RECORDER'S OFFICE

Attachment C

PREPARED BY: WARREN R. HEADLEE, P.L.S., LAMP RYNEARSON, 14710 WEST DODGE ROAD, SUITE 100, OMAHA, NE (402)496-2498

PRELIMINARY PLAT OF

MALL OF THE BLUFFS REPLAT 1

LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B, BEING A REPLATTING OF LOTS 1, 3, 4, 5, 13 AND 14, MALL OF THE BLUFFS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼ NW¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS ONE (1) AND SIX (6), AUDITOR'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER (E1/2 NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST; PART OF LOTS THREE (3) AND SIX (6), AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY-FOUR (74) NORTH, RANGE FORTY-THREE (43) WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

OWNER/DEVELOPER

MENARD, INC., A WISCONSIN CORPORATION
5101 MENARD DRIVE
EAU CLAIRE, WISCONSIN 54703

WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY
20010 MANDERSON STREET STE: 1
ELKHORN, NE 68022

DSAG INVESTMENTS LIMITED PARTNERSHIP
11222 DAVENPORT
OMAHA, NEBRASKA 68154

ENGINEER

LAMP RYNEARSON
14710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68154

ZONING

EXISTING: P-C
PROPOSED: P-C

UTILITIES

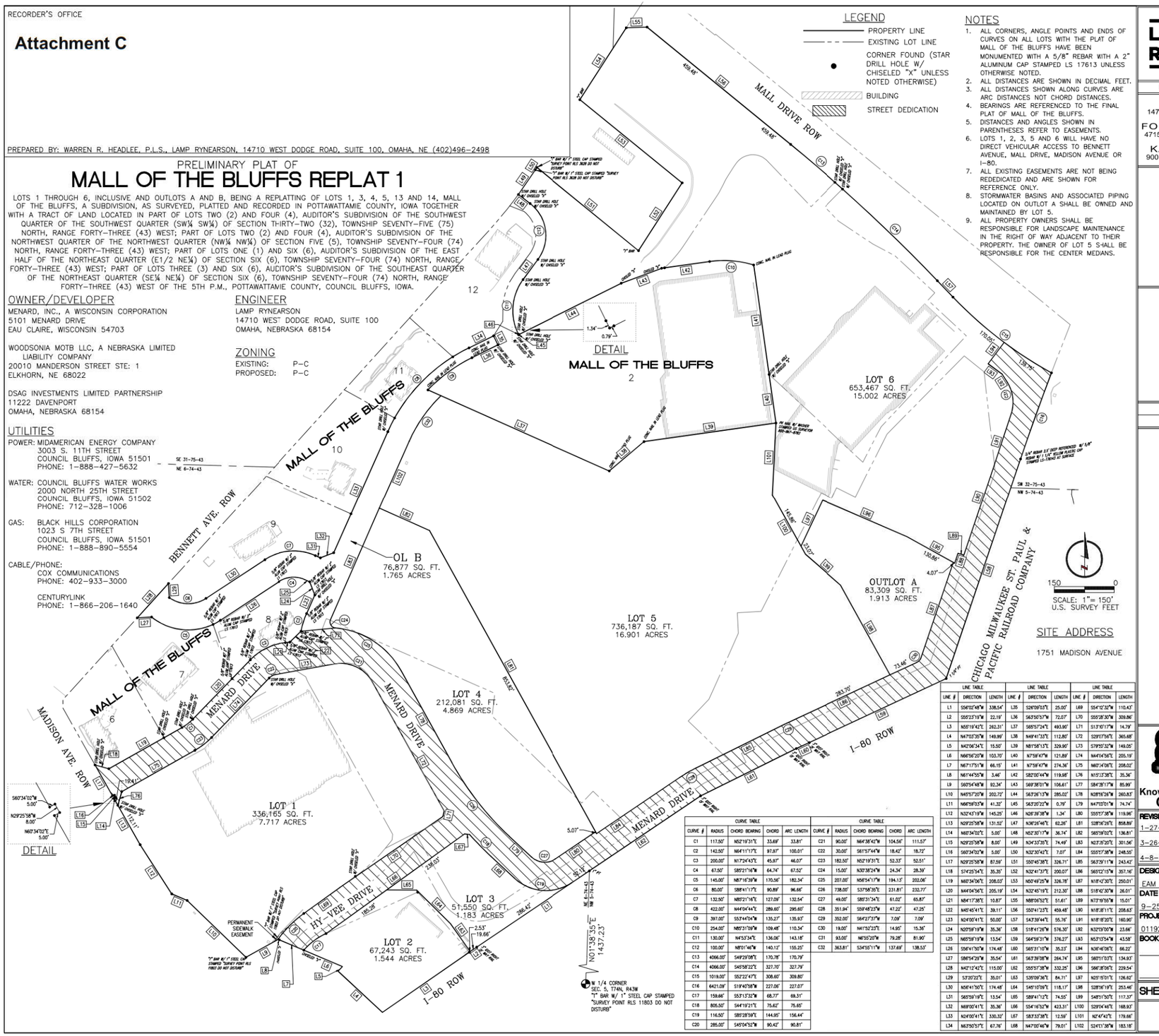
POWER: MIDAMERICAN ENERGY COMPANY
3003 S. 11TH STREET
COUNCIL BLUFFS, IOWA 51501
PHONE: 1-888-427-5632

WATER: COUNCIL BLUFFS WATER WORKS
2000 NORTH 25TH STREET
COUNCIL BLUFFS, IOWA 51502
PHONE: 712-328-1006

GAS: BLACK HILLS CORPORATION
1023 S 7TH STREET
COUNCIL BLUFFS, IOWA 51501
PHONE: 1-888-890-5554

CABLE/PHONE:
COX COMMUNICATIONS
PHONE: 402-933-3000

CENTURYLINK
PHONE: 1-866-206-1640



NOTES

1. ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS WITH THE PLAT OF MALL OF THE BLUFFS HAVE BEEN MONUMENTED WITH A 5/8" REBAR WITH A 2" ALUMINUM CAP STAMPED LS 17613 UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
3. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
4. BEARINGS ARE REFERENCED TO THE FINAL PLAT OF MALL OF THE BLUFFS.
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. LOTS 1, 2, 3, 5 AND 6 WILL HAVE NO DIRECT VEHICULAR ACCESS TO BENNETT AVENUE, MALL DRIVE, MADISON AVENUE OR I-80.
7. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
8. STORMWATER BASINS AND ASSOCIATED PIPING LOCATED ON OUTLOT A SHALL BE OWNED AND MAINTAINED BY LOT 5.
9. ALL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE IN THE RIGHT OF WAY ADJACENT TO THEIR PROPERTY. THE OWNER OF LOT 5 SHALL BE RESPONSIBLE FOR THE CENTER MEDIANS.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S56°02'48"W	338.54'	L35	S26°09'03"E	25.00'	L69	S54°12'32"W	110.43'
L2	S55°23'19"W	22.19'	L36	S63°50'37"W	72.07'	L70	S55°28'20"W	309.86'
L3	N55°19'42"E	262.31'	L37	S60°37'24"E	493.90'	L71	S13°10'17"W	14.79'
L4	N47°03'35"W	149.99'	L38	N49°41'33"E	112.80'	L72	S29°07'56"E	365.68'
L5	N42°06'34"E	15.50'	L39	N81°58'13"E	329.90'	L73	S79°50'32"W	149.05'
L6	N66°56'20"W	103.70'	L40	N7°59'47"W	121.89'	L74	N44°14'56"E	205.19'
L7	N67°17'51"W	66.15'	L41	N7°59'47"W	274.36'	L75	N60°14'06"E	208.02'
L8	N61°44'55"W	3.46'	L42	S82°00'44"W	119.98'	L76	N15°13'38"E	35.36'
L9	S60°54'48"W	92.34'	L43	S69°38'01"W	106.61'	L77	S84°38'17"W	85.99'
L10	N49°57'20"W	202.72'	L44	S63°26'13"W	285.02'	L78	N28°16'26"W	260.83'
L11	N66°59'03"W	41.32'	L45	S63°20'22"W	0.79'	L79	N47°00'01"W	74.74'
L12	N32°45'19"W	145.25'	L46	N26°39'38"W	1.34'	L80	S55°17'38"W	119.96'
L13	N29°25'58"W	131.52'	L47	N36°26'46"E	62.26'	L81	S28°16'28"E	858.89'
L14	N60°34'02"E	5.00'	L48	N52°30'17"W	36.74'	L82	S60°59'02"E	136.81'
L15	N29°25'58"W	8.00'	L49	N34°35'26"E	74.49'	L83	N25°35'20"E	301.56'
L16	S60°34'02"W	5.00'	L50	N32°30'42"E	7.07'	L84	S55°17'38"W	248.55'
L17	N29°25'58"W	87.59'	L51	S50°45'38"E	326.71'	L85	S63°31'11"W	243.42'
L18	S74°25'54"E	35.35'	L52	N32°41'33"E	200.07'	L86	S65°12'15"W	357.16'
L19	N60°34'06"E	208.03'	L53	N50°49'25"W	326.78'	L87	N18°47'30"E	250.01'
L20	N44°04'56"E	205.19'	L54	N32°45'19"E	212.30'	L88	S18°42'30"W	26.01'
L21	N84°17'38"E	10.87'	L55	N88°06'52"E	51.61'	L89	N73°19'55"W	15.01'
L22	N45°45'41"E	39.11'	L56	S50°41'23"E	459.48'	L90	N18°18'11"E	208.63'
L23	N24°00'41"E	50.00'	L57	S43°39'44"E	55.76'	L91	N18°18'20"E	160.90'
L24	N20°59'19"W	35.36'	L58	S18°41'26"W	576.30'	L92	N32°09'00"W	23.66'
L25	N65°59'19"W	13.54'	L59	S64°59'31"W	376.27'	L93	N53°13'54"W	43.58'
L26	S56°41'50"W	174.48'	L60	S65°31'10"W	35.23'	L94	N36°46'06"E	66.22'
L27	S86°54'29"W	35.54'	L61	S63°39'08"W	264.74'	L95	S60°51'03"E	134.93'
L28	N42°12'42"E	115.00'	L62	S55°57'38"W	332.25'	L96	S66°38'06"E	229.54'
L29	S7°20'22"E	35.01'	L63	S30°09'36"E	84.71'	L97	N29°15'01"E	126.62'
L30	N56°41'50"E	174.48'	L64	S45°10'09"E	118.17'	L98	S28°16'19"E	253.46'
L31	S65°59'19"E	13.54'	L65	S89°41'12"E	74.55'	L99	S48°51'50"E	117.37'
L32	N69°00'41"E	35.36'	L66	S54°16'32"W	423.31'	L100	S29°04'46"E	168.93'
L33	N24°00'41"E	330.32'	L67	S83°33'38"E	12.59'	L101	N2°47'42"E	179.66'
L34	N63°50'57"E	67.76'	L68	N47°00'46"W	79.01'	L102	S24°11'38"W	183.18'

CURVE TABLE					CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD	ARC LENGTH	CURVE #	RADIUS	CHORD BEARING	CHORD	ARC LENGTH
C1	117.50'	N52°19'31"E	33.69'	33.81'	C21	90.00'	N64°35'42"W	104.56'	111.57'
C2	142.50'	N64°11'17"E	97.97'	100.01'	C22	30.00'	S61°57'44"W	18.42'	18.72'
C3	200.00'	N17°24'43"E	45.97'	46.07'	C23	182.50'	N52°19'31"E	52.33'	52.51'
C4	67.50'	S85°21'16"W	64.74'	67.52'	C24	15.00'	N30°38'24"W	24.34'	28.39'
C5	145.00'	N87°16'39"W	170.56'	182.34'	C25	207.00'	N56°54'17"W	194.13'	203.06'
C6	80.00'	S88°41'17"E	90.89'	96.66'	C26	738.00'	S37°56'35"E	231.81'	232.77'
C7	132.50'	N85°21'16"E	127.09'	132.54'	C27	49.00'	S85°31'34"E	61.02'	65.87'
C8	422.00'	N44°04'44"E	289.60'	295.60'	C28	351.94'	S59°48'23"W	47.22'	47.25'
C9	397.00'	S57°44'04"W	135.27'	135.93'	C29	352.00'	S64°27'37"W	7.09'	7.09'
C10	254.00'	N85°31'09"W	109.48'	110.34'	C30	19.00'	N41°52'23"E	14.95'	15.36'
C11	130.00'	N4°53'34"E	136.06'	143.18'	C31	93.00'	N8°55'20"W	79.28'	81.90'
C12	100.00'	N8°01'46"W	140.12'	155.25'	C32	363.81'	S34°55'11"W	137.69'	138.53'
C13	4066.00'	S49°29'08"E	170.78'	170.79'					
C14	4066.00'	S45°58'22"E	327.70'	327.79'					
C15	1019.00'	S52°22'47"E	308.60'	309.80'					
C16	6421.09'	S19°40'58"W	227.06'	227.07'					
C17	159.66'	S53°13'32"W	68.77'	69.51'					
C18	805.50'	S44°19'21"E	75.62'	75.65'					
C19	116.50'	S80°28'59"E	144.85'	156.44'					
C20	285.00'	S45°04'52"W	90.42'	90.81'					

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

WARREN R. HEADLEE
LS-17613

PRELIMINARY PLAT

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS
1-27-2021 EAM 8-18-2021 EAM
3-26-2021 EAM 9-30-2021 RER
4-8-2021 EAM

DESIGNER / DRAFTER
EAM

DATE
9-25-2020

PROJECT NUMBER
0119204.02-010

BOOK AND PAGE

SHEET
1 OF 9

L:\Engineering\0119204 Mall of the Bluffs\SURVEY\DRAWINGS\SHEETS\0119204-PP-01.dwg, 10/6/2021 11:16:54 AM, RACHEL.RENNEKER, LAMP RYNEARSON

LEGAL DESCRIPTION

LOTS 1, 3, 4, 5, 13 AND 14, MALL OF THE BLUFFS, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH A TRACT OF LAND LOCATED IN PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) OF SECTION THIRTY–TWO (32), TOWNSHIP SEVENTY–FIVE (75) NORTH, RANGE FORTY–THREE (43) WEST; PART OF LOTS TWO (2) AND FOUR (4), AUDITOR'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼ NW¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY–FOUR (74) NORTH, RANGE FORTY–THREE (43) WEST; PART OF LOTS ONE (1) AND SIX (6), AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY–FOUR (74) NORTH, RANGE FORTY–THREE (43) WEST; PART OF LOTS THREE (3) AND SIX (6), AUDITOR'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION SIX (6), TOWNSHIP SEVENTY–FOUR (74) NORTH, RANGE FORTY–THREE (43) WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W¼) CORNER OF SECTION FIVE (5), TOWNSHIP SEVENTY–FOUR (74) NORTH, RANGE FORTY–THREE (43) WEST OF THE 5TH P.M.; THENCE NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 1,437.56 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF SAID SECTION FIVE (5) TO THE NORTHERLY RIGHT–OF–WAY LINE OF INTERSTATE ROUTE 80; THENCE CONTINUE NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 27.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 54 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 101.90 FEET; THENCE SOUTH 58 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 155.33 FEET; THENCE WESTERLY A DISTANCE OF 173.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 94 DEGREES 30 MINUTES 00 SECONDS AND A RADIUS OF 105.00 FEET AND A CHORD THAT BEARS NORTH 78 DEGREES 17 MINUTES 50 SECONDS WEST A DISTANCE OF 154.21 FEET; THENCE NORTH 31 DEGREES 02 MINUTES 50 SECONDS WEST A DISTANCE OF 137.25 FEET; THENCE SOUTH 37 DEGREES 57 MINUTES 10 SECONDS WEST A DISTANCE OF 39.85 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 116.93 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 39 MINUTES 34 SECONDS AND A RADIUS OF 457.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES 16 MINUTES 57 SECONDS WEST A DISTANCE OF 116.61 FEET; THENCE SOUTH 52 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 156.60 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 58.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 55 MINUTES 02 SECONDS AND A RADIUS OF 225.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES 09 MINUTES 05 SECONDS WEST A DISTANCE OF 58.41 FEET TO THE NORTHEASTERLY RIGHT–OF–WAY LINE OF MADISON AVENUE; THENCE NORTH 68 DEGREES 32 MINUTES 50 SECONDS WEST A DISTANCE OF 25.93 FEET ALONG THE NORTHEASTERLY RIGHT–OF–WAY LINE OF MADISON AVENUE; THENCE NORTHEASTERLY A DISTANCE OF 72.35 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 16 DEGREES 34 MINUTES 53 SECONDS AND A RADIUS OF 250.00 FEET AND A CHORD THAT BEARS NORTH 44 DEGREES 19 MINUTES 15 SECONDS EAST A DISTANCE OF 72.09 FEET; THENCE NORTH 52 DEGREES 36 MINUTES 44 SECONDS EAST A DISTANCE OF 156.60 FEET; THENCE NORTHEASTERLY A DISTANCE OF 110.53 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF 14 DEGREES 39 MINUTES 34 SECONDS AND A RADIUS OF 432.00 FEET AND A CHORD THAT BEARS NORTH 45 DEGREES 16 MINUTES 57 SECONDS EAST A DISTANCE OF 110.23 FEET; THENCE NORTH 37 DEGREES 57 MINUTES 10 SECONDS EAST A DISTANCE OF 76.23 FEET; THENCE SOUTH 31 DEGREES 02 MINUTES 50 SECONDS EAST A DISTANCE OF 173.63 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 131.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 94 DEGREES 30 MINUTES 00 SECONDS AND A RADIUS OF 80.00 FEET AND A CHORD THAT BEARS SOUTH 78 DEGREES 17 MINUTES 50 SECONDS EAST A DISTANCE OF 117.49 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 152.31 FEET; THENCE SOUTH 47 DEGREES 32 MINUTES 50 SECONDS EAST A DISTANCE OF 12.27 FEET; THENCE NORTH 54 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 444.40 FEET; THENCE NORTH 62 DEGREES 02 MINUTES 10 SECONDS EAST A DISTANCE OF 82.07 FEET; THENCE NORTH 47 DEGREES 32 MINUTES 50 SECONDS WEST A DISTANCE OF 138.67 FEET; THENCE NORTH 42 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 74.28 FEET; THENCE NORTH 22 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 180.34 FEET; THENCE NORTH 04 DEGREES 56 MINUTES 55 SECONDS WEST A DISTANCE OF 49.93 FEET; THENCE NORTH 85 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 59.00 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 330.41 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 55 SECONDS EAST A DISTANCE OF 30.08 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 28.90 FEET; THENCE SOUTH 64 DEGREES 56 MINUTES 55 SECONDS EAST A DISTANCE OF 51.87 FEET; THENCE NORTH 25 DEGREES 03 MINUTES 05 SECONDS EAST A DISTANCE OF 175.35 FEET; THENCE NORTH 43 DEGREES 00 MINUTES 32 SECONDS EAST A DISTANCE OF 272.97 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 28 SECONDS EAST A DISTANCE OF 63.50 FEET; THENCE SOUTH 08 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 248.22 FEET; THENCE SOUTH 17 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 505.58 FEET; THENCE SOUTH 63 DEGREES 23 MINUTES 10 SECONDS WEST A DISTANCE OF 355.05 FEET; THENCE SOUTH 64 DEGREES 01 MINUTES 31 SECONDS WEST A DISTANCE OF 36.32 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 10 SECONDS WEST A DISTANCE OF 126.92 FEET; THENCE SOUTH 27 DEGREES 57 MINUTES 50 SECONDS EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 62 DEGREES 02 MINUTES 10 SECONDS WEST A DISTANCE OF 116.50 FEET; THENCE SOUTH 54 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 340.83 FEET TO THE POINT OF BEGINNING.

NOTE: THE WEST LINE OF THE NORTHWEST QUARTER (NW¼) OF SECTION FIVE (5), TOWNSHIP SEVENTY–FOUR (74) NORTH, RANGE FORTY–THREE (43) WEST IS ASSUMED TO BEAR NORTH 00 DEGREES 06 MINUTES 30 SECONDS EAST FOR THIS DESCRIPTION.

NOTE: AREA DOES NOT INCLUDE LOT 9.

COUNTY TREASURER CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY INCLUDED IN THE FINAL PLAT OF MALL OF THE BLUFFS

_____ _____
POTTAWATTAMIE COUNTY TREASURER, LEA VOSS DATE

APPROVAL OF THE CITY OF COUNCIL BLUFFS, IOWA

THIS PLAT OF MALL OF THE BLUFFS REPLAT 1, LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B WAS APPROVED BY THE CITY COUNCIL OF COUNCIL BLUFFS, IOWA.

_____ _____
APPROVED BY MAYOR: THE HONORABLE MATTHEW J. WALSH DATE

_____ _____
CITY CLERK, JODI QUAKENBUSH DATE

_____ _____
COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, BRANDON GARRETT DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, MENARD, INC., A WISCONSIN CORPORATION AND WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY AND DSAG INVESTMENTS LIMITED PARTNERSHIP, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS MALL OF THE BLUFFS REPLAT 1, LOTS 1 THROUGH 6, INCLUSIVE AND OUTLOTS A AND B; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
A 5–FOOT WIDE EASEMENT ON ALL SIDE LOT LINES AND A 10–FOOT WIDE EASEMENT ALONG ALL FRONT AND REAR 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 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 GRANTEES USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.

MENARD, INC., A WISCONSIN CORPORATION, OWNERS

_____ _____
(PRINTED NAME) (PRINTED TITLE)

DSAG INVESTMENTS LIMITED PARTNERSHIP, OWNERS

_____ _____
(PRINTED NAME) (PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED _____
(STATE OF NOTARY)

_____ _____
(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF MENARD, INC., A WISCONSIN CORPORATION, THAT NO SEAL HAS BEEN PROCURED BY THE SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED _____
(STATE OF NOTARY)

_____ _____
(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF DSAG INVESTMENTS LIMITED PARTNERSHIP, THAT NO SEAL HAS BEEN PROCURED BY THE SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY

_____ _____
(PRINTED NAME) (PRINTED TITLE)

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY APPEARED _____
(STATE OF NOTARY)

_____, _____,
(PRINTED NAME) (PRINTED TITLE)

TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THEY ARE A REPRESENTATIVE OF WOODSONIA MOTB LLC, A NEBRASKA LIMITED LIABILITY COMPANY, THAT NO SEAL HAS BEEN PROCURED BY THE SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGN ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS MEMBERS AND THE SAID REPRESENTATIVE ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION BY IT VOLUNTARILY EXECUTED.

_____
NOTARY PUBLIC IN AND FOR SAID STATE

PROFESSIONAL LAND SURVEYOR
WARREN R. HEADLEE
LS–17613
STATE OF 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 Land Surveyor under the laws of the State of Iowa

_____ _____
WARREN R. HEADLEE DATE

Printed or typed name: Warren R. Headlee

License number: LS–17613

My license renewal date is December 31, 2022

Sheets covered by this seal: 9

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498

FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342

KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

WARREN R. HEADLEE
LS-17613

PRELIMINARY PLAT

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

811 Know what's **below.** **Call** before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

REVISIONS
3–26–2021 EAM

DESIGNER / DRAFTER
EAM

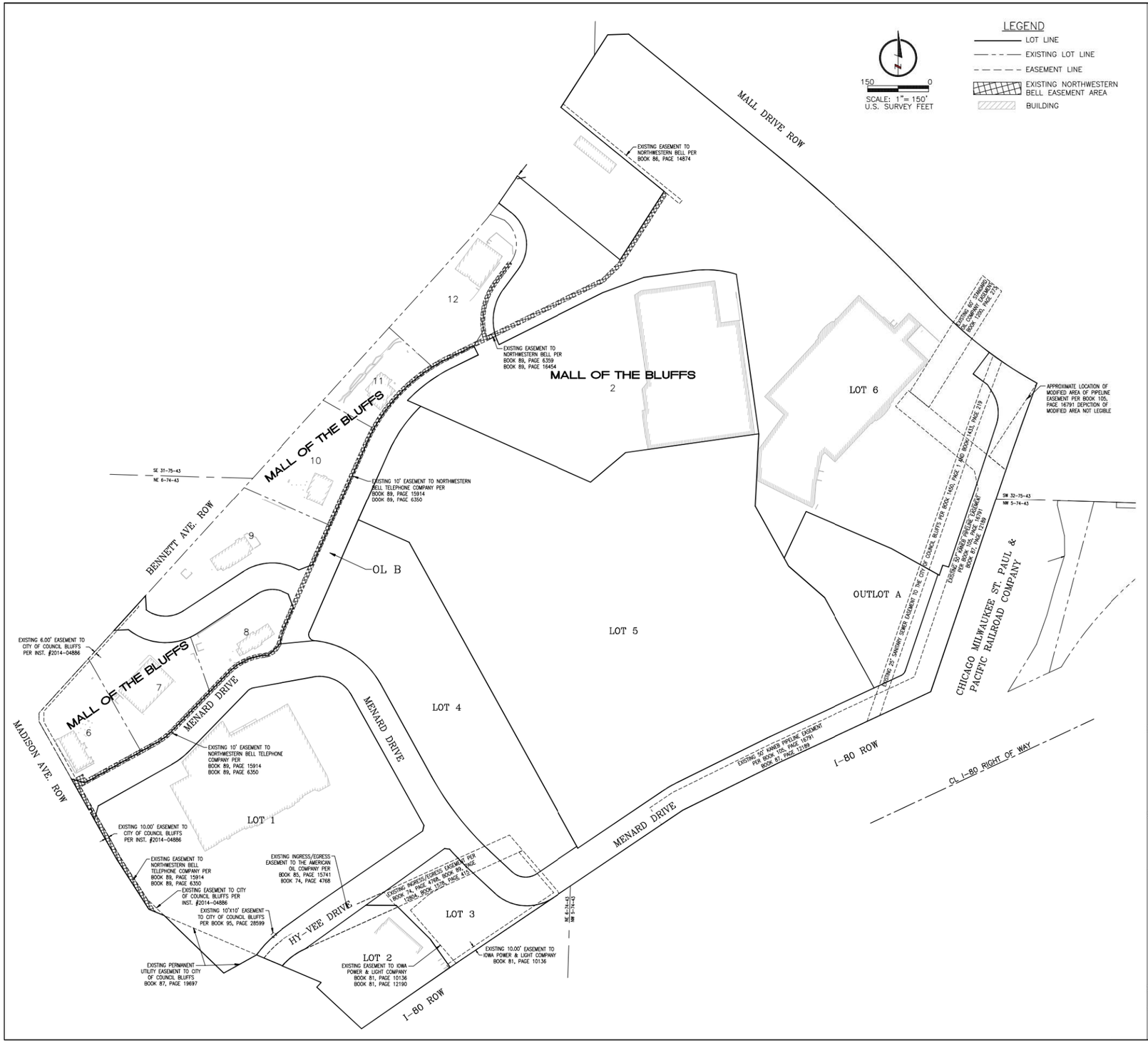
DATE
9–25–2020

PROJECT NUMBER
0119204.02–010

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SHEET
2 OF 9

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LAMP RYNEARSON

LAMPRYNEARSON.COM

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WARREN R. HEADLEE
LS-17613

PRELIMINARY PLAT EXISTING EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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REVISIONS
3-26-2021 EAM
4-8-2021 EAM

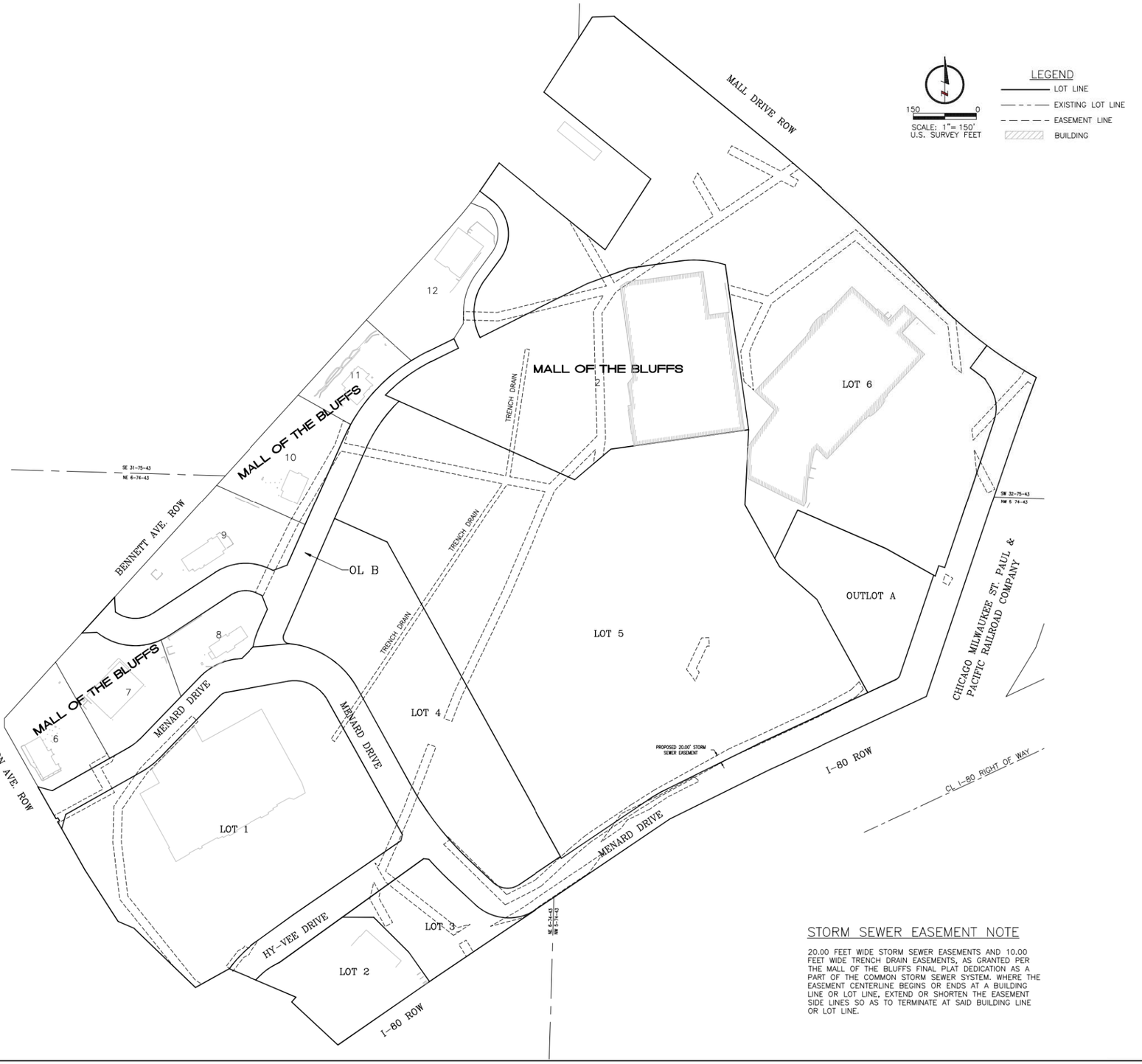
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EAM

DATE
9-25-2020

PROJECT NUMBER
0119204.02-010

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3 OF 9



STORM SEWER EASEMENT NOTE

20.00 FEET WIDE STORM SEWER EASEMENTS AND 10.00 FEET WIDE TRENCH DRAIN EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON STORM SEWER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

LAMP RYNEARSON
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OMAHA, NEBRASKA
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KANSAS CITY, MISSOURI
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WARREN R. HEADLEE
LS-17613

PRELIMINARY PLAT
STORM SEWER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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REVISIONS
1-27-2021 EAM
3-26-2021 EAM
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DESIGNER / DRAFTER
EAM

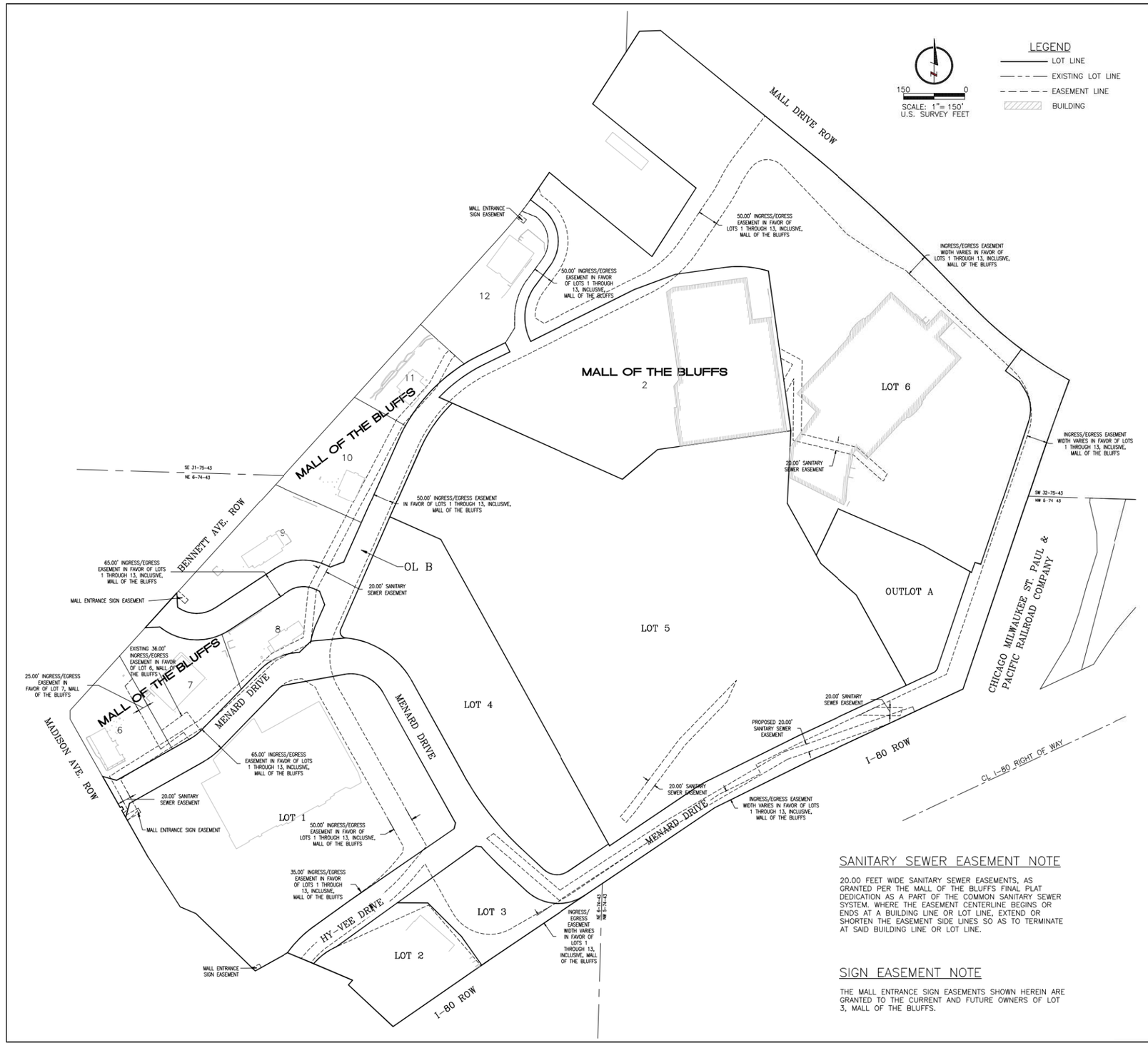
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0119204.02-010

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SANITARY SEWER EASEMENT NOTE

20.00 FEET WIDE SANITARY SEWER EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON SANITARY SEWER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

SIGN EASEMENT NOTE

THE MALL ENTRANCE SIGN EASEMENTS SHOWN HEREIN ARE GRANTED TO THE CURRENT AND FUTURE OWNERS OF LOT 3, MALL OF THE BLUFFS.

LAMP RYNEARSON

LAMPRYNEARSON.COM

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WARREN R. HEADLEE
LS-17613

PRELIMINARY PLAT SANITARY SEWER & ACCESS & SIGN EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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3-26-2021 EAM
4-8-2021 EAM

DESIGNER / DRAFTER
EAM

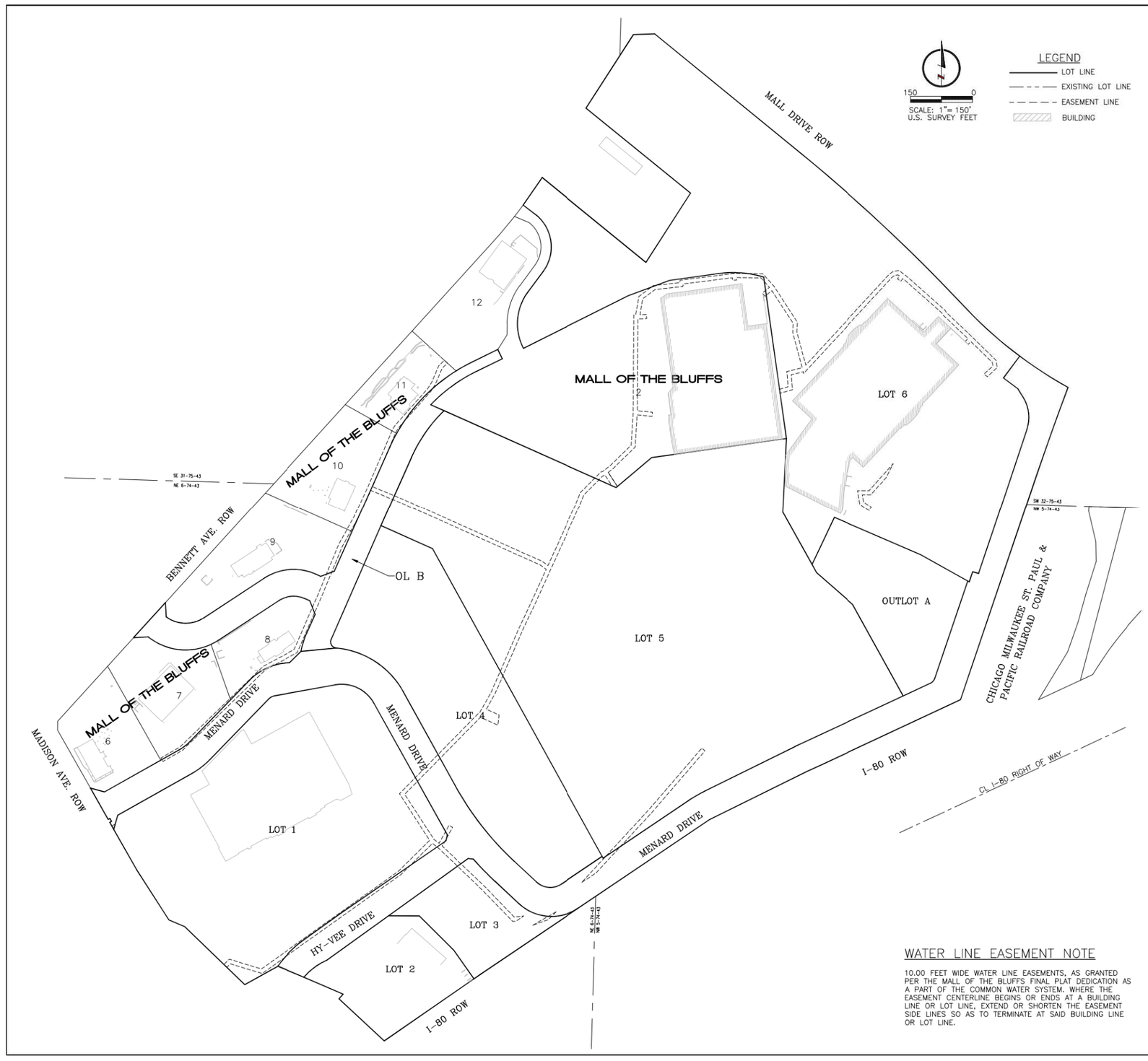
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PROJECT NUMBER
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WATER LINE EASEMENT NOTE

10.00 FEET WIDE WATER LINE EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON WATER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

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WARREN R. HEADLEE
LS-17613

PRELIMINARY PLAT WATER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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3-26-2021 EAM
4-8-2021 EAM

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EAM

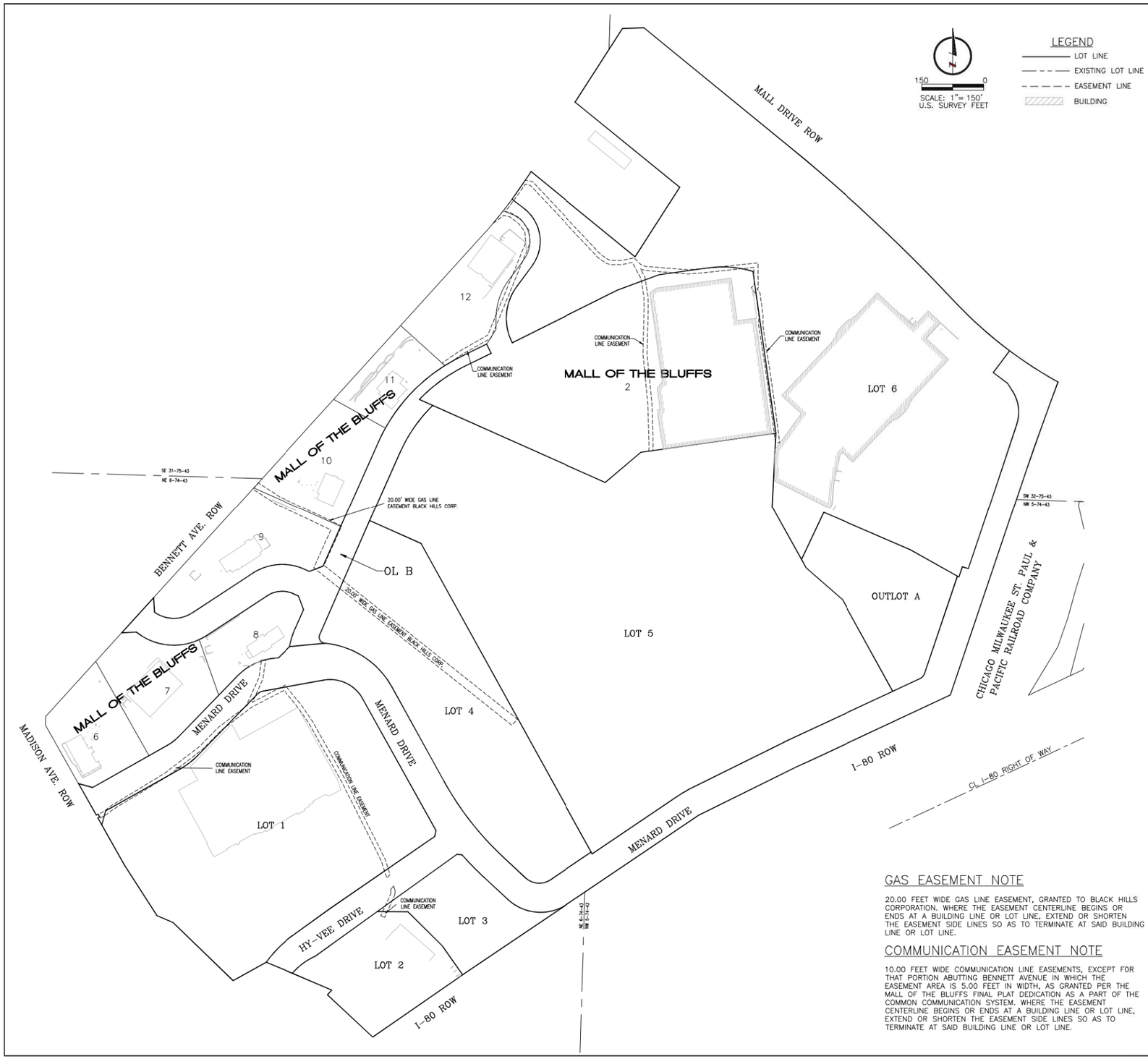
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0119204.02-010

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GAS EASEMENT NOTE

20.00 FEET WIDE GAS LINE EASEMENT, GRANTED TO BLACK HILLS CORPORATION. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

COMMUNICATION EASEMENT NOTE

10.00 FEET WIDE COMMUNICATION LINE EASEMENTS, EXCEPT FOR THAT PORTION ABUTTING BENNETT AVENUE IN WHICH THE EASEMENT AREA IS 5.00 FEET IN WIDTH, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON COMMUNICATION SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

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WARREN R. HEADLEE
LS-17613

PRELIMINARY PLAT
GAS/ COMMUNICATION EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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REVISIONS
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4-8-2021 EAM

DESIGNER / DRAFTER
EAM

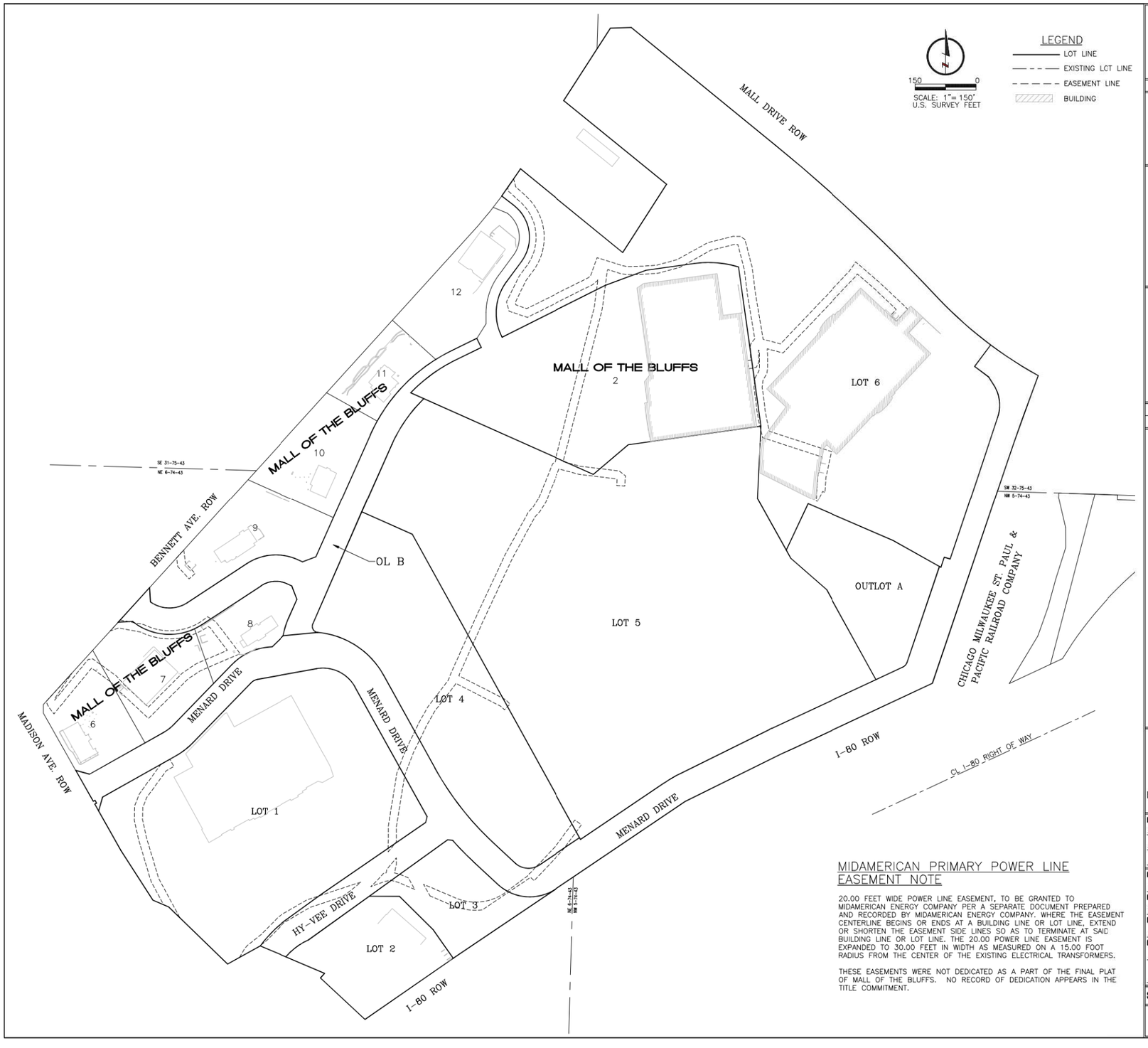
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7 OF 9

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MIDAMERICAN PRIMARY POWER LINE EASEMENT NOTE

20.00 FEET WIDE POWER LINE EASEMENT, TO BE GRANTED TO MIDAMERICAN ENERGY COMPANY PER A SEPARATE DOCUMENT PREPARED AND RECORDED BY MIDAMERICAN ENERGY COMPANY. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE. THE 20.00 POWER LINE EASEMENT IS EXPANDED TO 30.00 FEET IN WIDTH AS MEASURED ON A 15.00 FOOT RADIUS FROM THE CENTER OF THE EXISTING ELECTRICAL TRANSFORMERS.

THESE EASEMENTS WERE NOT DEDICATED AS A PART OF THE FINAL PLAT OF MALL OF THE BLUFFS. NO RECORD OF DEDICATION APPEARS IN THE TITLE COMMITMENT.

LAMP RYNEARSON
LAMPRYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD, STE. 100 (402)496.2498
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WARREN R. HEADLEE
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PRELIMINARY PLAT
MIDAMERICAN POWER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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3-26-2021 EAM
4-8-2021 EAM

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EAM

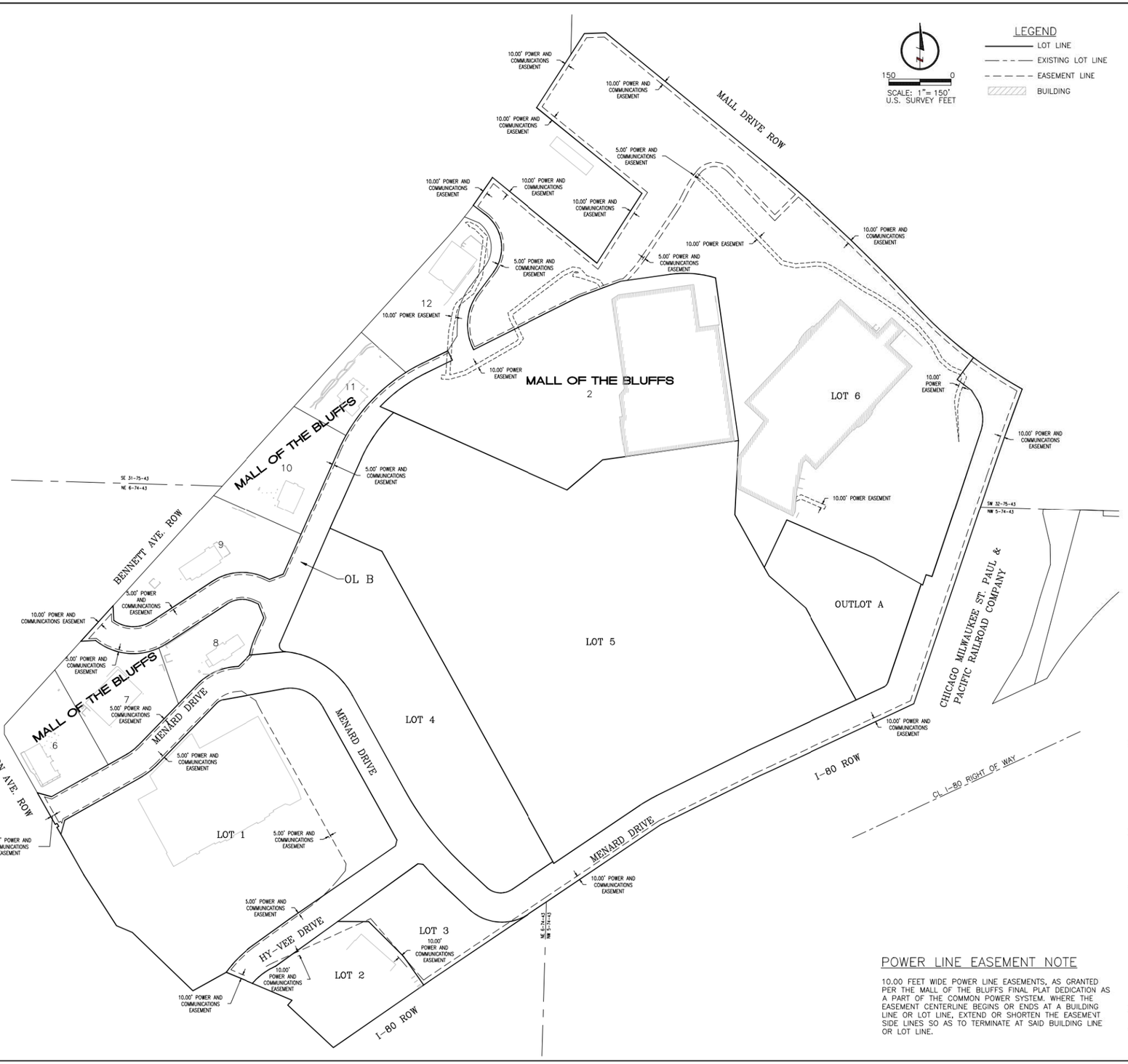
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8 OF 9

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POWER LINE EASEMENT NOTE

10.00 FEET WIDE POWER LINE EASEMENTS, AS GRANTED PER THE MALL OF THE BLUFFS FINAL PLAT DEDICATION AS A PART OF THE COMMON POWER SYSTEM. WHERE THE EASEMENT CENTERLINE BEGINS OR ENDS AT A BUILDING LINE OR LOT LINE, EXTEND OR SHORTEN THE EASEMENT SIDE LINES SO AS TO TERMINATE AT SAID BUILDING LINE OR LOT LINE.

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LAMPRYNEARSON.COM
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PRELIMINARY PLAT POWER EASEMENTS

MALL OF THE BLUFFS REPLAT 1
COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

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EAM
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