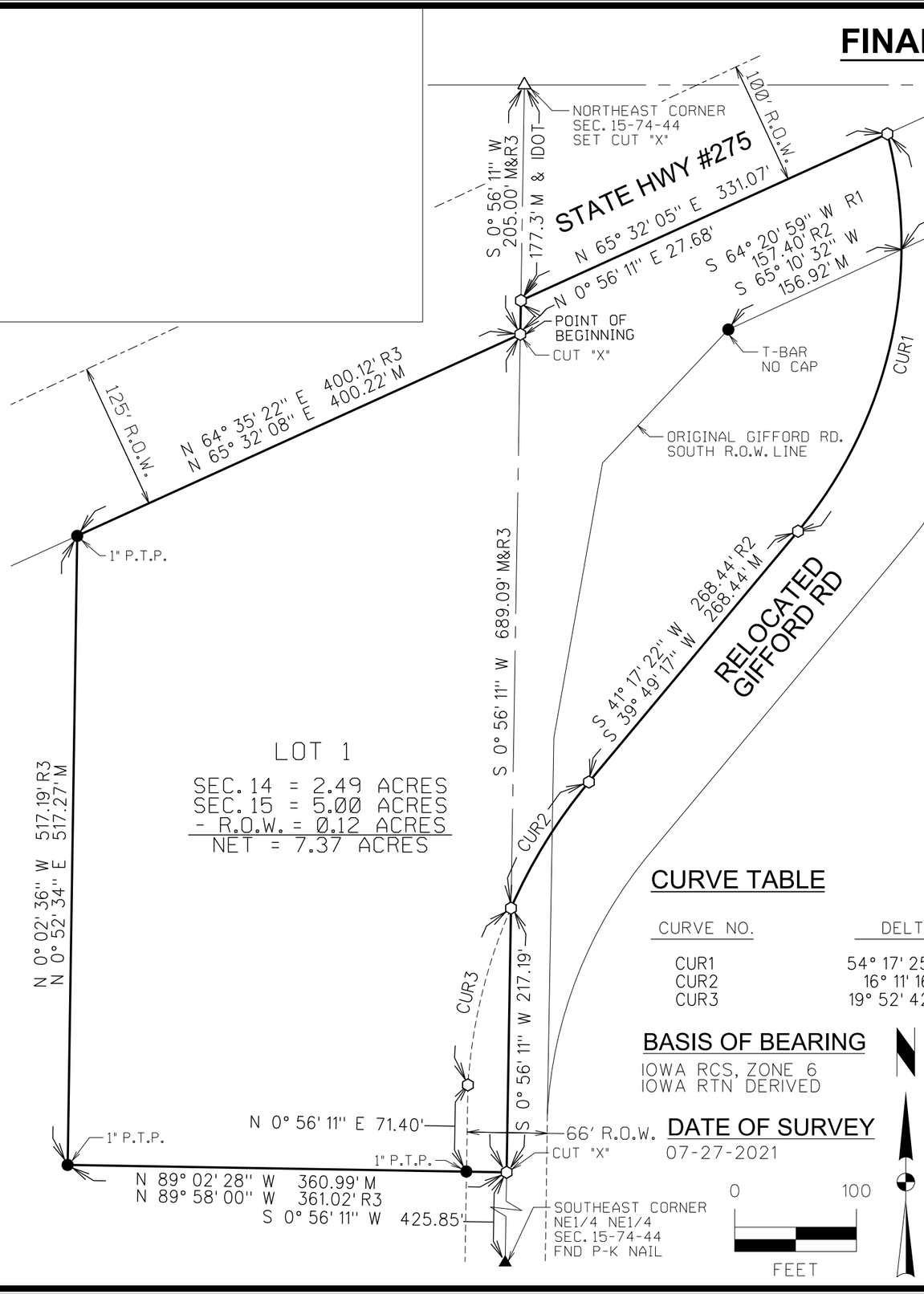
FINAL PLAT

Attachment B



LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap #23198 (Unless Otherwise Noted)	●	○
ROW Rail	⊢⊣	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As(2014-11867)	R1	
Recorded As(2015-10602)	R2	
Recorded As(93-34324)	R3	
Centerline		
Section Line		
Easement Line		

PROPERTY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14 ALL IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 0° 56' 11" WEST ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 205.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0° 56' 11" EAST ON SAID EAST LINE, 27.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #275; THENCE NORTH 65° 32' 05" EAST ON SAID SOUTH LINE, 331.07 FEET TO THE WEST RIGHT OF WAY LINE OF RELOCATED GIFFORD ROAD; THENCE SOUTHERLY ON SAID WEST RIGHT OF WAY LINE AND ON A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 367.00 FEET, WHOSE ARC LENGTH IS 347.75 FEET AND WHOSE CHORD BEARS SOUTH 12° 40' 31" WEST, 334.88 FEET; THENCE SOUTH 39° 49' 17" WEST, 268.44 FEET; THENCE SOUTHWESTERLY ON A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 433.00 FEET, WHOSE ARC LENGTH IS 122.34 FEET, AND WHOSE CHORD BEARS SOUTH 31° 43' 22" WEST, 121.93 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 0° 56' 11" WEST ON SAID EAST LINE, 217.19 FEET; THENCE NORTH 89° 02' 28" WEST, 360.99 FEET; THENCE NORTH 0° 52' 34" EAST, 517.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #275; THENCE NORTH 65° 32' 08" EAST ON SAID SOUTH LINE, 400.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.49 ACRES, MORE OR LESS, WHICH INCLUDES 0.12 ACRES, MORE OR LESS, OF PUBLIC ROAD RIGHT OF WAY.
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
CUR1	54° 17' 25" RT.	367.00'	347.75'	188.17'	SOUTH 12° 40' 31" WEST 334.88'
CUR2	16° 11' 16" LT.	433.00'	122.34'	61.58'	SOUTH 31° 43' 22" WEST 121.93'
CUR3	19° 52' 42" LT.	433.00'	150.23'	75.88'	SOUTH 13° 41' 27" WEST 149.47'

BASIS OF BEARING

IOWA RCS, ZONE 6
IOWA RTN DERIVED

DATE OF SURVEY

07-27-2021

TOP LEFT AREA RESERVED FOR RECORDER

INDEX LEGEND

SERVICE PROVIDED BY & RETURN TO:
JACOB IRLMEIER
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
JIRLMEIER@SNYDER-ASSOCIATES.COM
SURVEY LOCATED:
PT. NE1/4 NE1/4 SEC. 15-74-44
PT. NW1/4 NW1/4 SEC. 14-74-44
REQUESTED BY: MARK ANDERSEN
OWNER: TWIN CITIES CHRISTIAN CHURCH AND CITY OF COUNCIL BLUFFS

LICENSED PROFESSIONAL LAND SURVEYOR
JACOB IRLMEIER
23198
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.

Jacob Irlmeier, PLS — Date

License Number 23198

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	Checked By: JWI	Scale: 1"= 100'	
Technician: JWI	Date: 07/29/21	Field Bk:	Pg:

Project No: 1210751 — Sheet 1 of 2

MARK ANDERSEN - TWIN CITIES CHURCH
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: 1210751
Sheet 1 of 2

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FINAL PLAT

Attachment B

NOTES

1. A 10-FOOT WIDE PERMANENT EASEMENT ALONG ALL FRONT LOT LINES AND A 10 FOOT WIDE PERMANENT EASMENT ALONG ALL REAR LOT LINES AND A 10 FOOT WIDE PERMANENT EASEMENT ALONG ALL SIDE LOT LINES ARE 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.

PROPRIETOR'S DEDICATION AND STATEMENT

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 CONTEMPORANEOUS WITH THE FILING OF THE FINAL PLAT:

A. THERE WILL BE NO PRIVATE RESTRICTIONS AND/OR COVENANTS FOR THIS SUBDIVISION.

B. CERTIFIED STATEMENT RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAVING THE RIGHT TO 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 MARK ANDERSEN BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED THE SAME TO BE SURVEYED.

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

_____
OWNER

STATE OF IOWA)
) SS.
COUNTY OF POTTAWATTAMIE)

ON THIS _____ DAY OF _____ , 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED MARK ANDERSEN, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE THE EXECUTION OF THE INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

_____
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, 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 VOSS DATE

MARK	REVISION	DATE	BY
Engineer: XXX	Checked By: JWI	Scale: 1"= 100'	
Technician: JWI	Date: 07/29/21	Field Bk:	Pg:

Project No: 1210751 Sheet 2 of 2

MARK ANDERSEN - TWIN CITIES CHURCH

FINAL PLAT

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SNYDER & ASSOCIATES, INC.
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712-322-3202 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 1210751

Sheet 2 of 2

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