

INST # 11429 ✓
RECORDING FEE 20⁰⁰
AUDITOR FEE -
CMA FEE 1⁰⁰

FILED FOR RECORD
POTTAWATTAMIE CO. IA.
98 FEB -3 AM 10:15
JOHN SCIORTINO
RECORDER

②
#9

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. 97-321

A RESOLUTION granting final plat approval of the First Replat of Ferndale Phase 1, located east of Interstate 80, south of McPherson Avenue.

WHEREAS, Ferndale, L.C. has requested approval of a replat of Lots 1 through 6 in Phase 1 of Ferndale Subdivision; and

WHEREAS, these six lots at the entrance, as shown on Attachment "A", were intended for duplexes. The developer intends to sell each townhome lot separately. The proposed replat creates an individual lot for each dwelling unit; and

WHEREAS, the preliminary plan was approved on November 14, 1994, by Resolution No. 94-287. Final plat approval for Phase 1 was granted on November 18, 1996, by Resolution No. 96-276; and

WHEREAS, the replat has been reviewed by the appropriate City departments and utilities with no adverse comments received; and

WHEREAS, all required improvements were installed when the final plat was approved. Separate service lines are required for each dwelling unit; and

WHEREAS, the replat is consistent with the 1994 Comprehensive Plan and the purpose and intent of the Subdivision and Zoning Ordinances; and

WHEREAS, the Community Development Department recommends approval of the First Replat of Ferndale Phase 1, as shown on Attachment "A", subject the following condition:

1. Prior to executing the final plat, all technical corrections required by the Community Development and/or Public Works Departments shall be incorporated into the final plat document.

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

That final plat for the First Replat of Ferndale Phase 1 is hereby approved; and

BE IT FURTHER RESOLVED

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

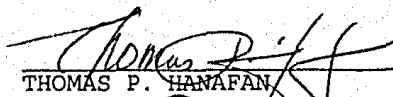
1266

ORDINANCE NO. 97-321

COMPLETED

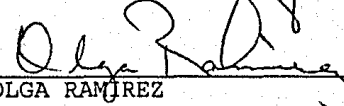
PAGE TWO

ADOPTED
AND December 15, 1997
APPROVED



THOMAS P. HANAFAN Mayor

Attest:



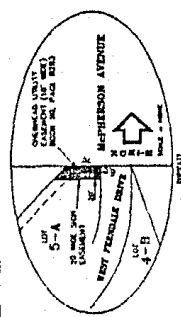
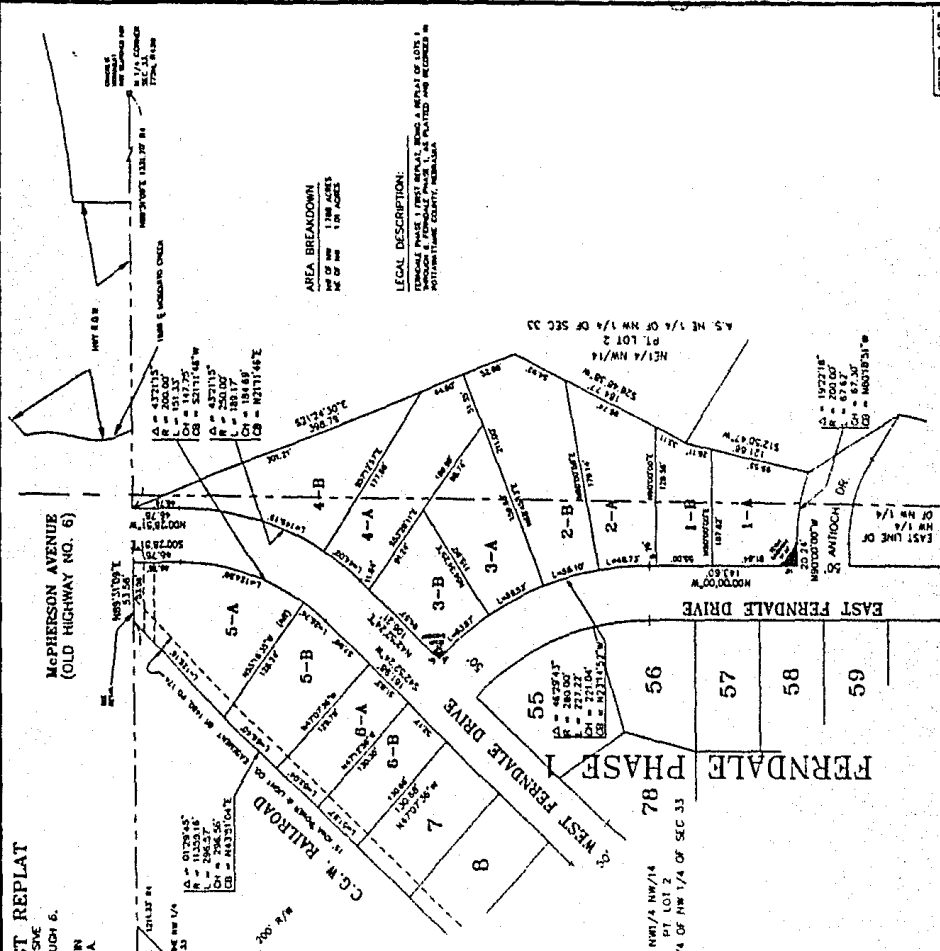
OLGA RAMIREZ City Clerk

Planning Case #SUB-97-013

CASE #SUB-97-013
ATTACHMENT 'A'

FERNDALDE PHASE 1 FIRST REPLAT

LOTS 1-A THROUGH 6-B INCLUSIVE
BEING A REPLAT OF LOTS 1 THROUGH 6,
AS PLATTED AND RECORDED IN
POTTAWATAMIE COUNTY, IOWA.



STANDARD UTILITY EASEMENTS

A PERPETUAL EASEMENT IS RESERVED FOR STORM DRAINAGE AND THE INSTALLATION AND MAINTENANCE OF UTILITIES (ELECTRIC, GAS, WATER, SEWER, TELEPHONE, CABLE, AND OTHER) THROUGH THE SUBJECT PROPERTY AND THAT THE EASEMENT SHALL BE ENJOYED BY THE PUBLIC OR THE COMPANY OR THE STATE OF IOWA OR ANY SUCCESSORS THEREOF. THE EASEMENT SHALL BE ENJOYED BY THE PUBLIC OR THE COMPANY OR THE STATE OF IOWA OR ANY SUCCESSORS THEREOF.

SURVEYOR'S NOTES

THESE LOTS ARE REPRESENTATIVE IN OF AROUND FROM MOST OF ANY LINES WOULD COMPLETE DISTANCES SHOWN ALONG A CURVE ARE DISTANCES MEASURED ALONG THE CURVE. THE DISTANCES SHOWN ALONG A CURVE ARE DISTANCES MEASURED ALONG THE CURVE. THE DISTANCES SHOWN ALONG A CURVE ARE DISTANCES MEASURED ALONG THE CURVE.

LEGEND

- 1 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 2 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 3 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 4 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 5 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 6 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 7 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 8 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 9 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148
- 10 - 1/4" ROAD FRONT 3/4" DEPTH OF ALUMINUM CAP #1148

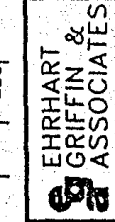


MARK L. GRIFFIN
REGISTERED PROFESSIONAL SURVEYOR
NO. 1116
STATE OF IOWA
DATE: 08/11/02
DRAWN BY: JWG/MLG

AREA BREAKDOWN
NO. OF ACRES
NO. OF ACRES
NO. OF ACRES

LEGAL DESCRIPTION:
FERNDALDE PHASE 1 FIRST REPLAT BEING A REPLAT OF LOTS 1 THROUGH 6 FERNDALDE PHASE 1 AS PLATTED AND RECORDED IN POTTAWATAMIE COUNTY, IOWA.

Project No. 940043
Project Name: FERNDALDE PHASE 1 FIRST REPLAT
Client: EHRHART & GRIFFIN & ASSOCIATES
Address: 3915 Cummins Street • Omaha, Nebraska 68131 • 402 / 551-0631



LAND SURVEYOR'S CERTIFICATE
I, MARK L. GRIFFIN, REGISTERED PROFESSIONAL SURVEYOR, NO. 1116, STATE OF IOWA, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED 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.
DATE: 08/11/02

FERNDALE PHASE I FIRST REPLAT

LOTS 1-A THROUGH 6-B INCLUSIVE
BEING A REPLAT OF LOTS 1 THROUGH 6,
FERNDALE PHASE I,
AS PLATTED AND RECORDED IN
POTTAWATOMIE COUNTY, IOWA.

DEDICATION:

KNOW ALL PEOPLE OF THESE PRESENTS THAT
FERNDALE, L.C. AND WILLIAM SMITH
BEING THE SOLE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED IN THE LEGAL
DESCRIPTION HEREIN, HAVE VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL
CONSENT AND WITHOUT ANY RESERVE, THE SAME TO BE RETURNED INTO LOTS
AND TO BE KNOWN AS

FERNDALE PHASE I FIRST REPLAT
LOTS 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, 4-A, 4-B, 5-A, 5-B, 6-A AND 6-B INCLUSIVE
AND WE HEREBY RENEW AND APPROVE OF OUR PROPERTY AS SHOWN ON THIS PLAT,
AND THAT ALL STREET LINES, CURBS, AND SIDEWALKS, AND ALL UTILITIES, AND
CONCRETE DRIVEWAYS, AND ALL OTHER IMPROVEMENTS, AND ALL UTILITIES, AND
ON THE CORNER OF LOTS 1-A AND 3-B, ARE DEDICATED TO THE CITY OF COUNCIL
BLUFFS, IOWA, FOR THE INSTALLATION AND MAINTENANCE OF STORM SEWER
SYSTEMS AND ANY DRAINAGE SYSTEMS DEEMED NECESSARY BY THE CITY
OF COUNCIL BLUFFS.

IN WITNESS WHEREOF WE DO HERETO SET OUR HANDS

THIS _____ DAY OF _____, 1987 A.D.

FERNDALE, L.C., OWNER

THIS _____ DAY OF _____, 1987 A.D.

WILLIAM SMITH

ACKNOWLEDGEMENT TO DEDICATION

STATE OF IOWA)
COUNTY OF POTTAWATOMIE)

ON THIS _____ DAY OF _____, 1987,
PERSONALLY, I, _____,
PERSONALLY, I, _____.

AS PERSONALLY KNOWN TO BE THE LEGAL PERSON WHOSE NAME IS AFFIXED TO THE
ABOVE DEDICATION, AND WHO KNOWS THE CONTENTS THEREOF TO BE
CORRECT, I HEREBY ACKNOWLEDGE THE EXECUTION THEREOF TO BE
THE ACT AND DEED OF SAID FERNDALE, L.C.

WITNESS MY HAND AND NOTARIAL SEAL AT _____

NOTARY PUBLIC _____ DATE _____

ACKNOWLEDGEMENT TO DEDICATION

STATE OF IOWA)
COUNTY OF POTTAWATOMIE)

ON THIS _____ DAY OF _____, 1987,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY,
PERSONALLY, I, _____

PERSONALLY KNOWN TO BE THE LEGAL PERSON WHOSE NAME IS AFFIXED TO THE
ABOVE DEDICATION, AND WHO KNOWS THE CONTENTS THEREOF TO BE
CORRECT, I HEREBY ACKNOWLEDGE THE EXECUTION THEREOF TO BE
THE ACT AND DEED OF SAID FERNDALE, L.C.

WITNESS MY HAND AND NOTARIAL SEAL AT _____

NOTARY PUBLIC _____ DATE _____

- WE HEREBY CERTIFY THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATOMIE COUNTY RECORDER CONTEMPORANEOUS WITH THE FINAL PLAT.
- A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.
- B. STATEMENT OF WORK AND SCHEDULE OF WORK, WHICH WILL BE AFFIXED TO THE FRONT AND REAR OF THE SUBJECT DEVELOPMENT.
- C. TITLE OPINION LETTER OF ATTORNEY.
- D. CERTIFIED RESOLUTION OF EACH CONCERNING BODY AS REQUIRED BY IOWA CODE SEC. 334.8

WE HEREBY CERTIFY THAT WE WILL MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS CONCERNING SUBDIVISION WITH FEDERAL, STATE AND LOCAL GOVERNANCE.

FERNDALE, L.C. _____ DATE _____

WILLIAM SMITH _____ DATE _____

COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED BY DIRECTOR, COMMUNITY DEVELOPMENT _____ DATE _____

CITY COUNCIL _____ DATE _____

APPROVED BY MAYOR _____ DATE _____

ATTESTED TO BY: _____ DATE _____

CITY CLERK _____ DATE _____

CERTIFICATE OF TREASURER OF POTTAWATOMIE COUNTY, IOWA
I HEREBY CERTIFY THAT THE NUMBER OF THE NUMBER OF POTTAWATOMIE COUNTY FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

EHRHART & GRIFFIN ASSOCIATES

Project No. 940043
ENGINEERING PLANNING LAND SURVEYING

3915 Cumming Street • Omaha, Nebraska 68131 • 402 / 551-0631

FERNDALE PHASE I FIRST REPLAT

SHEET 2 OF 2