

INST # 13497 ✓
RECORDING FEE 300
AUDITOR FEE _____
RMA FEE 100

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

99 JAN 22 AM 11:20

JOHN SCIORTINO
RECORDER

COMPALED

#4

PREPARED BY: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, IA 51503 (712) 328-4620
RETURN TO: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503

RESOLUTION NO. 98-293

A RESOLUTION granting final approval for a six-lot minor residential subdivision to be known as Knudson 2nd Subdivision, located in the 3300 block between 11th Avenue and 12th Avenue.

WHEREAS, Land Home, Inc., represented by Richard Knudson, Jr., has requested final plat approval for a six-lot minor residential subdivision to be known as Knudson 2nd Subdivision, located in the 3300 block between 11th Avenue and 12th Avenue, as shown in Attachment "A"; and

WHEREAS, Lots 1 and 2 of Harriman Place extend from 11th to 12th Avenue between 32nd and 34th Streets. Approval of the minor subdivision will create six buildable lots; and

WHEREAS, the proposed subdivision meets the criteria in chapter 14.08 of the Subdivision Ordinance to qualify as a minor subdivision.

WHEREAS, the appropriate City departments and utilities have reviewed the final plat with no adverse comments received. All utilities, including sewer and water, are accessible to the proposed lots; and

WHEREAS, the Community Development Department recommends approval of a minor subdivision to be known as Knudson 2nd Subdivision, as shown on Attachment "A", subject to incorporating all technical corrections required by the Community Development Department and/or Public Works Department into the final plat document.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the final plat for a minor subdivision to be known as Knudson 2nd Subdivision is hereby approved, subject to incorporating all technical corrections required by the Community Development Department and/or Public Works Department into the final plat document; and


BE IT FURTHER RESOLVED

That the Mayor and City Clerk are authorized and directed to endorse the final plat.

ADOPTED
AND December 14, 1998
APPROVED


THOMAS P. HANAFAN Mayor

Attest:


OLGA RAMIREZ City Clerk

Planning Case #SUB-98-014

4-H

99-38410

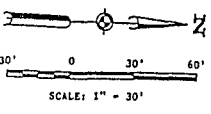
COMPARED

NOTE: A 3' BUILT FRONT MINIMUM BUILDING SETBACK IS REQUIRED FOR LOTS 1 THROUGH 3 & 4 INCLUSIVE.

**FINAL PLAT OF
KNUDSON 2ND SUBDIVISION**
BEING A REPLAT OF LOTS 1, AND 2, BLOCK 4, HARRISMAN PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.
OWNER: RICHARD R. KNUDSON, JR.
ATTORNEY: SPENCER HARRIS, JR.
COUNCIL BLUFFS, IOWA 51501

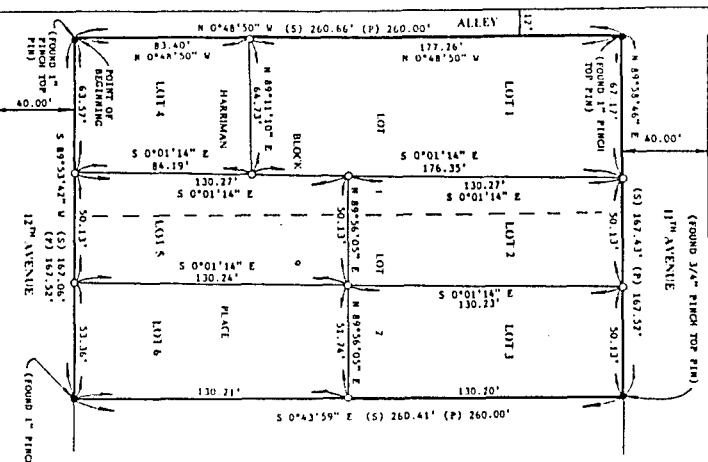
NOTE: THIS DRAWING HAS BEEN REDUCED.
CASE #SUB-98-014
**PRELIMINARY
FOR REVIEW ONLY
ATTACHMENT 'A'**

LEGEND:
○ SET 3/4" ± 30" REBAR WITH CAP MARKED LLS 7112
○ SET 3/4" ± 30" SHOWN ON DRAINAGE
(S) SURRENDER AS
(R) RECORDED AS



LEGAL DESCRIPTION:
LOT 1, AND 2, BLOCK 4, HARRISMAN PLACE, AN ADDITION TO COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.
ALTHE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 4, HARRISMAN PLACE, AN ADDITION TO THE CITY OF COUNCIL BLUFFS, THE WEST LINE OF SAID LOT 1, 177.36' ±, NORTH 89°51'56" ± WEST ALONG THE WEST LINE OF SAID LOT 1, 100.00' ±, NORTH 89°51'56" ± WEST ALONG A 120.00' ± FRONT BAY ALLEY, A DISTANCE OF 364.4 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF SAID LOT 1, AND SAID LOT 2, AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID LOT 1, A DISTANCE OF 149.9 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 89°51'56" ± ALONG THE WEST CORNER OF SAID LOT 2, THENCE SOUTH 89°51'56" ± ALONG THE NORTH RIGHT OF WAY LINE OF 11TH AVENUE, THENCE SOUTH 89°51'56" ± ALONG THE NORTH RIGHT OF WAY LINE OF SAID LOT 1, AND SAID LOT 2, AND SAID LOT 3, 110.00' ±, TO THE POINT OF BEGINNING, PARCEL CONTAINS 1.800 ACRES, AND SAID CORNER IS SUBJECT TO ANY AND ALL EXISTING CLAIMS AND ENCUMBRANCES AND IS SUBJECT TO SAID ENCUMBRANCES.
NEXT THE WEST LINE OF SAID LOT 1 IS ASSUMED TO BEAR NORTH 89°51'56" WEST FOR THIS DESCRIPTION.



STATE OF IOWA
COUNTY OF POTTAWATTAMIE) SS
I, _____ DAY OF _____, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARIAL PUBLIC IN AND FOR SAID COUNTY, IOWA, DID APPEAR RICHARD R. KNUDSON, JR., TO ME KNOWN TO BE THE IDENTICAL PERSON NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND HE REQUESTED THAT WE EXECUTE THE SAME AS HIS NOTARIAL ACT AND BEAD.

DEDICATION:
KNOW ALL PEOPLE OF THESE PRESENTS THAT RICHARD R. KNUDSON, JR. BEING THE SOLE OWNER AND PROPRIETOR OF THE LAND DESCRIBED IN THE INSTRUMENT HEREIN REFERRED TO HAS CAUSED THE SAME TO BE SUBDIVIDED INTO THE PARCELS SHOWN ON THIS PLAT, HAS CAUSED THE SUBDIVISION, LOTS 1 THROUGH 6, INCLUSIVE, AND I HEREBY RATHD AND APPROVE OF ANY PROPERTY ASSIGNED ON THIS PLAT.
IN WITNESS WHEREOF, I DO UNTO SET MY HAND THIS _____ DAY OF _____, 1998.

RICHARD R. KNUDSON, JR.
(FOUNDED 1910 FIRM)
12TH AVENUE
(FOUNDED 1910 FIRM)

**PRELIMINARY
FOR REVIEW ONLY**

CERTIFICATE OF TREASURER OF POTTAWATTAMIE COUNTY, IOWA
I, JUDY ANN MILLER, TREASURER OF POTTAWATTAMIE COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND INCLUDED IN KNUDSON 2ND SUBDIVISION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS DATED THIS _____ DAY OF _____, 1998.

NOTARIAL ACT
I HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE DEPT. OF REVENUE, COUNCIL BLUFFS, IOWA:
1. ALL PRIVATE RESERVATIONS, ANNO. GOVERNMENTS, IF ANY, WHICH WILL BE A PART OF THE SUBDIVISION.
I HEREBY CERTIFY THAT I WILL SET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSENTMENT WITH FEDERAL, STATE AND LOCAL GUIDELINES.
RICHARD R. KNUDSON, JR. _____ DATE _____
APPROVED BY: _____ DATE _____
DIRECTOR, COMMUNITY DEVELOPMENT DEPT., DONALD GROSS _____ DATE _____
CITY COUNCIL: _____ DATE _____
APPROVED BY THE MAYOR, THOMAS P. HANAMAN _____ DATE _____
ATTESTED TO BY: _____ DATE _____
CITY CLERK, OLGA KAMRHEZ _____ DATE _____

I, HUBBARD CERRY, 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.
CARL R. ROGERS, JR. _____ DATE _____
LICENSE NUMBER: 7112
MY LICENSE EXPIRES DATE IS DECEMBER 31, 1998.
NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1

ROGERS SURVEYING	
1424 HOLLING HILLS LODG. COUNCIL BLUFFS, IOWA	
SCALE 1" = 30'	PHONE: 666-6461
DATE 11-10-98	(712) 366-9009
CLIENT: RICHARD R. KNUDSON, JR.	
COUNCIL BLUFFS, IOWA 51501	
DATE	DRAWN BY S.L.H.

35700

PROOF OF PUBLICATION

COMPARED

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, JEANNETTE JOHNSON, on my oath do solemnly swear that I am the Accountant of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof

- began on the 25 day of November, 1998
- the 2nd on the _____ day of _____, 1998
- the 3rd on the _____ day of _____, 1998
- the 4th on the _____ day of _____, 1998
- the 5th on the _____ day of _____, 1998

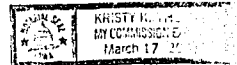
Signed in my presence by the said JEANNETTE JOHNSON and by her sworn to before me this 7 day of December, A.D. 1998.

Jeannette Johnson

Kristy Thomas

Notary Public
Legal Typist

Filed this _____ day of _____, A.D. 1998
Publication Cost: \$ 8.28
Proof of Publication Fee: \$ _____



COMPARED

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN:

You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled the public hearing on the request for final plat approval for a minor subdivision to be known as Knudson 2nd Subdivision. The subdivision is located in the 3300 Block between 11th Avenue and 12th Avenue.

You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting to be held at 7:00 p.m., on the 14th day of December, 1998, in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa, at which time and place all persons interested in said matter will be given an opportunity to be heard.

Olga Ramirez, City Clerk

19981125-1 Wednesday

99-38413