

FOX RUN LANDING REPLAT THREE

LOTS 1 AND 2

BEING A REPLATTING OF A PART OF LOT 115, FOX RUN LANDING, A PLATTED AND RECORDED SUBDIVISION IN COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

LEGAL DESCRIPTION

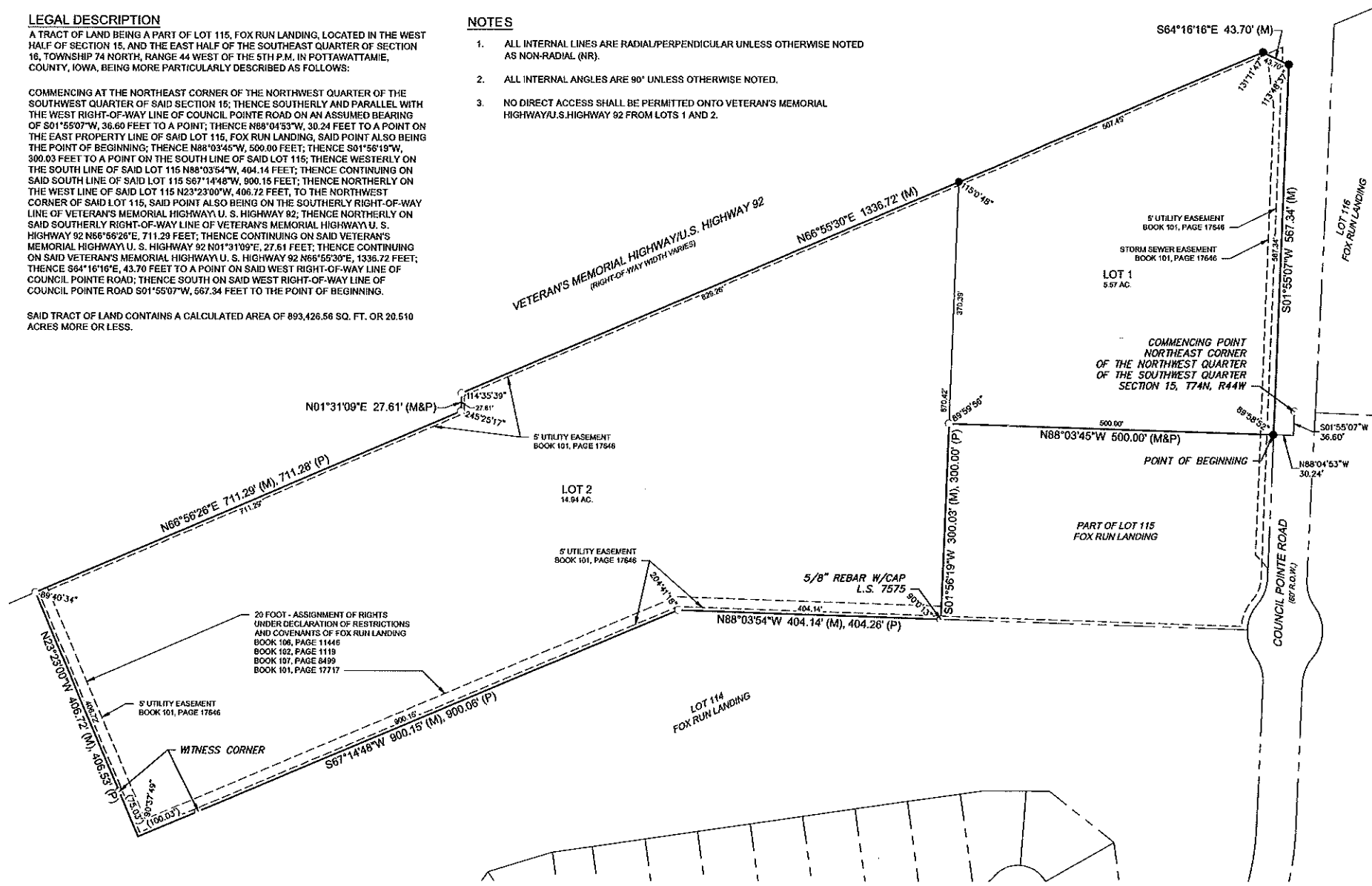
A TRACT OF LAND BEING A PART OF LOT 115, FOX RUN LANDING, LOCATED IN THE WEST HALF OF SECTION 15, AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M. IN POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTHERLY AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF COUNCIL POINTE ROAD ON AN ASSUMED BEARING OF S01°55'07"W, 36.60 FEET TO A POINT; THENCE N88°04'53"W, 30.24 FEET TO A POINT ON THE EAST PROPERTY LINE OF SAID LOT 115, FOX RUN LANDING, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N88°03'45"W, 500.00 FEET; THENCE S01°55'19"W, 300.03 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 115; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 115 N88°03'54"W, 404.14 FEET; THENCE CONTINUING ON SAID SOUTH LINE OF SAID LOT 115 S67°14'48"W, 900.15 FEET; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 115 N23°23'00"W, 406.72 FEET, TO THE NORTHWEST CORNER OF SAID LOT 115, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERAN'S MEMORIAL HIGHWAY U.S. HIGHWAY 92; THENCE NORTHERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF VETERAN'S MEMORIAL HIGHWAY U.S. HIGHWAY 92 N66°58'28"E, 711.29 FEET; THENCE CONTINUING ON SAID VETERAN'S MEMORIAL HIGHWAY U.S. HIGHWAY 92 N01°31'09"E, 27.61 FEET; THENCE CONTINUING ON SAID VETERAN'S MEMORIAL HIGHWAY U.S. HIGHWAY 92 N66°55'30"E, 1336.72 FEET; THENCE S64°16'16"E, 43.70 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF COUNCIL POINTE ROAD; THENCE SOUTH ON SAID WEST RIGHT-OF-WAY LINE OF COUNCIL POINTE ROAD S01°55'07"W, 567.34 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 893,426.56 SQ. FT. OR 20.510 ACRES MORE OR LESS.

NOTES

- ALL INTERNAL LINES ARE RADIAL/PERPENDICULAR UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- NO DIRECT ACCESS SHALL BE PERMITTED ONTO VETERAN'S MEMORIAL HIGHWAY/U.S. HIGHWAY 92 FROM LOTS 1 AND 2.



TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, LEA VOSS, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.
DATED THIS _____ DAY OF _____, 2017.

LEA VOSS
TREASURER, POTTAWATTAMIE COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, PENNY RAWLIN, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2017, A COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE.
DATED THIS _____ DAY OF _____, 2017.

PENNY RAWLIN
COUNTY ASSESSOR

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).
DATED THIS _____ DAY OF _____, 2017.

MELVYN HOUSER
POTTAWATTAMIE COUNTY AUDITOR

AUDITOR CERTIFICATE OF RECORDING

STATE OF IOWA)
POTTAWATTAMIE COUNTY) SS DOCKET NO: _____ FILED FOR
RECORDED, THIS _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ M. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF POTTAWATTAMIE COUNTY, IOWA.
DATED _____, 2017.

MELVYN HOUSER
POTTAWATTAMIE COUNTY AUDITOR

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

I, THE UNDERSIGNED, COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR, APPROVE THE FINAL PLAT OF FOX RUN LANDING REPLAT THREE.
DATED THIS _____ DAY OF _____, 2017.

BRANDON GARRETT
COUNCIL BLUFFS COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL BY COUNCIL BLUFFS CITY COUNCIL

CITY COUNCIL RESOLUTION NO. _____
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF FOX RUN LANDING REPLAT THREE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.
NOW THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA, THAT SAID PLAT OF FOX RUN LANDING REPLAT THREE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED _____ MATT WALSH, MAYOR
APPROVED _____ ATTEST: JODI QUACKENBUSH, CITY CLERK

STATE OF IOWA)
POTTAWATTAMIE COUNTY) SS

I, JODI QUACKENBUSH, CLERK OF THE CITY OF COUNCIL BLUFFS, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF FOX RUN LANDING REPLAT THREE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____, 2017 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS ON RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED THIS _____ DAY OF _____, 2017.

MATT WALSH, MAYOR

ATTEST: JODI QUACKENBUSH, CITY CLERK

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS FOX RUN LANDING REPLAT THREE, LOTS 1 AND 2, BEING A REPLATTING OF A PART OF LOT 115, FOX RUN LANDING, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA.

TERRY L. ROTHANZL
IOWA L.S. 17413

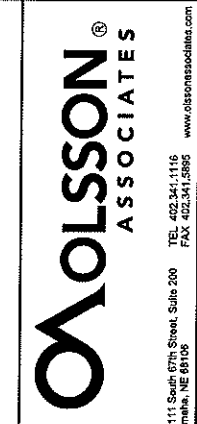
DATE



drawn by: DSH
checked by: MEB
approved by: TLR
CADD by: MEB
project no.: 016-2952
drawing no.:
date: 12.11.17

SHEET
1 of 1

DWG: F:\2016\2524-300\016-2952\40-Design\Survey\SRVY\Sheet\Mior Subdivision\V_P_PLAT_162952.dwg USER: dthastings
DATE: Dec 12, 2017 8:58am XREFS: TERRY_ROTHANZL_US_IA



REV. NO.	DATE	REVISIONS DESCRIPTION

MINOR SUBDIVISION
FOX RUN LANDING REPLAT THREE
LOTS 1 AND 2
COUNCIL BLUFFS, IA
2017
REVISIONS
ATTACHMENT B

