



**AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY,
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Tuesday, December 12, 2023 - 6:00 PM**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

A. CASE #SAV-23-006

Public hearing on the request of Jose Lorenzo Perez Cruz to vacate and dispose of the unimproved east/west alley located in Block 25, Fleming and Davis Addition, and Block 'G', Riddle Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. Location: 2637 Avenue L.

B. CASES #SUB-23-014 and #SAV-23-007

Combined public hearings on the requests of Union Development Holdings LLC for final plat approval for a one-lot subdivision to be known as Union at Bluffs Run, legally described as being a replat of Lots 1-24, inclusive, Block 38, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 38, Railroad Addition and Lots 1-24, inclusive, Block 39, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 39, Railroad Addition and Lots 1 through 24 in Block 65, in Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with both north/south alleys in Block 65, Railroad Addition located between 26th and 27th Avenues, South 19th and South 20th Streets and that point of South 20th Street extending from 26th Avenue to 27th Avenue and abutting Blocks 65 & 66, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa and Lots 1, 4, 5, 6, 7, 8, 9 and 10, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 26th Avenue right-of-way lying west of 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 25th Avenue right-of-way lying east of 21st Street and west of the East right-of-way line of 20th Street and all of the 20th Street right-of-way lying north of 25th

Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and all of the 21st Street right-of-way lying north of 25th Avenue and south of 24th Avenue and the South 27.57 feet of the 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa; AND to vacate and dispose of the South 27.57 feet of 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, that part of 25th Avenue right-of-way lying east of South 21st Street and west of the East right-of-way line of South 20th Street, that part of 26th Avenue right-of-way lying west of South 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa, that part of South 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and that part of South 21st Street right-of-way lying between 24th Avenue and 25th Avenue. Location: Undeveloped land lying north of 27th Avenue and west of South 19th Street.

8. OTHER BUSINESS

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

Planning Commission Communication

Department: Community
Development

Case/Project No.: SAV-23-006

CASE #SAV-23-006

Council Action: 12/12/2023

Submitted by: Haley Weber,
Planner

Description

Public hearing on the request of Jose Lorenzo Perez Cruz to vacate and dispose of the unimproved east/west alley located in Block 25, Fleming and Davis Addition, and Block 'G', Riddle Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. Location: 2637 Avenue L.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	12/7/2023

City Planning Commission Communication

<p>Department: Community Development</p> <p>CASE #SAV-23-006</p> <p>Applicant/Property Owner: Jose Lorenzo Perez Cruz 1400 14th Avenue Council Bluffs, IA 51501</p>	<p>Reso. of Intent No. _____</p> <p>Reso. to Dispose No. _____</p>	<p>Planning Commission: 12/12/23</p>
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Subject/Title

Request: Public hearing on the request of Jose Lorenzo Perez Cruz, to vacate and dispose of the unimproved east/west alley located in Block 25, Fleming and Davis' Addition, and Block 'G,' Riddle Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.

Location: The northwest corner of the intersection of 14th Avenue and Indian Creek

Background

The Community Development Department has received a request from Jose Lorenzo Perez Cruz to vacate and dispose of the unimproved east/west alley located in Block 25, Fleming and Davis' Addition, and Block 'G,' Riddle Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The easterly 74.56 feet of the subject alley is approximately 20 feet in width and the westerly 224.25 feet is approximately 16 feet in width. A location/zoning map is included as Attachment 'A.' The applicant owns properties legally described as Lots 1-4, Block 'G,' Riddle Subdivision, and Lots 4-14, Fleming and Davis' Addition and intends to develop these properties, including the proposed vacated alleyway, with a contractor yard. The future site plan is included as Attachment 'B.'

On August 25, 2003, the City Council amended the adopted *Policy and Procedures for Alley, Street and Right-of-way Vacations*. The objectives of the amended Policy are as follows:

A. *To provide due process and citizen participation in the application and review process for vacations.* Property owners with land that abuts the subject alley are as follows:

North and South – Undeveloped property owned by Jose Lorenzo Perez Cruz (applicant) and property owned by Chicago Northwestern Railroad

All abutting property owners were mailed petitions asking if they are in favor of/opposed to the vacation request and if they were willing to/not willing to acquire the portion of the alley adjacent to their property, if vacated. Responses to the petitions are summarized in Item I below.

B. *To ensure that no property owner is deprived of required and reasonable access.* The subject alley abuts five parcels of land, which are comprised of multiple existing lots of record. The applicant shall execute an administrative parcel combination with Pottawattamie County to consolidate their three parcels and portions of vacated alley into one parcel, which will have access off 14th Avenue. The southerly property owned by the Chicago Northwestern Railroad will continue to have access of 14th Avenue to the south and the unimproved City right-of-way to the west. The northerly property

owned by the Chicago Northwestern Railroad will continue to have access off the unimproved City right-of-way to the north and west.

- C. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*

Vacating the unimproved subject alley would not create any new dead end as it is bounded on the west by the railroad and on the east by Indian Creek.

- D. *To reduce or eliminate hazardous and dangerous traffic conditions.*

The subject alley is unimproved and is not used for vehicular and/or pedestrian traffic circulation.

- E. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*

All City Departments and utilities were notified of the request. The following responses were received:

Council Bluffs Public Works Department stated they do not have any infrastructure in the alley and do not oppose the vacation.

Council Bluffs Fire Department stated they have no comments regarding the request.

Council Bluffs Police Department stated they have no concerns or comments regarding the request.

MidAmerican Energy stated that they currently operate a double-circuit high voltage overhead transmission line along the railroad right-of-way, which is located along the western edge of the subject alley. A 60-foot wide private easement exists across the former C, R, I, & P Railroad, which shall remain in effect for any new development in the area by present or future property owners.

Note: Based on MidAmerican Energy's comment above, an easement shall be retained over the north half of the westerly 90 feet and over the south half of the westerly 60 feet of the east/west alley located in Block 25, Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa, and as shown in Attachment 'C,' for utility access and maintenance purposes.

Council Bluffs Water Works stated that the applicant has been informed that a main extension would be required to bring water to the site.

Black Hills Energy stated they have no concerns regarding the request.

- F. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.* Not applicable.

- G. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*

The subject request is to vacate the entirety of the unimproved east/west alley.

- H. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*

The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).

- I. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.* Not applicable.

To establish an equitable price for surplus public property. There are two property owners with land that abuts the subject alley. Both abutting property owners were notified of the vacation request. Each abutting property owner is eligible to receive their portion of the alley in consideration of the vacation application fee, which has already been paid. The following response was received:

1. Jose Lorenzo Perez Cruz stated he is in favor of the request and is willing to acquire the portion of the east/west alley adjacent to his property.

Recommendation

The Community Development Department recommends approval of the request to vacate and dispose of the unimproved east/west alley located in Block 25, Fleming and Davis' Addition, and Block 'G,' Riddle Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, subject to the comments stated above and the following conditions:

- A. An easement shall be retained over the north half of the westerly 90 feet and over the south half of the westerly 60 feet of the east/west alley located in Block 25, Fleming and Davis' Addition, City of Council Bluffs, Pottawattamie County, Iowa, and as shown in Attachment 'C,' for utility access and maintenance purposes.
- B. All portions of the subject alley shall be disposed of to an abutting property owner(s).
- C. The applicant shall execute an administrative parcel combination with Pottawattamie County to consolidate their three parcels and portions of vacated alley into one parcel.



Attachments

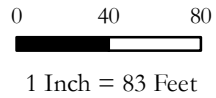
- Attachment A: Location/Zoning Map
- Attachment B: Future Site Plan
- Attachment C: Easement Exhibit

Prepared by: Haley Weber, Planner, Community Development Department

CITY OF COUNCIL BLUFFS CASE #SAV-23-006 LOCATION/ZONING MAP

Legend

-  Subject Alley Case #SAV-23-006
-  Parcels



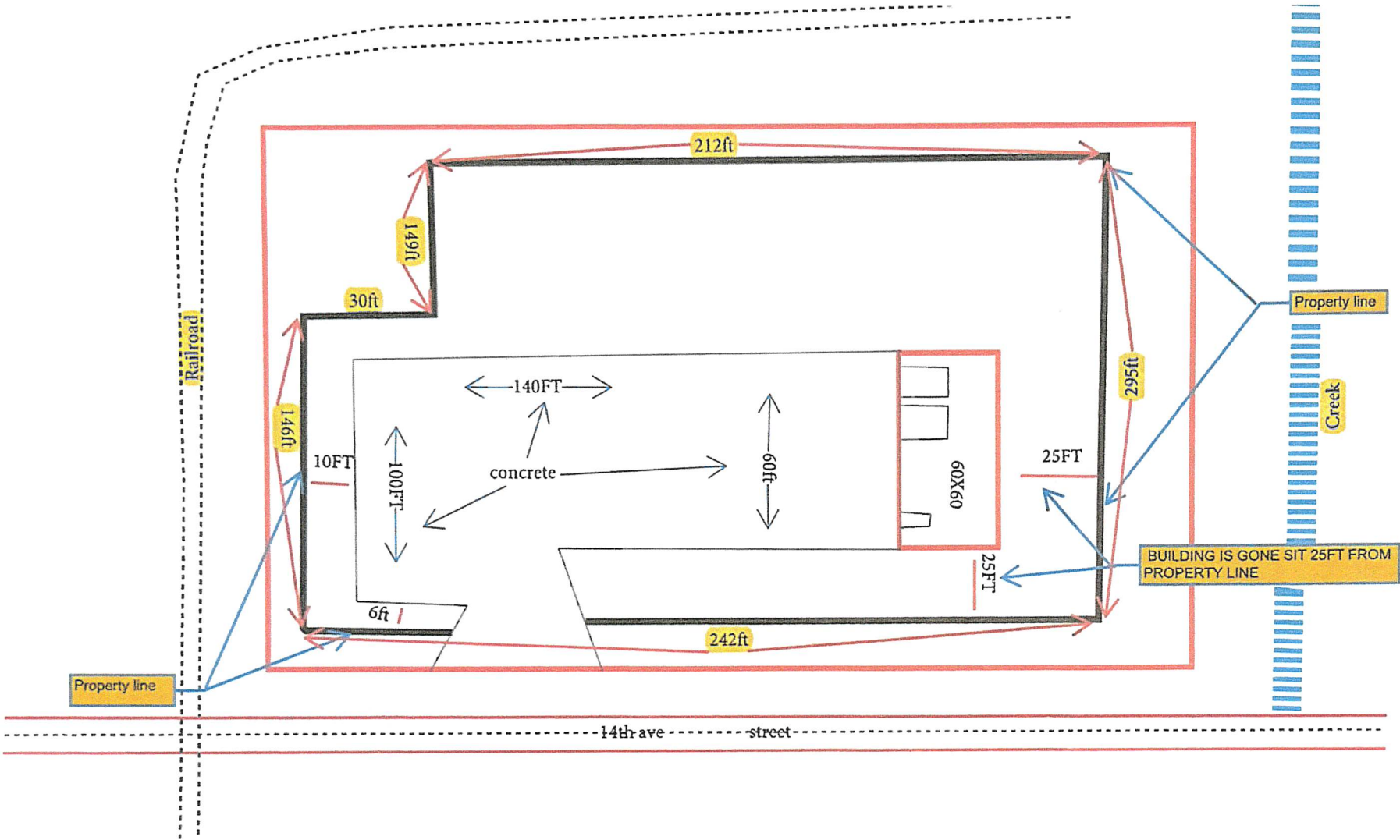
Last Amended: 11/17/2023



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map or the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.





SUBJECT EASEMENT AREA CASE #SAV-23-006



Planning Commission Communication

Department: Community
Development

Case/Project No.: SUB-23-014 and CASES #SUB-23-014 and #SAV-
SAV-23-007 23-007

Council Action: 12/12/2023

Submitted by: Moises Monrroy,
Planner

Description

Combined public hearings on the requests of Union Development Holdings LLC for final plat approval for a one-lot subdivision to be known as Union at Bluffs Run, legally described as being a replat of Lots 1-24, inclusive, Block 38, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 38, Railroad Addition and Lots 1-24, inclusive, Block 39, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 39, Railroad Addition and Lots 1 through 24 in Block 65, in Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with both north/south alleys in Block 65, Railroad Addition located between 26th and 27th Avenues, South 19th and South 20th Streets and that point of South 20th Street extending from 26th Avenue to 27th Avenue and abutting Blocks 65 & 66, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa and Lots 1, 4, 5, 6, 7, 8, 9 and 10, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 26th Avenue right-of-way lying west of 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 25th Avenue right-of-way lying east of 21st Street and west of the East right-of-way line of 20th Street and all of the 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and all of the 21st Street right-of-way lying north of 25th Avenue and south of 24th Avenue and the South 27.57 feet of the 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa; AND to vacate and dispose of the South 27.57 feet of 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, that part of 25th Avenue right-of-way lying east of South 21st Street and west of the East right-of-way line of South 20th Street, that part of 26th Avenue right-of-way lying west of South 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa, that part of South 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and that part of South 21st Street right-of-way lying between 24th Avenue and 25th Avenue. Location: Undeveloped land lying north of 27th Avenue and west of South 19th Street.

Background/Discussion

See attached staff report.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Staff Report & Attachments	Other	12/7/2023

Planning Commission Communication

<p>Department: Community Development</p> <p>CASES #SUB-23-014 and #SAV-23-007</p> <p>Applicant: Union Development Holdings LLC 409 Massachusetts Avenue Suite 300 Indianapolis, IN 46204</p> <p>Property Owner: G&A Properties LLC c/o Gregory S. Poor 526 Crescent Drive Crescent, IA 51526</p> <p>Engineer/Surveyor: Eric Cannon Snyder & Associates, Inc. 2727 SW Snyder Boulevard Ankeny, IA 50023</p>	<p>Resolution No. _____</p> <p>Reso. of Intent No. _____</p> <p>Reso. to Dispose No. _____</p>	<p>Planning Commission: 12/12/2023</p>
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Subject/Title

Request: Combined public hearings on the requests of Union Development Holdings LLC for final plat approval of a two-lot subdivision to be known as Union at Bluffs Run, legally described as being a replat of Lots 1-24, inclusive, Block 38, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 38, Railroad Addition and Lots 1-24, inclusive, Block 39, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 39, Railroad Addition and Lots 1 through 24 in Block 65, in Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with both north/south alleys in Block 65, Railroad Addition and that point of South 20th Street extending from 26th Avenue to 27th Avenue and abutting Blocks 65 & 66, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa and Lots 1, 4, 5, 6, 7, 8, 9 and 10, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 26th Avenue right-of-way lying west of 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 25th Avenue right-of-way lying east of 21st Street and west of the East right-of-way line of 20th Street and all of the 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and all of the 21st Street right-of-way lying north of 25th Avenue and south of 24th Avenue and the South 27.57 feet of the 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa; **AND** to vacate and dispose of the South 27.57 feet of 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, that part of 25th Avenue right-of-way lying east of South 21st Street and west of the East right-of-way line of South 20th Street, that part of 26th Avenue right-of-way lying west of South 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa, that part of South 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and that part of South 21st Street right-of-way lying between 24th Avenue and 25th Avenue.

Location: Undeveloped land lying north of 27th Avenue and west of South 19th Street.

Background

The Community Development Department has received the following requests from Union Development Holdings LLC:

- A. **CASE #SUB-23-014:** Final plat approval of a two-lot subdivision to be known as Union at Bluffs Run, legally described as being a replat of Lots 1-24, inclusive, Block 38, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 38, Railroad Addition and Lots 1-24, inclusive, Block 39, Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with all vacated alleys lying within Block 39, Railroad Addition and Lots 1 through 24 in Block 65, in Railroad Addition to the City of Council Bluffs, Pottawattamie County, Iowa together with both north/south alleys in Block 65, Railroad Addition and that point of South 20th Street extending from 26th Avenue to 27th Avenue and abutting Blocks 65 & 66, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa and Lots 1, 4, 5, 6, 7, 8, 9 and 10, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 26th Avenue right-of-way lying west of 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa and all of the 25th Avenue right-of-way lying east of 21st Street and west of the East right-of-way line of 20th Street and all of the 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision, and all of the 21st Street right-of-way lying north of 25th Avenue and south of 24th Avenue and the South 27.57 feet of the 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, all in the City of Council Bluffs, Pottawattamie County, Iowa. The proposed subdivision is comprised of 16.66 acres, more or less, of land.
- B. **CASE #SAV-23-007:** Vacate and dispose of the following public right-of-way:
- The South 27.57 feet of 24th Avenue right-of-way lying east of the West right-of-way line of 21st Street and west of the West line of Lot 7, Beacon Place Subdivision, City of Council Bluffs, Pottawattamie County, Iowa;
 - That part of 25th Avenue right-of-way lying east of South 21st Street and west of the East right-of-way line of South 20th Street;
 - That part of 26th Avenue right-of-way lying west of South 19th Street and east of the West line of vacated 20th Street extended northerly to the South line of Lot 1, Beacon Place 2, City of Council Bluffs, Pottawattamie County, Iowa;
 - That part of South 20th Street right-of-way lying north of 25th Avenue and south of the South line of Lot 7 of Beacon Place Subdivision; and
 - That part of South 21st Street right-of-way lying between 24th Avenue and 25th Avenue.

The purpose of the proposed subdivision is to consolidate property legally described above into two parcels of land for future multifamily residential development. The developer is currently in negotiations to acquire the subject property from the current owner, Gregory Poor. The right-of-way vacation requests identified above are intended to facilitate the proposed development. The developer will submit a request to append a PR/Planned Residential Overlay and adopt the associated development plan onto the subject property for the proposed multifamily development at a later date.

CASE #SUB-23-014

The proposed subdivision is comprised of 16.66 acres, more or less, of land, and will consist of two residential lots. Improvements to existing public rights-of-way (27th Avenue and South 22nd Street) will be required to ensure

both lots have direct access onto a public road. Utility extensions (e.g., sanitary/storm sewers, water, gas, electric, etc.) will be required to service the proposed subdivision.

Comments

- A. The proposed subdivision is currently zoned R-3/Low Density Multifamily Residential District. The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject property as Low Density Residential. The proposed subdivision is generally consistent with the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan), as well as the purpose and intent of Title 14: Subdivisions and Title 15: Zoning of the Council Bluffs Municipal Code.
- B. The minimum lot area for a ‘multifamily dwelling’ in an R-3 District is 7,500 square feet, as per Section 15.10.050, Site Development Regulations, R-3/Low Density Multifamily Residential District, of the Council Bluffs Municipal Code (Zoning Ordinance). Proposed Lots 1 and 2 will contain 10.62 acres and 6.04 acres, respectively, in land area and thus exceed minimum lot size requirements in the R-3 District.
- C. Both lots will have direct frontage onto a public right-of-way. Proposed Lot 1 will be accessed primarily at the intersection of South 19th Street and 25th Avenue. Lot 1 will also have direct frontage onto 27th Avenue. Proposed Lot 2 will have direct frontage onto South 22nd Street. Improvements to 27th Avenue and South 22nd Street will be required at time of development. The developer also intends to retain a 60-foot wide access easement on Lot 1 that extends from the intersection of South 19th Street and 25th Avenue in order to provide access onto Lot 2.
- D. No new rights-of-way are proposed to be dedicated to the City as part of this subdivision. However, improvements to 27th Avenue and South 22nd Street will be required at time of development.
- E. All development activity within this subdivision shall comply with the standards set forth in the planned residential development plan to be adopted for the multifamily residential project proposed by the developer.
- F. Sanitary sewer and storm sewer utilities are available to service proposed Lot 1. A water main extension will be required to provide service to said Lot 1. Public water, sanitary sewer and storm sewer utilities will need to be extended to service proposed Lot 2. All costs to construct, remove and/or relocate any utilities for the proposed subdivision shall be the responsibility of the developer and not the City.
- G. All utilities (electric, cable and communication facilities, etc.) shall be installed underground. All costs to construct, remove and/or relocate any utilities in this subdivision shall be the responsibility of the developer, and not the City.
- H. Sidewalk installation along the frontage(s) of each proposed lot shall be completed prior to issuance of the first Certificate of Occupancy on each lot, at no cost to the City.
- I. Multiple rights-of-way were vacated as part of the platting of Beacon Place 2, including all north/south alleys in Blocks 37, 47, and 48, Railroad Addition, all of South 20th Street right-of-way lying between 25th Avenue and 26th Avenue, and all of 25th Avenue lying between South 19th Street and South 20th Street, for a total sum of \$18,130.00. As per Resolution No. 14-242, that sum would be forgiven upon completion of a multifamily project on Lot 1, Beacon Place 2. The developer is requesting that a similar condition be placed on the approval of the right-of-way vacation request associated with the proposed subdivision (see Case #SAV-23-007).
- J. As per Resolution No. 98-79, no utility easements were retained over the vacated north/south alleys in Blocks 38 and 39, Railroad Addition due to the lack of public utilities in said vacated alleys.

- K. As per Resolution No. 14-268, no utility easements were retained over the vacated north/south alleys in Block 65, Railroad Addition and that vacated portion of South 20th Street lying between 26th Avenue and 27th Avenue due to the lack of public utilities in said vacated rights-of-way.
- L. The Council Bluffs Public Works Department provided the following comments:
1. The plat appears to be complete as per previous discussions between the Public Works Department and the developer.
 2. Improvements to 27th Avenue will be required at time of development. A phase approach will be acceptable.
 3. Future improvements to South 22nd Street will be required at time of development of proposed Lot 2.
- M. The Council Bluffs Fire Department stated that they have no comments on the request.
- N. The Council Bluffs Police Department stated that they have no comments on the request.
- O. Council Bluffs Water Works stated that they have no utilities in the area.
- P. MidAmerican Energy stated that they have no conflict with the request provided required easements are provided through the replatting process and as required by MidAmerican Energy to serve the development. They also stated that the developer or their agents should contact MidAmerican Energy directly to discuss the project scope and timeline, as well as begin the process of identifying the costs associated with relocating any existing facilities supplying electric service to the development.
- Q. The following technical corrections shall be made to the plat prior to being executed:
1. Revise "...TOGETHER WITH BOTH NORTH/SOUTH ALLEYS IN BLOCK 65, RAILROAD ADDITION LOCATED BETWEEN 26TH AND 27TH AVENUES, SOUTH 19TH AND SOUTH 20TH STREET AND THAT POINT OF..." to "...TOGETHER WITH BOTH NORTH/SOUTH ALLEYS IN BLOCK 65, RAILROAD ADDITION AND THAT POINT OF..." on the legal description.
 2. Revise "...A DISTANCE OF 329.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF BLOCK 47 OF SAID RAILROAD ADDITION; THENCE..." to "...A DISTANCE OF 329.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE..." on the metes and bounds description.
 3. Revise "CITY DEED RESERVATION OF PERMANENT & PERPETUAL UTILITIES EASEMENT (INST. NO 2016-02506)" to "RESOLUTION NO. 14-268 VACATING N/S ALLEYS IN BLOCK 65, RAILROAD ADDITION AND S 20TH ST ROW LYING BETWEEN 26TH AVE AND 27TH AVE (INST. NO 2014-13443)" on the plat map exhibit.

Note: As per Resolution No. 14-268, no utility easements were retained over the vacated north/south alleys in Block 65, Railroad Addition and that vacated portion of South 20th Street lying between 26th Avenue and 27th Avenue due to the lack of public utilities in said vacated rights-of-way. The City deed that conveyed said rights-of-way to Gregory Poor erroneously noted that the deed was subject to the reservation of a permanent and perpetual utility easement in favor of the City of Council Bluffs for utility maintenance purposes. The Council Bluffs Legal Department will prepare a corrected City deed that eliminates any mention of the reservation of a utility easement over the vacated rights-of-way.

4. The plat map exhibit shall be revised to replace the label 'L3' with the appropriate course bearing distance (i.e., S00°30'29"W 110.33').
5. The plat map exhibit shall be revised to replace the label 'L4' with the appropriate course bearing distance (i.e., S89°24'33"E 99.97').
6. The plat map exhibit shall be revised to replace any references to Blocks 20, 37, 47, and 48, Railroad Addition, including labels and lot lines, with the appropriate lot layout for Beacon Place Subdivision and Beacon Place 2.
7. The plat map exhibit shall be revised to illustrate the shared rear property line between Lots 11 and 24, Block 38, Railroad Addition.
8. The plat map exhibit shall be revised to illustrate the shared rear property line between Lots 12 and 23, Block 38, Railroad Addition.

CASE #SAV-23-007

All rights-of-way proposed to be vacated are unimproved and are not used for vehicular/pedestrian traffic. The purpose of this request is to allow the developer to consolidate the subject rights-of-way into the proposed subdivision in order to facilitate future multifamily residential development.

On August 25, 2003, the City Council amended the adopted *Policy and Procedures for Alley, Street and Right-of-way Vacations*. The objectives of the amended Policy are as follows:

- A. *To provide due process and citizen participation in the application and review process for vacations.*
Gregory Poor is the sole property owner with land that abuts the subject rights-of-way. Mr. Poor was mailed two petitions (the first petition was addressed to him personally; the second petition was addressed to a company owned by Mr. Poor, G-A Properties LLC) asking if he was in favor of/opposed to the vacation request and if he was willing to/not willing to acquire the subject rights-of-way, if vacated. His responses can be found in Comment #10 below.
- B. *To ensure that no property owner is deprived of required and reasonable access.*
The proposed vacation will not deprive any property of required and reasonable access.
- C. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.*
This request will eliminate several existing dead-end rights-of-way. The proposed vacation will create an additional dead-end right-of-way (26th Avenue). However, the improved section of 26th Avenue terminates at the intersection with South 19th Street. At that point, 26th Avenue continues westerly but is unimproved and not used for vehicular and/or pedestrian traffic. As such, the creation of a dead-end will not have any adverse impact on the surrounding area.
- D. *To reduce or eliminate hazardous and dangerous traffic conditions.*
The subject rights-of-way are unimproved and are not used for vehicular and/or pedestrian traffic.
- E. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*
All City Departments and utilities were notified of the request. The following responses were received:
 1. The Council Bluffs Public Works Department stated that they have no comment on the request.
 2. The Council Bluffs Fire Department stated that they have no comments on the request.

3. The Council Bluffs Police Department stated that they have no comments on the request.
4. Council Bluffs Water Works stated that they have no utilities in the area.
5. MidAmerican Energy stated that they have no conflict with the request.

Since there are no public utilities located in any of the subject rights-of-way, no utility easements will need to be retained.

F. To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.
Not applicable.

G. To discourage the vacation of a portion of an existing alley, street or other right-of-way.
This request includes the partial vacation of several rights-of-way. Since all rights-of-way proposed to be vacated are unimproved and are not used for vehicular and/or pedestrian traffic, the proposed partial vacations will not have an adverse impact on the surrounding area.

H. To assist in the implementation of the goals and objectives of the Comprehensive Plan.
The request is consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (comprehensive plan).

I. To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.
Not applicable.

J. To establish an equitable price for surplus public property.
Mr. Poor was notified of the vacation request. His responses are included below:

1. Mr. Poor stated he is in favor of the request and is willing to acquire the portion of right-of-way adjacent to his property for the sum of \$20,604.50.
2. Mr. Poor, on behalf of G-A Properties LLC, stated they are in favor of the request and are willing to acquire the portion of right-of-way adjacent to their property for the sum of \$22,415.33.

Recommendation

The Community Development Department recommends the following:

- A. Final plat approval of a two-lot subdivision to be known as Union at Bluffs Run, legally described above, subject to the comments stated above and the following conditions:
1. The final plat shall be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Community Development Department Director.
 2. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
 3. All utilities shall be installed underground. Any costs to construct, remove and/or relocate any utilities shall be the responsibility of the applicant and/or developer, and not the City.

4. Sidewalk installation along the frontage(s) of each proposed lot shall be completed prior to issuance of the first Certificate of Occupancy on each lot, at no cost to the City.
 5. All comments and technical corrections stated in case staff report shall be addressed on the final plat prior to execution of the document.
- B. Approval of the request to vacate and dispose of the public rights-of-way identified above, subject to the comments stated above and the following condition:
1. The purchase price shall be \$20,604.50 (Gregory Poor) and \$22,415.33 (G-A Properties LLC), with the total sum being forgiven by the City of Council Bluffs upon issuance of a Certificate of Occupancy for a completed multifamily residential structure on Lot 1, Union at Bluffs Run.

Attachments

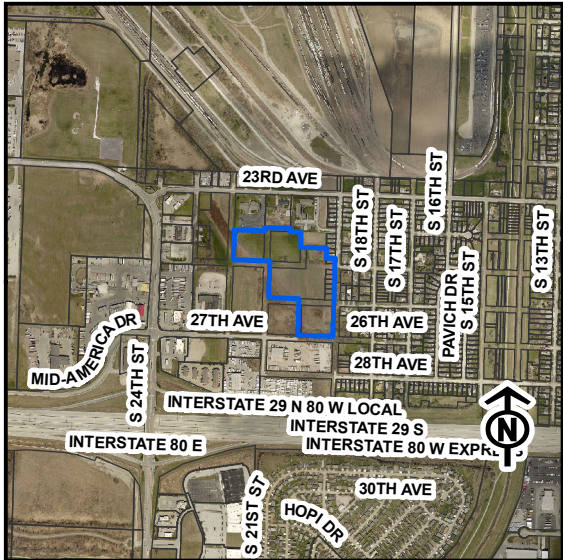
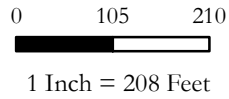
- Attachment A: Location/Zoning Map
- Attachment B: Letter of Intent
- Attachment C: ALTA/NSPS Land Title Survey
- Attachment D: Union at Bluffs Run Final Plat
- Attachment E: Right-of-Way Vacation Plat Exhibit

Prepared by: Moises Monrroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #SUB-23-014 AND #SAV-23-007 LOCATION/ZONING MAP

Legend

- Subject Property (Case #SUB-23-014)
- Subject ROW (Case #SAV-23-007)

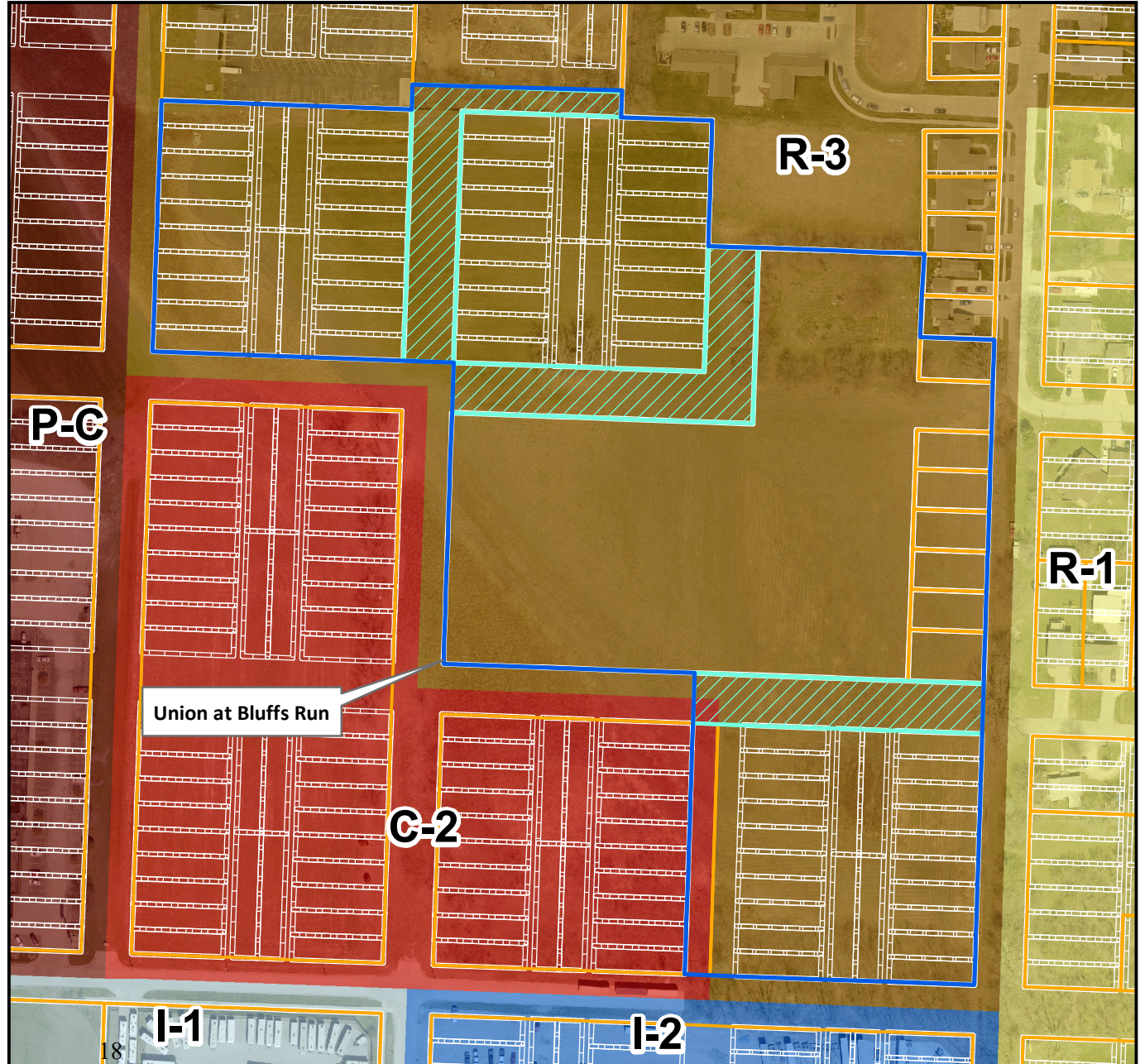


Last Amended: 11/17/2023



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly disclaims any and all responsibilities for errors, if any, in the information contained on this map or the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.





November 14, 2023

Mr. Christopher Gibbons
Community Development Department
209 Pearl Street
Council Bluffs, IA 51503

RE: UNION AT BLUFFS RUN
FINAL PLAT AND ROW VACATION SUBMITTAL
PROJECT NO. 123.0193.01

Dear Chris:

On behalf of Union Development Holdings LLC, as applicant, please find accompanying the ROW Vacation, Final Plat and associated information for the above referenced project. These documents have been prepared in accordance with City of Council Bluffs standards and ordinances.

We respectfully request the City's review and approval of these items. Note that the ROW vacations are necessary to support the proposed development of the property and the Final Plat will be to combine all the vacated ROW with the remaining parcels into one parcel for development. We are also asking the City to vacate the existing easements within Parcel E and C as shown in the existing ALTA survey to remove conflicts within the proposed development. Please let me know if you have any questions or require further information during the review process. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

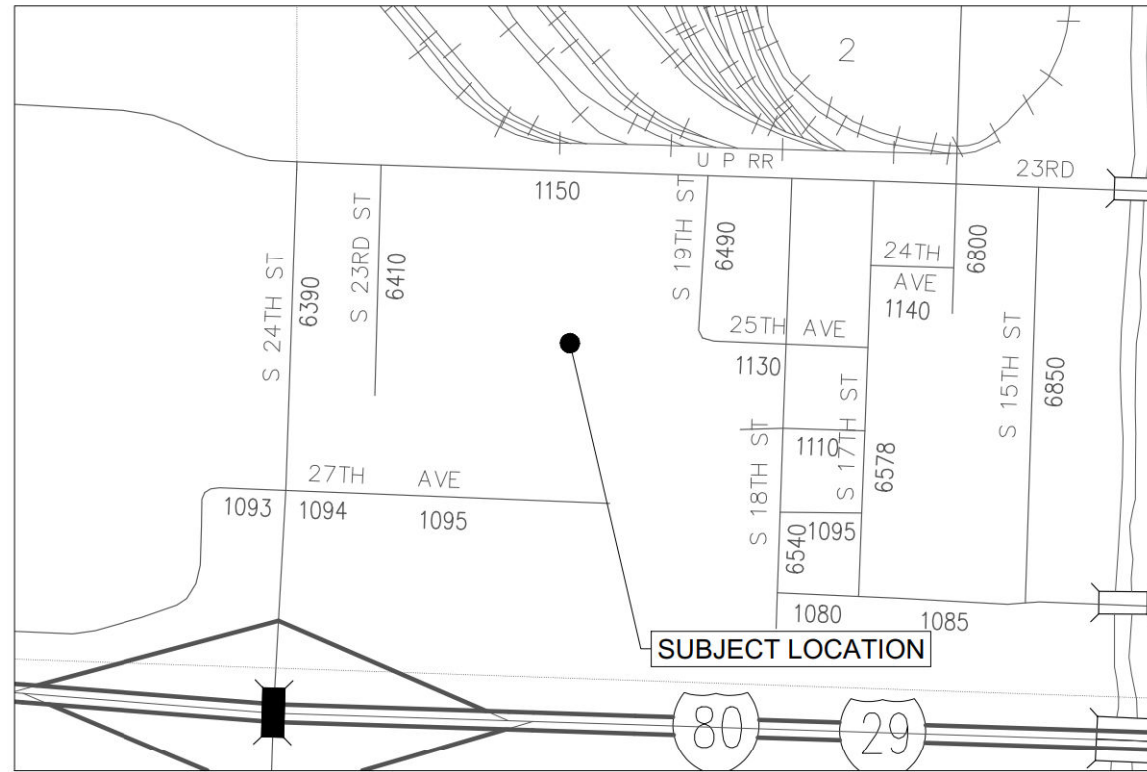
A handwritten signature in blue ink, appearing to read 'Eric D. Cannon', with a stylized flourish at the end.

Eric D. Cannon, P.E.

Enclosure

cc: Derek Hays, The Annex Group
File (electronic)

THE ANNEX GROUP ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP COUNCIL BLUFFS, IOWA (NOT TO SCALE)

ISSUE DATE: 10-06-2023

PROPERTY SUBJECT TO THE FOLLOWING:

- FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-1167695-INDY, DATED APRIL 24, 2023.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
 - RIGHT OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
 - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
 - ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
 - ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LIEVES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS.
 - RIGHTS OF TENANTS UNDER UNRECORDED LEASES.
 - TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE AND SPECIAL ASSESSMENTS NOT YET CERTIFIED TO THE COUNTY TREASURERS OFFICE.
 - TERMS AND CONDITIONS OF EASEMENTS, SETBACK, COVENANTS AND RESTRICTIONS, AS CONTAINED IN PLAT OF RAILROAD ADDITION, FILED JANUARY 6, 1857, IN BOOK K, PAGE 30. (NONE OBSERVED)
 - TERMS AND CONDITIONS OF RESOLUTION NO. 98-79, VACATING ALLEYS AND PARTS OF STREETS, FILED APRIL 17, 1998, AS INSTRUMENT NO. 98-43619, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (AS SHOWN ON SURVEY.)
 - PLAT OF SURVEY FILED JULY 22, 1999, RECORDED IN BOOK 100, PAGE 03942, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL A,B) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
 - RETRACEMENT PLAT OF SURVEY FILED DECEMBER 20, 2018, RECORDED AS INSTRUMENT NO. 2018-16186, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL A,B) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
 - TERMS AND CONDITIONS OF EASEMENT FOR INGRESS AND EGRESS FILED JANUARY 17, 2019, AS INSTRUMENT NO. 2019-00641, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL A) (AS SHOWN ON SURVEY.)
 - TERMS AND CONDITIONS OF ORDINANCE NO. 4589, REGARDING SUBDIVISIONS, FILED APRIL 13, 1984, AS INSTRUMENT NO. 84-18582, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (NOT A SURVEY RELATED ITEM.)
 - TERMS AND CONDITIONS OF RESOLUTION NO. 99-124, VACATING PARTS OF STREETS, FILED JUNE 11, 1999, AS INSTRUMENT NO. 98-63966, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL B) (AS SHOWN ON SURVEY.)
 - SURVEY FILED JANUARY 18, 1995, RECORDED IN BOOK 95, PAGE 17644, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL C) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
 - TERMS AND CONDITIONS OF EASEMENT CONTAINED IN CITY DEED RECORDED MARCH 7, 2016 AS INSTRUMENT NO. 2016-02506 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. (PARCEL C) (AS SHOWN ON SURVEY.) THIS ITEM HAS BEEN INTENTIONALLY DELETED.
 - SURVEY FILED MARCH 9, 1984, RECORDED IN BOOK 84, PAGE 15815, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
 - SURVEY FILED AUGUST 28, 1988, RECORDED IN BOOK 87, PAGE 8256, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
 - PLAT OF SURVEY FILED APRIL 5, 1999, RECORDED IN BOOK 99, PAGE 51361, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (SUPPORTING DOCUMENT OF BOUNDARY DETERMINATION.)
 - PLAT OF SURVEY FILED APRIL 5, 1999, RECORDED IN BOOK 99, PAGE 51366, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (DOES NOT APPLY TO SUBJECT PROPERTY.)
 - TERMS AND CONDITIONS OF RESOLUTION NO. 07-408 FILED NOVEMBER 9, 2007, AS INSTRUMENT NO. 2007-017972, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (NOT A SURVEY RELATED ITEM.)
 - TERMS AND CONDITIONS OF EASEMENT CONTAINED IN CITY DEED RECORDED MARCH 7, 2012 IN BOOK 2012, PAGE 3359 OF OFFICIAL RECORDS OF POTTAWATTAMIE, IOWA. CITY DEED FILED FEBRUARY 26, 2013, RECORDED AS INSTRUMENT NO. 2013-03083, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (AS SHOWN ON SURVEY.)
 - TERMS AND CONDITIONS OF RESOLUTION NO. 14-242, VACATING ALLEYS AND PARTS OF STREETS, FILED SEPTEMBER 19, 2014, AS INSTRUMENT NO. 2014-11464, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. ASSIGNMENT AND DESIGNATION AS SUCCESSOR IN INTEREST TO BEACON PLACE II, LLC FILED JANUARY 28, 2015, RECORDED AS INSTRUMENT NO. 2015-01056, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (AS SHOWN ON SURVEY.)
 - TERMS AND CONDITIONS OF EASEMENTS, SETBACK, COVENANTS AND RESTRICTIONS, AS CONTAINED IN PLAT OF BEACON PLACE 2, FILED FEBRUARY 27, 2015, AS INSTRUMENT NO. 2015-02211. NOTE: L AND N INC DIDNT SIGN. (PARCEL E) (AS SHOWN ON SURVEY.)
 - TERMS AND CONDITIONS OF REAL ESTATE CONTRACT, BY AND BETWEEN NEW COMMUNITY DEVELOPMENT CORPORATION D/B/A NEIGHBORWORKS HOME SOLUTIONS, SELLERS; AND GREGORY POOR AND G & A PROPERTIES, AS JOINT TENANTS, FILED JULY 14, 2022, AS INSTRUMENT NO. 2022-10132, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (AS SHOWN ON SURVEY.)
 - TERMS AND CONDITIONS OF REAL ESTATE CONTRACT, BY AND BETWEEN BEACON PLACE, LLC; NEW COMMUNITY DEVELOPMENT CORPORATION D/B/A NEIGHBORWORKS HOME SOLUTIONS, SELLERS; AND GREGORY POOR AND G & A PROPERTIES, AS JOINT TENANTS, FILED AUGUST 2, 2022, AS INSTRUMENT NO. 2022-10928, OFFICIAL RECORDS, POTTAWATTAMIE COUNTY, IOWA. (PARCEL E) (NOT A SURVEY RELATED ITEM.)
 - FOR ZONING CLASSIFICATION, URBAN RENEWAL DESIGNATION OR OTHER ORDINANCES PERTAINING TO THE PROPERTY, CONSULT THE APPLICABLE GOVERNMENT AGENCY. (NOT A SURVEY RELATED ITEM.)
 - ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT (7 U.S.C. §§499A, ET SEQ.) AND/OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. (NOT A SURVEY RELATED ITEM.)

PROPERTY DESCRIPTION

PARCEL A:
LOTS 1-24, INCLUSIVE, BLOCK 38, RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH ALL VACATED ALLEYS LYING WITHIN BLOCK 38, RAILROAD ADDITION.

PARCEL B:
LOTS 1-24, INCLUSIVE, BLOCK 39, RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH ALL VACATED ALLEYS LYING WITHIN BLOCK 39, RAILROAD ADDITION.

PARCEL C:
LOTS 1 THROUGH 24 IN BLOCK 65, IN RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH BOTH NORTH/SOUTH ALLEYS IN BLOCK 65, RAILROAD ADDITION LOCATED BETWEEN 28TH AND 27TH AVENUES, SOUTH 19TH AND SOUTH 20TH STREET AND THAT POINT OF SOUTH 20TH STREET EXTENDING FROM 28TH AVENUE TO 27TH AVENUE AND ABUTTING BLOCKS 65 & 66, RAILROAD ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PARCEL D:
INTENTIONALLY DELETED

PARCEL E:
LOTS 1, 4, 5, 6, 7, 8, 9 AND 10, BEACON PLACE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

DATE OF SURVEY

MAY 23, 2023

PROPERTY ADDRESS

UNKNOWN AND NOT PROVIDED

PROPERTY OWNER

PARCELS A&B: G&A PROPERTIES, LLC
PARCELS C: GREG S. POOR
PARCEL E: BEACON PLACE II, LLC

AREA SUMMARY

PARCEL A: 2.40 ACRES (104,677 SF)
PARCEL B: 2.50 ACRES (108,863 SF)
PARCEL C: 2.91 ACRES (126,877 SF)
PARCEL D: INTENTIONALLY DELETED
PARCEL E: 6.75 ACRES (294,245 SF)
GROSS AREA: 14.56 ACRES (634,662 SF)

ZONING

NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.

NOTES

- NO VISUAL EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, OR SANITARY LANDFILL WAS OBSERVED.
- NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY ARE KNOWN. NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF THE SURVEY.
- PARCEL E HAS DIRECT ACCESS TO PUBLIC 19TH STREET.
- NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.
- NO WETLAND MARKERS WERE OBSERVED AND NO FIELD DELINEATION OF WETLANDS WERE MADE FOR THIS SURVEY.
- NO EARTHWORK ACTIVITY WAS OBSERVED AT THE TIME OF SURVEY.
- NO OBSERVED ENCROACHMENTS, CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS EXCEPT AS SHOWN ON THE SURVEY.
- THIS SURVEY WAS MADE ON THE GROUND AS PER THE RECORD FIELD NOTES SHOWN ON THIS SURVEY AND SHOWS (i) THE BOUNDARIES OF THE ESTATE OR INTEREST; (ii) AN OVERLAY OF THE FACILITIES ON THE SUBJECT PROPERTY; (iii) THE NAMES OF THE LANDOWNERS AS CURRENTLY VESTED; (iv) WHERE POSSIBLE THE LOCATION OF RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, DATED APRIL 24TH, 2023; (v) ABUTTING PUBLIC HIGHWAYS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (vi) OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY.

FLOODPLAIN

THE FLOOD ZONE DESIGNATION FOR THE SUBJECT PROPERTY IS ZONE X, BEING AREA OF MINIMAL FLOOD HAZARD DUE TO LEVEE, AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF COUNCIL BLUFFS, IOWA, PANEL NUMBER 19155C0576E, EFFECTIVE DATE FEBRUARY 04, 2005.

CERTIFICATION

TO G&A PROPERTIES, LLC, AN IOWA LIMITED LIABILITY COMPANY, GREG S. POOR, UNION DEVELOPMENT HOLDINGS, AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11(a), 11(b), 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 23, 2023.



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 Meaie, PLS Date _____
License Number 23722
My License Renewal Date is December 31, 2023

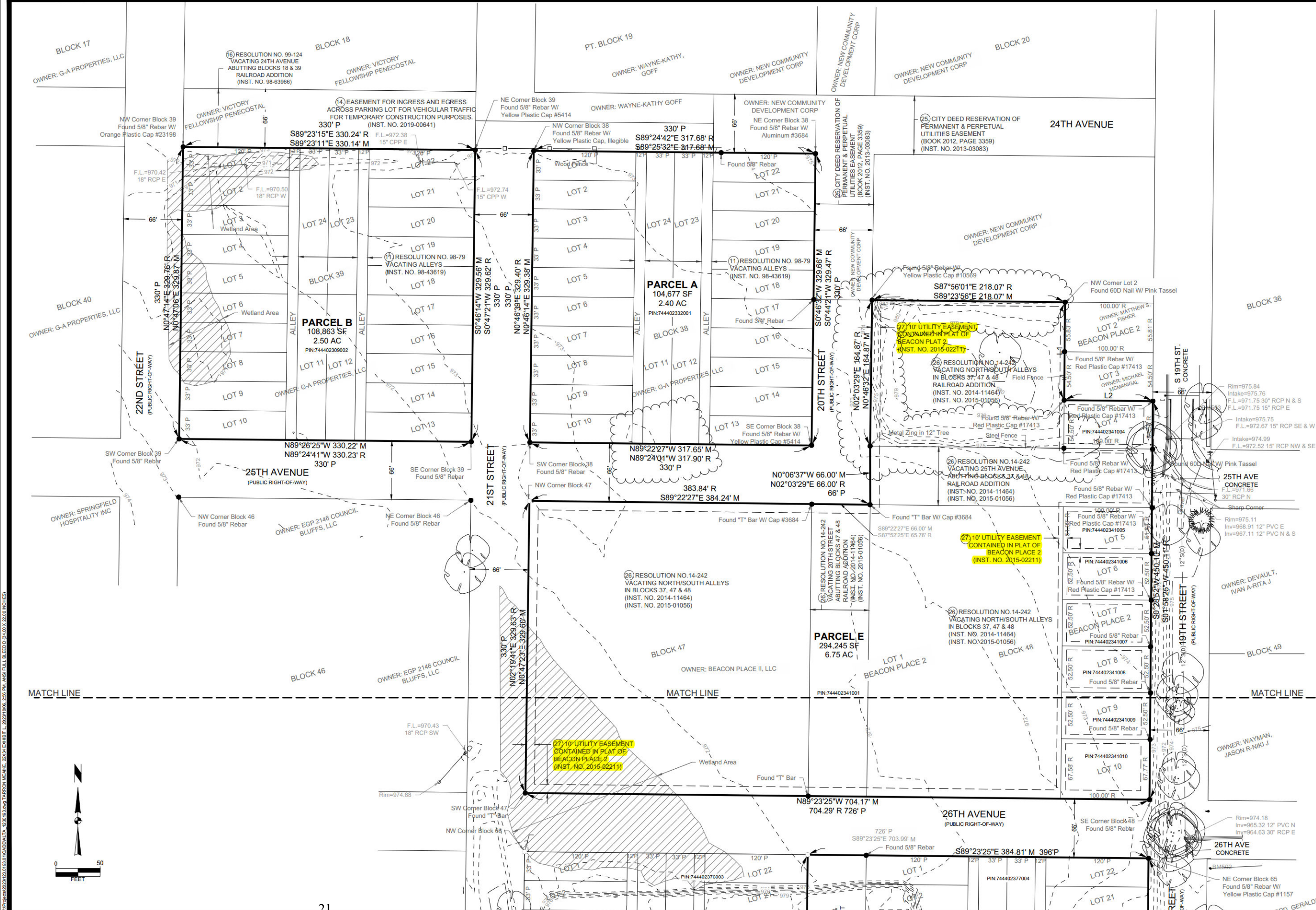
Pages or sheets covered by this seal:
Sheets 1 through 3, of 3

1	MARK	Engineer	Checked By: T. TEM	Date: 06-06-2023	Technician: AJD
	UPDATED TITLE COMMITMENT	10/06/23	DATE	BY	

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

THE ANNEX GROUP
ALTA/NSPS LAND TITLE SURVEY
SNYDER & ASSOCIATES, INC.






MARK	REVISION	DATE	BY
1	UPDATED TITLE COMMITMENT	10/06/23	TEM
	Checked By:	Scale: 1" = 50'	
	Engineer:	Date: 06-05-2023	
	Technician:	AJD	

COUNCIL BLUFFS, IA

THE ANNEX GROUP

ALTANSPS LAND TITLE SURVEY

SNYDER & ASSOCIATES, INC.

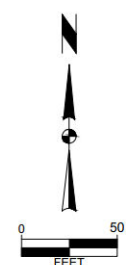


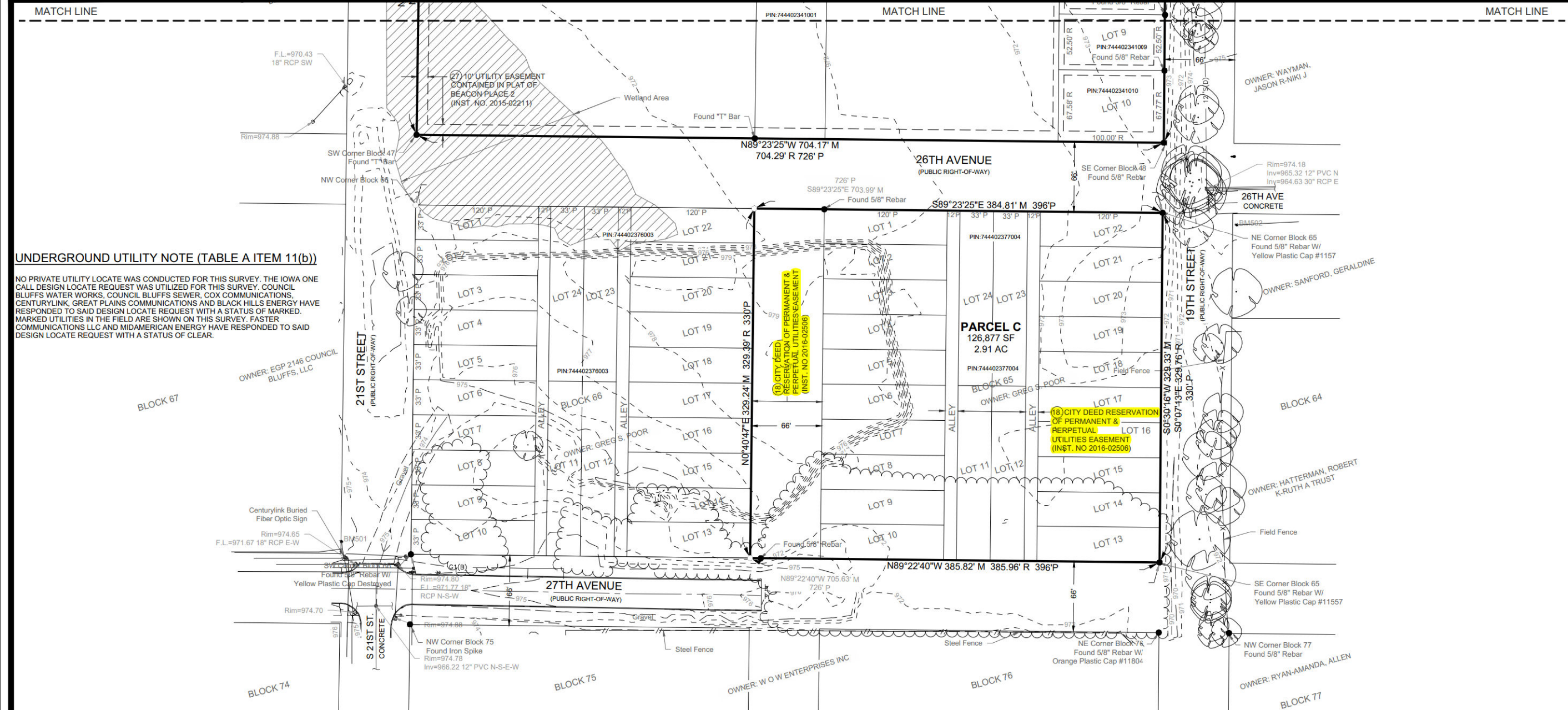
SNYDER & ASSOCIATES

Project No: 123.0193.01

Sheet 2 of 3

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UNDERGROUND UTILITY NOTE (TABLE A ITEM 11(b))
 NO PRIVATE UTILITY LOCATE WAS CONDUCTED FOR THIS SURVEY. THE IOWA ONE CALL DESIGN LOCATE REQUEST WAS UTILIZED FOR THIS SURVEY. COUNCIL BLUFFS WATER WORKS, COUNCIL BLUFFS SEWER, COX COMMUNICATIONS, CENTURYLINK, GREAT PLAINS COMMUNICATIONS AND BLACK HILLS ENERGY HAVE RESPONDED TO SAID DESIGN LOCATE REQUEST WITH A STATUS OF MARKED. MARKED UTILITIES IN THE FIELD ARE SHOWN ON THIS SURVEY. FASTER COMMUNICATIONS LLC AND MIDAMERICAN ENERGY HAVE RESPONDED TO SAID DESIGN LOCATE REQUEST WITH A STATUS OF CLEAR.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552303205.

W1-WATER MAIN	COUNCIL BLUFFS WATER WORKS BRIAN CADY 712-328-1006 BCADY@CBWATERWORKS.COM
S1-SANITARY SEWER ST1-STORM SEWER	COUNCIL BLUFFS SEWER MARTY SELL 712-328-4641 JDPETERSEN@COUNCILBLUFFS-IA.GOV
FO2-FIBER OPTIC	COX COMMUNICATIONS JEREMY DIXON 405-213-5142 JEREMY.DIXON@COX.COM
FO1-FIBER OPTIC	CENTURYLINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
CLEAR PER EMAIL	FASTER COMMUNICATIONS LLC SALLY STANLEY 650-965-4285 SALLY@FASTERCOMM.COM
FO3-FIBER OPTIC	GREAT PLAINS COMMUNICATIONS RICK FITCHORN 402-456-6562 RFITCHORN@GPCOM.COM
CLEAR PER EMAIL	MIDAMERICAN ENERGY DAVID FITCH 712-366-5669 DLFITCH@MIDAMERICAN.COM
G1-GAS MAIN	BLACK HILLS ENERGY CHRIS DEWEY 712-580-6028 CHRIS.DEWEY@BLACKHILLSCORP.COM

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
 IARTN DERIVED - US SURVEY FEET

BM501	N=6958997- E=16461041- Z=977.87 ARROWHEAD ON HYDRANT (AS SHOWN ON SURVEY)
BM502	N=6959295- E=16461885- Z=976.20 SE TOP BOLT ON HYDRANT (AS SHOWN ON SURVEY)
BM503	N=6959813- E=16461872- Z=978.35 ARROWHEAD ON HYDRANT (AS SHOWN ON SURVEY)

DATE OF SURVEY
 MAY 23, 2023

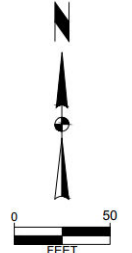
UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
 QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
 QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
 QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
 QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

BASIS OF BEARING
 IA REGIONAL CS ZONE 6
 US SURVEY FEET;
 NAD 83(2011)
 EPOCH 2010.0000

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.



1	MARK	Engineer:	Scale: 1" = 50'	Project No: 123.0193.01
1	UPDATED TITLE COMMITMENT	Checked By: TEM	Date: 06-06-2023	Sheet 3 of 3
		Technician: AJD	R-S: 74N-44W-2	

THE ANNEX GROUP
ALTA/NSPS LAND TITLE SURVEY
COUNCIL BLUFFS, IA
SNYDER & ASSOCIATES, INC.

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

Project No: 123.0193.01
 Sheet 3 of 3

V:\projects\2023\123.0193.01\10.DWG\DWG\TARLTON.MEMO 2023.05.18 10:23:51 PM, ANS\FULL RELEASED (04.00 X 28.00 INCHES)

UNION AT BLUFFS RUN FINAL PLAT

A REPLAT OF BLOCKS 38, 39 & 65 IN RAILROAD ADDITION AND LOTS 1, 4, 5, 6, 7, 8, 9 & 10 IN BEACON PLACE 2 TOGETHER WITH ADJACANT VACATED PORTIONS OF 24TH AVENUE, 25TH AVENUE, 26TH AVENUE, 20TH STREET AND 21ST STREET, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON E. MEAIKE
SNYDER & ASSOCIATES, INC.
231 BENNETT AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
tmeaike@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
BLOCKS 38, 39 AND 65
RAILROAD ADDITION &
LOTS 1, 4, 5, 6, 7, 8, 9, AND 10
BEACON PLACE 2
SEC. 02-74-44
REQUESTED BY:
THE ANNEX GROUP

PROPRIETOR'S DEDICATION

- 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:
 - ERECTION OF STRUCTURES PROHIBITED: GRANTOR SHALL NOT ERECT ANY STRUCTURE OVER OR WITH 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.
 - 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.
 - 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 HERIN DESCRIBED.
 - 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.
 - SURFACE RESTORATIONS: 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.
 - DUTY TO REPAIR: CITY AGREES THAT AND DRAIN TILE, DRIVE OR ACCESS WAY, FENCE, YARD OR OTHER IMPROVEMENTS OUTSIDE OF THE EASEMENT ARE WHICH MAY BE DAMAGED AS A RESULT OF ANY ENTRY MADE THROUGH AND EXERCISE OF THE CITY'S RIGHT ACCESS SHALL BE REPAIRED AT NO EXPENSE TO THE GRANTOR.
 - 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.
 - GRANTOR RESERVATIONS: GRANTOR RESERVED THE RIGHT TO USE THE EASEMENT AREA FOR OTHER PURPOSES PROVIDED HOWEVER THESE PURPOSES SHALL NOT INTERFERE WITH GRANTEE'S USE OF THE EASEMENT AREA UNDER THE RIGHTS OF THIS AGREEMENT.
 - 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 THE ____ DAY OF _____, 2023

BY: _____
GREG S. POOR, G & A PROPERTIES LLC
STATE OF IOWA
SS.
COUNTY OF POTTAWATTAMIE

ON THIS ____ DAY OF _____, 2023 BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED GREG S. POOR, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF G & A PROPERTIES LLC AND GREG S. POOR ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID G & A PROPERTIES LLC BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR SAID STATE.

MY COMMISSION EXPIRES _____

CITY COUNCIL

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

ATTESTED TO BY: _____

CITY CLERY: JODI QUAKENBUSH

COMMUNITY DEVELOPMENT DIRECTOR: COURTNEY HARTER DATE _____

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA

I, THE TREASURER OF POTTAWATTAMIE COUNTY, IOWA HEREBY CERTIFY THAT THE PROPERTY INCLUDED IN THE UNION AT BLUFFS RUN, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

TREASURER OF POTTAWATTAMIE COUNTY, IOWA: LEA VOSS DATE _____

PROPERTY DESCRIPTION

LOTS 1-24, INCLUSIVE, BLOCK 38, RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH ALL VACATED ALLEYS LYING WITHIN BLOCK 38, RAILROAD ADDITION AND LOTS 1-24, INCLUSIVE, BLOCK 39, RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH ALL VACATED ALLEYS LYING WITHIN BLOCK 39, RAILROAD ADDITION AND LOTS 1 THROUGH 24 IN BLOCK 65, IN RAILROAD ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA TOGETHER WITH BOTH NORTH/SOUTH ALLEYS IN BLOCK 65, RAILROAD ADDITION LOCATED BETWEEN 26TH AND 27TH AVENUES, SOUTH 19TH AND SOUTH 20TH STREET AND THAT POINT OF SOUTH 20TH STREET EXTENDING FROM 26TH AVENUE TO 27TH AVENUE AND ABUTTING BLOCKS 65 & 66, RAILROAD ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND LOTS 1, 4, 5, 6, 7, 8, 9 AND 10, BEACON PLACE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND ALL OF THE 26TH AVENUE RIGHT-OF-WAY LYING WEST OF 19TH STREET AND EAST OF THE WEST LINE OF VACATED 20TH STREET EXTENDED NORTHERLY TO THE SOUTH LINE OF LOT 1, BEACON PLACE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND ALL OF THE 25TH AVENUE RIGHT OF WAY LYING EAST OF 21ST STREET AND WEST OF THE EAST RIGHT OF WAY LINE OF 20TH STREET AND ALL OF THE 20TH STREET RIGHT OF WAY LYING NORTH OF 25TH AVENUE AND SOUTH OF THE SOUTH LINE OF LOT 7 OF BEACON PLACE SUBDIVISION, AND ALL OF THE 21ST STREET RIGHT OF WAY LYING NORTH OF 25TH AVENUE AND SOUTH OF 24TH AVENUE AND THE SOUTH 27.57 FEET OF THE 24TH AVENUE RIGHT OF WAY LYING EAST OF THE WEST RIGHT OF WAY LINE OF 21ST STREET AND WEST OF THE WEST LINE OF LOT 7, BEACON PLACE SUBDIVISION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 39; THENCE NORTH 00°47'06" EAST ALONG THE WEST LINE OF SAID BLOCK 39, A DISTANCE OF 329.87 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 39; THENCE SOUTH 89°23'11" EAST ALONG THE NORTH LINE OF SAID BLOCK 39, A DISTANCE OF 330.14 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 39; THENCE NORTH 00°46'14" EAST, 27.57 FEET TO THE SOUTHWEST CORNER OF VACATED 24TH AVENUE BY COURT ORDER SURVEY RECORDED IN BOOK 85 PAGE 14298 OF THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°22'56" EAST ALONG THE SOUTH LINE OF SAID VACATED 24TH AVENUE, 277.90 FEET TO THE SOUTHEAST CORNER OF SAID VACATED 24TH AVENUE AND A POINT ON THE WEST LINE OF LOT 7 OF BEACON PLACE SUBDIVISION; THENCE SOUTH 02°04'11" WEST ALONG SAID WEST LINE, 27.58 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 38 AND THE SOUTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTH 89°25'32" EAST ALONG THE NORTH LINE OF SAID BLOCK 38 AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 106.41 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 38; THENCE SOUTH 00°46'32" WEST ALONG THE EAST LINE OF SAID BLOCK 38 AND THE WEST LINE OF SAID LOT 7, A DISTANCE OF 164.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89°23'58" EAST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 284.07 FEET TO THE NORTHWEST CORNER OF LOT 2 OF BEACON PLACE 2; THENCE SOUTH 00°30'29" WEST ALONG THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3 OF SAID BEACON PLACE 2, A DISTANCE OF 110.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°24'33" EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 99.97 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°28'52" WEST ALONG THE EAST LINE OF SAID BEACON PLACE 2, A DISTANCE OF 450.10 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID BEACON PLACE 2; THENCE SOUTH 00°56'16" WEST, 66.00 FEET TO THE NORTHEAST CORNER OF BLOCK 65 OF SAID RAILROAD ADDITION; THENCE SOUTH 00°30'16" WEST ALONG THE EAST LINE OF SAID BLOCK 65, A DISTANCE OF 329.33 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 65; THENCE NORTH 89°22'40" WEST ALONG THE SOUTH LINE OF SAID BLOCK 65 AND THE NORTH LINE OF 27TH AVENUE, 385.82 FEET TO THE SOUTHEAST CORNER OF BLOCK 66 OF SAID RAILROAD ADDITION; THENCE NORTH 00°40'47" EAST ALONG THE EAST LINE OF SAID BLOCK 66, A DISTANCE OF 329.24 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 66; THENCE NORTH 00°27'27" EAST, 66.00 FEET TO A POINT OF THE SOUTH LINE OF LOT 1 OF SAID BEACON PLACE 2; THENCE NORTH 89°23'25" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 318.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°47'23" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 329.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF BLOCK 47 OF SAID RAILROAD ADDITION; THENCE NORTH 00°23'45" EAST, 66.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 38 OF SAID RAILROAD ADDITION; THENCE NORTH 89°26'01" WEST, 66.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 39 OF SAID RAILROAD ADDITION; THENCE NORTH 89°26'01" WEST ALONG THE SOUTH LINE OF SAID BLOCK 39, A DISTANCE OF 330.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.66 ACRES MORE OR LESS.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

MAY 23, 2023

PROPERTY ADDRESS

UNKNOWN AND NOT PROVIDED

PROPERTY OWNERS

G&A PROPERTIES, LLC & GREGORY S. POOR
526 CRESCENT DR
CRESCENT, IA 51526

AREA SUMMARY

LOT 1 GROSS AREA: 10.62 ACRES (462,764 SF)
LOT 2 GROSS AREA: 6.04 ACRES (262,963 SF)

BASIS OF BEARING

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

LEGEND

FEATURES

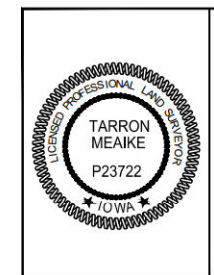
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- 1/2" Rebar, Cap #23722
w/Yellow Plastic Cap
(Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

FOUND	SET
▲	△
●	○
■	□
P	PC
M	
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_____	_____
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_____	_____
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MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: TEM	Scale: 1" = 20'	
Technician: AJD	Date: 11-06-23	TR-S: 74N-44W-2	
Project No: 123.0193.01			Sheet 1 of 3

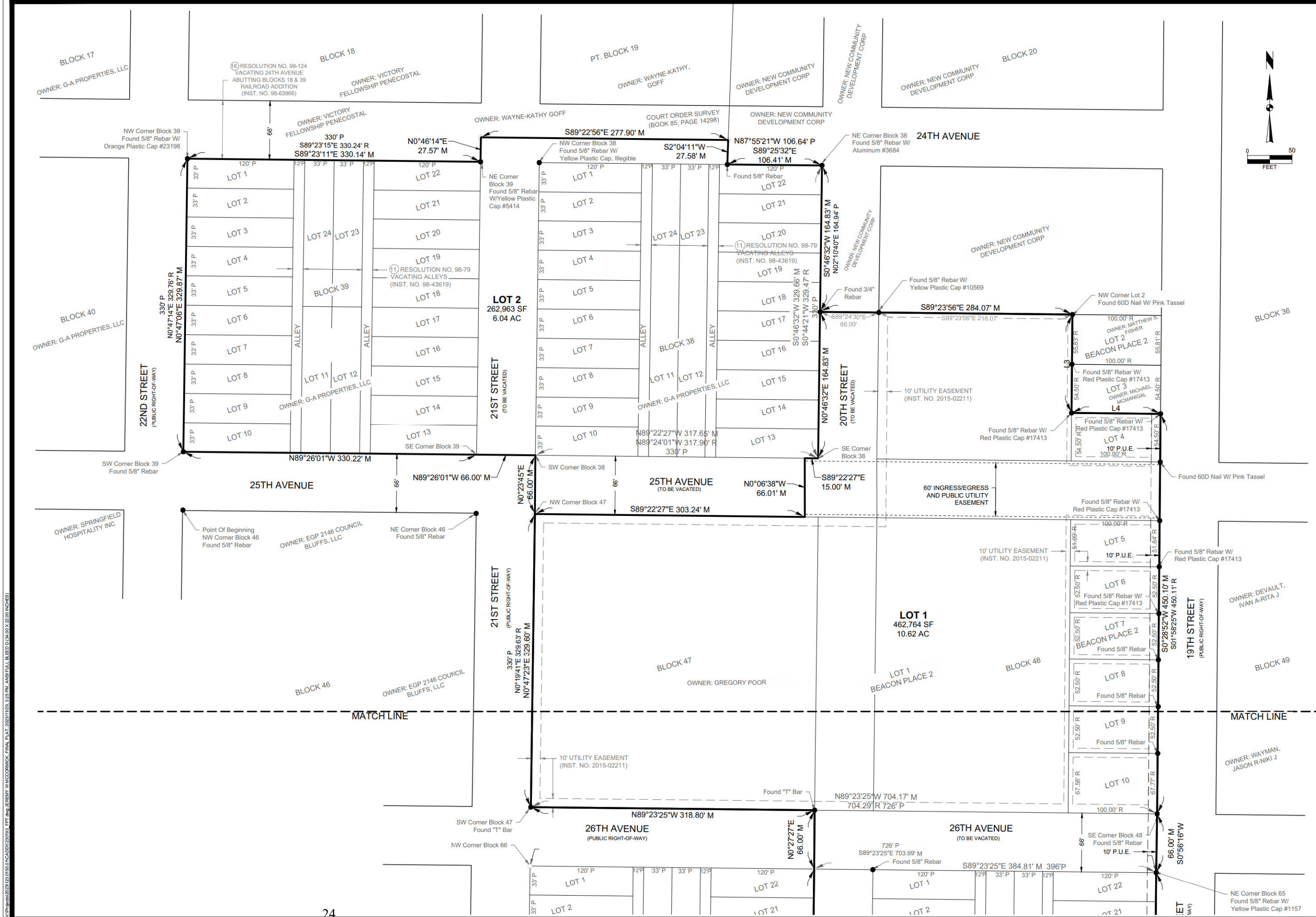
COUNCIL BLUFFS, IOWA
 UNION AT BLUFFS RUN
 FINAL PLAT
 SNYDER & ASSOCIATES, INC. |
 231 BENNETT AVENUE
 COUNCIL BLUFFS, IOWA 51503
 712-322-3202 | www.snyder-associates.com



I hereby certify that this land surveying document was prepared and the related survey work was supervised and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Tarron Meaike, PLS Date _____
 License Number P23722
 My License Renewal Date is December 31, 2023
 Pages or sheets covered by this seal: _____

Project No: 123.0193.01
 Sheet 1 of 3



MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: TEM	Scale: 1" = 50'	
Technician: AJD	Date: 11-09-23	FR-S: 74N-44W-2	

Project No: 123.0193.01
 Sheet 2 of 3

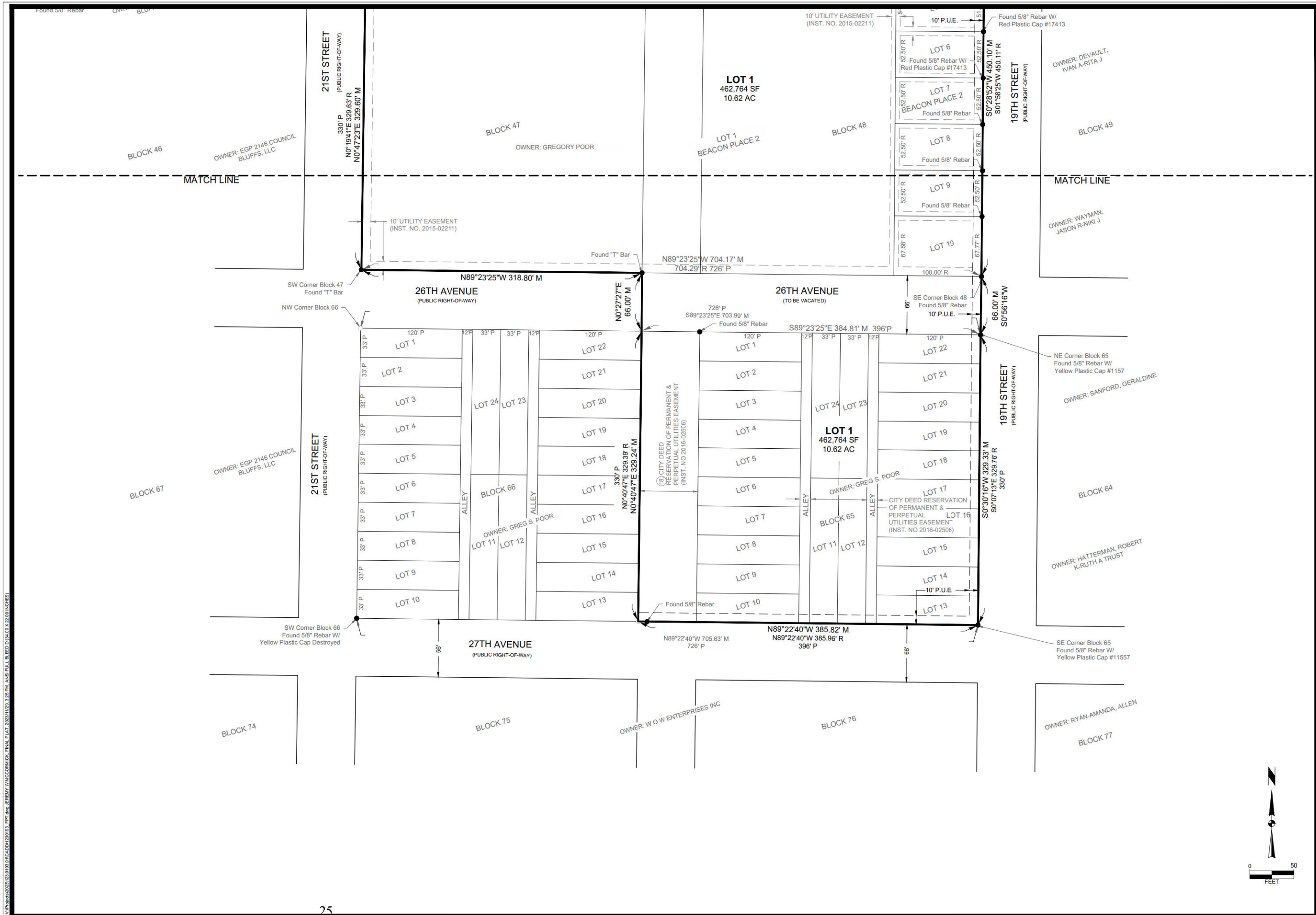
UNION AT BLUFFS RUN
FINAL PLAT
COUNCIL BLUFFS, IOWA
SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 123.0193.01
 Sheet 2 of 3

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 EPT: JEREMY W MCCORMACK
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MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: TEM	Scale: 1" = 50'	
Technician: AJD	Date: 11-06-23	T-R-S: 74N-44W-2	
Project No: 123.0193.01			Sheet 3 of 3

UNION AT BLUFFS RUN
FINAL PLAT
COUNCIL BLUFFS, IOWA
SNYDER & ASSOCIATES, INC.

231 BENNETT AVENUE
 COUNCIL BLUFFS, IOWA 51503
 712-322-3202 | www.snyder-associates.com



SNYDER & ASSOCIATES

Project No: 123.0193.01
 Sheet 3 of 3

INDEX LEGEND

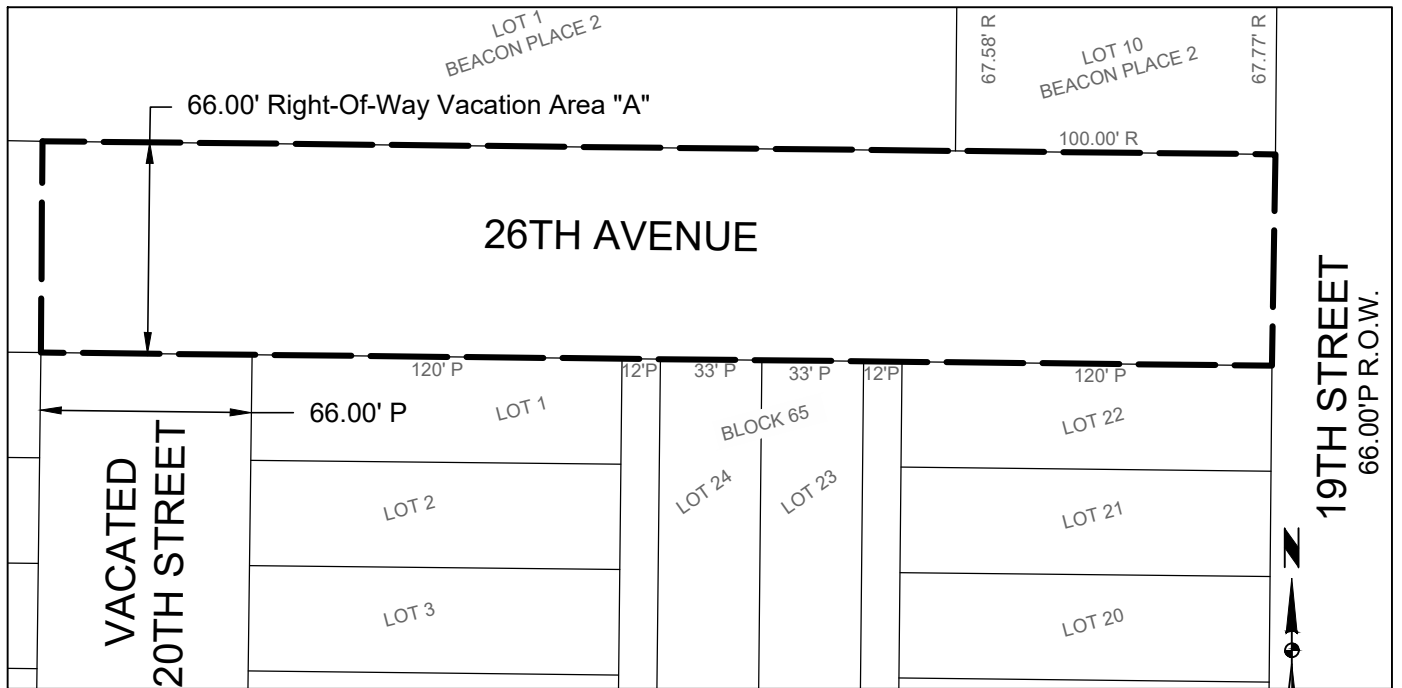
SURVEYOR'S NAME / RETURN TO:
 TARRON E MEAIKE
 SNYDER & ASSOCIATES, INC.
 231 BENNETT AVENUE
 COUNCIL BLUFFS, IOWA 51503
 712-322-3202
 TMEAIKE@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 PT. SW1/4
 SEC. 2-74N-44W
 REQUESTED BY:
 CITY OF COUNCIL BLUFFS

VACATION PLAT

VACATION PLAT DESCRIPTION

AREA "A"
 ALL OF THE 26TH AVENUE RIGHT-OF-WAY LYING WEST OF 19TH STREET AND EAST OF THE WEST LINE OF VACATED 20TH STREET EXTENDED NORTHERLY TO THE SOUTH LINE OF LOT 1, BEACON PLACE 2, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

AREA "B"
 ALL OF THE 25TH AVENUE RIGHT OF WAY LYING EAST OF 21ST STREET AND WEST OF THE EAST RIGHT OF WAY LINE OF 20TH STREET AND ALL OF THE 20TH STREET RIGHT OF WAY LYING NORTH OF 25TH AVENUE AND SOUTH OF THE SOUTH LINE OF LOT 7 OF BEACON PLACE SUBDIVISION, AND ALL OF THE 21ST STREET RIGHT OF WAY LYING NORTH OF 25TH AVENUE AND SOUTH OF 24TH AVENUE AND THE SOUTH 27.57 FEET OF THE 24TH AVENUE RIGHT OF WAY LYING EAST OF THE WEST RIGHT OF WAY LINE OF 21ST STREET AND WEST OF THE WEST LINE OF LOT 7, BEACON PLACE SUBDIVISION, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



LEGEND

FEATURES

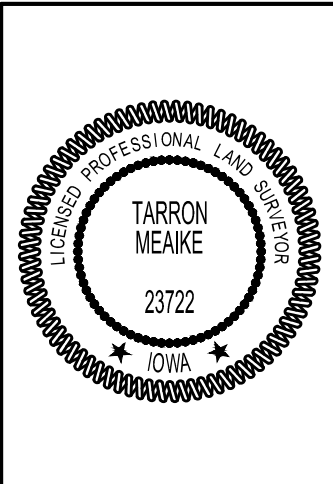
	FOUND	SET
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #23722 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Control Point	○CP	
Bench Mark	●	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline	— — — — —	
Section Line	— — — — —	
1/4 Section Line	- - - - -	
1/4 1/4 Section Line	- - - - -	
Vacation Easement Line	— — — — —	

DATE OF SURVEY

11/07/2023

OWNER

CITY OF COUNCIL BLUFFS



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, 2023
 Pages or sheets covered by this seal:
 Sheets 1 through 2, of 2

RIGHT-OF-WAY VACATION

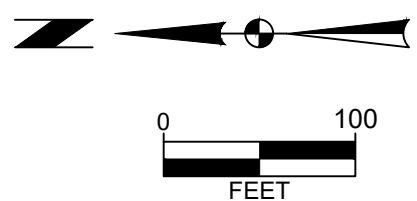
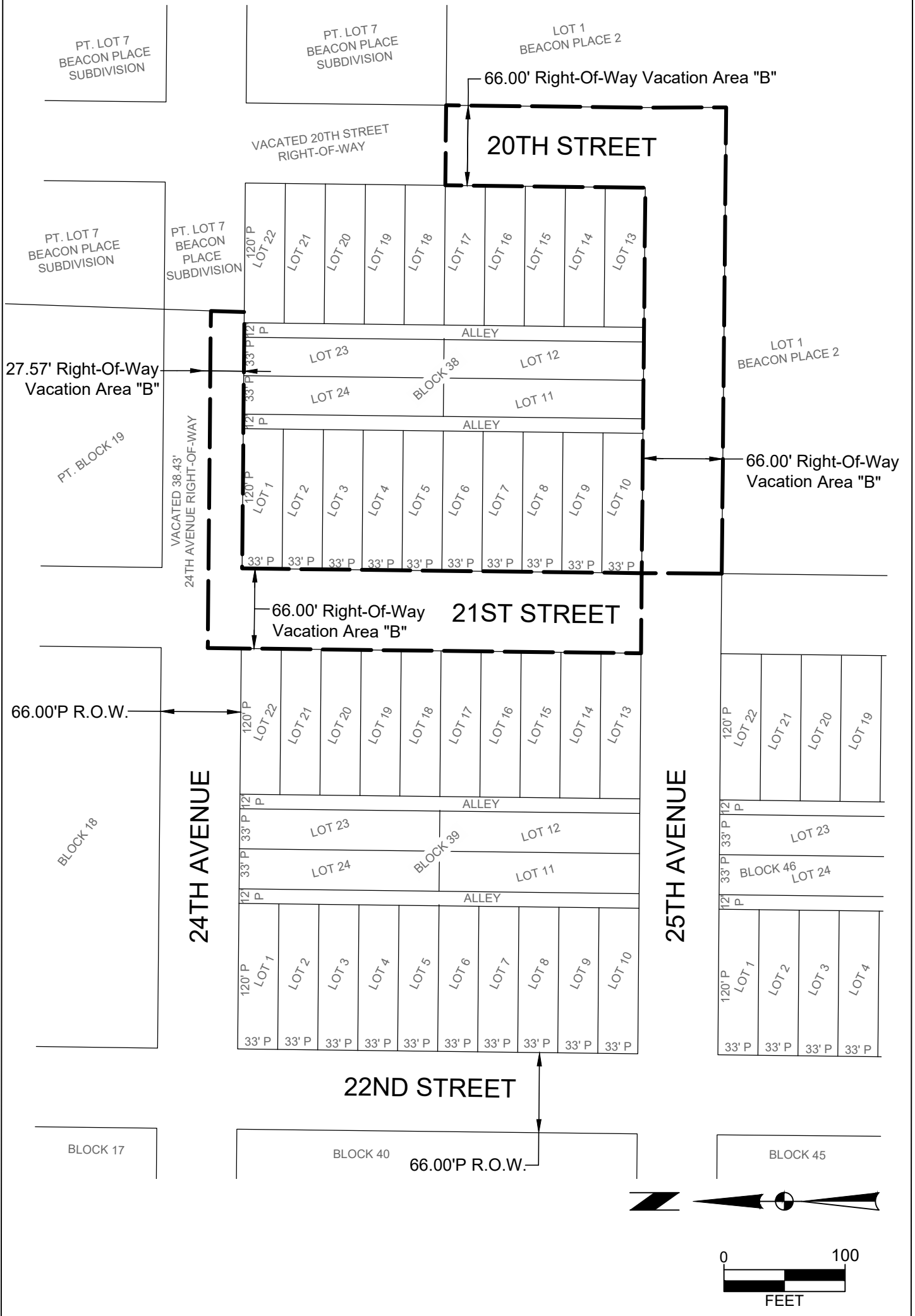
VACATION PLAT



231 BENNETT AVENUE
 COUNCIL BLUFFS, IA (712) 322-3202

SHEET 1 OF 2
PN: 123.0193.01
T-R-S:74N-44W-2
DATE: 11/07/2023
PM/TECH: TEM/AJD

VACATION PLAT



**RIGHT-OF-WAY VACATION
VACATION PLAT**

SHEET 2 OF 2
 PN: 123.0193.01
 T-R-S:74N-44W-2
 DATE: 11/07/2023
 PM/TECH: TEM/AJD



231 BENNETT AVENUE
 COUNCIL BLUFFS, IA (712) 322-3202