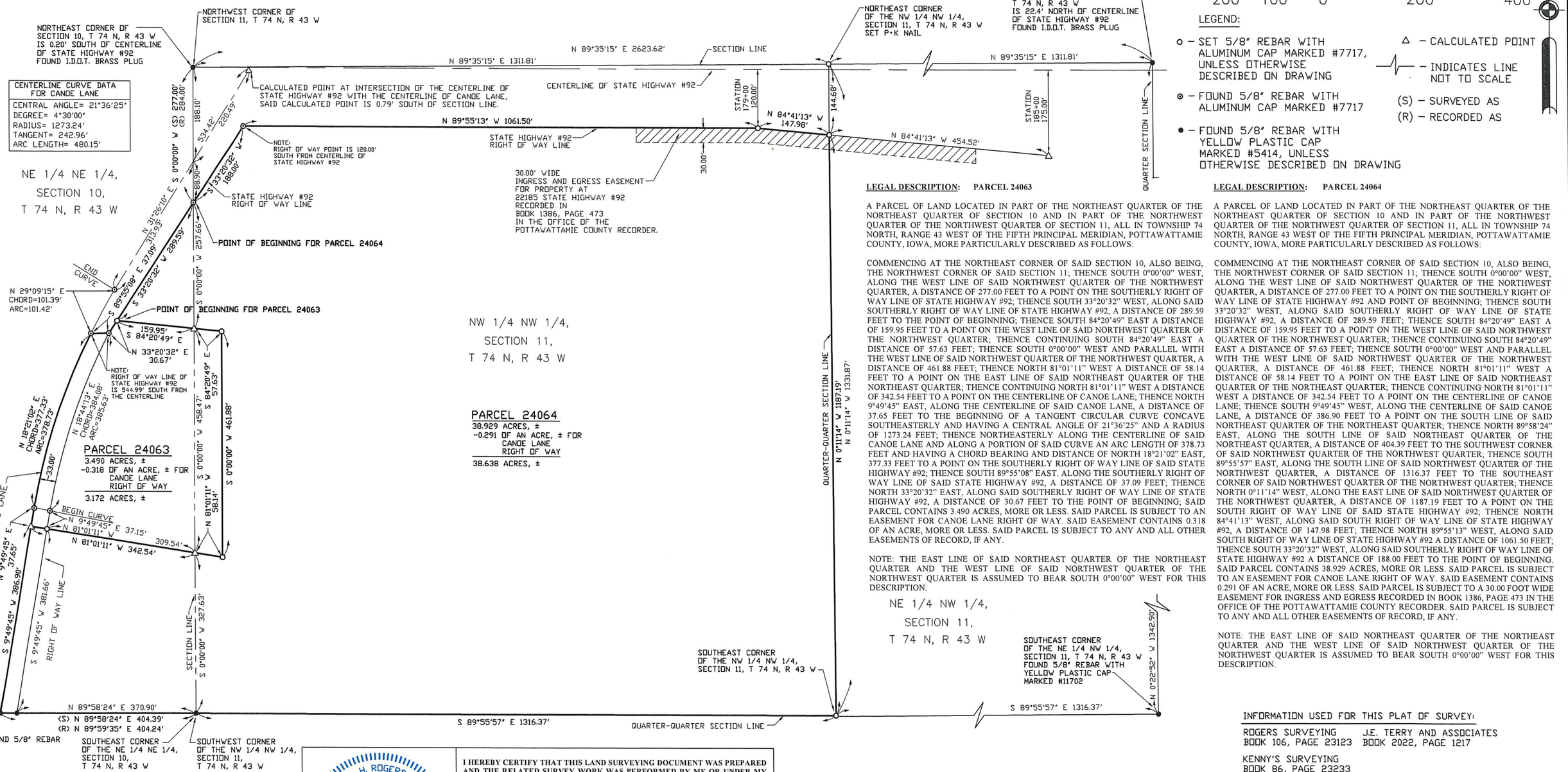
Attachment A

INDEX LEGEND
COUNTY: POTTAWATTAMIE
SECTION: 10 & 11 TOWNSHIP: 74 NORTH RANGE: 43 WEST
ALIQUOT PART: (SEC 10) NE 1/4 NE 1/4 (SEC 11) NW 1/4 NW 1/4
PARCEL DESIGNATION: 24063 & 24064
PROPRIETOR: JOHNSON, JULIA ASMUS 2017 TRUST
REQUESTED BY: AMY CHESTNUT
TAX ADDRESS: 14887 CANOE LANE COUNCIL BLUFFS, IOWA 51503
LAND SURVEYOR: CARL H. ROGERS, JR.
LAND SURVEYING COMPANY: ROGERS SURVEYING



PLAT OF SURVEY

OF TWO PARCELS OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 AND IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA.

SCALE: 1" = 200'

200' 100' 0 200' 400'

LEGEND:

- ○ – SET 5/8" REBAR WITH ALUMINUM CAP MARKED #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
- ⊙ – FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED #7717
- ● – FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED #5414, UNLESS OTHERWISE DESCRIBED ON DRAWING
- △ – CALCULATED POINT
- – INDICATES LINE NOT TO SCALE
- (S) – SURVEYED AS
- (R) – RECORDED AS

LEGAL DESCRIPTION: PARCEL 24063

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 AND IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, ALSO BEING, THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 0°00'00" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 277.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY #92; THENCE SOUTH 33°20'32" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY #92, A DISTANCE OF 289.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°20'49" EAST A DISTANCE OF 159.95 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE CONTINUING SOUTH 84°20'49" EAST A DISTANCE OF 57.63 FEET; THENCE SOUTH 0°00'00" WEST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 461.88 FEET; THENCE NORTH 81°01'11" WEST A DISTANCE OF 58.14 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE CONTINUING NORTH 81°01'11" WEST A DISTANCE OF 342.54 FEET TO A POINT ON THE CENTERLINE OF CANOE LANE; THENCE NORTH 9°49'45" EAST, ALONG THE CENTERLINE OF SAID CANOE LANE, A DISTANCE OF 37.65 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A CENTRAL ANGLE OF 21°36'25" AND A RADIUS OF 1273.24 FEET; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CANOE LANE AND ALONG A PORTION OF SAID CURVE AN ARC LENGTH OF 378.73 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 18°21'02" EAST, 377.33 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY #92; THENCE SOUTH 89°55'08" EAST. ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY #92, A DISTANCE OF 37.09 FEET; THENCE NORTH 33°20'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY #92, A DISTANCE OF 30.67 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 3.490 ACRES, MORE OR LESS. SAID PARCEL IS SUBJECT TO AN EASEMENT FOR CANOE LANE RIGHT OF WAY. SAID EASEMENT CONTAINS 0.318 OF AN ACRE, MORE OR LESS. SAID PARCEL IS SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD, IF ANY.

NOTE: THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER IS ASSUMED TO BEAR SOUTH 0°00'00" WEST FOR THIS DESCRIPTION.

LEGAL DESCRIPTION: PARCEL 24064

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 AND IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, ALSO BEING, THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 0°00'00" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 277.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY #92 AND POINT OF BEGINNING; THENCE SOUTH 33°20'32" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY #92, A DISTANCE OF 289.59 FEET; THENCE SOUTH 84°20'49" EAST A DISTANCE OF 159.95 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE CONTINUING SOUTH 84°20'49" EAST A DISTANCE OF 57.63 FEET; THENCE SOUTH 0°00'00" WEST AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 461.88 FEET; THENCE NORTH 81°01'11" WEST A DISTANCE OF 58.14 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE CONTINUING NORTH 81°01'11" WEST A DISTANCE OF 342.54 FEET TO A POINT ON THE CENTERLINE OF CANOE LANE; THENCE SOUTH 9°49'45" WEST, ALONG THE CENTERLINE OF SAID CANOE LANE, A DISTANCE OF 386.90 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°58'24" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 404.39 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°55'57" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1316.37 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0°11'14" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1187.19 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY #92; THENCE NORTH 84°41'13" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #92, A DISTANCE OF 147.98 FEET; THENCE NORTH 89°55'13" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY #92 A DISTANCE OF 1061.50 FEET; THENCE SOUTH 33°20'32" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY #92 A DISTANCE OF 188.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 38.929 ACRES, MORE OR LESS. SAID PARCEL IS SUBJECT TO AN EASEMENT FOR CANOE LANE RIGHT OF WAY. SAID EASEMENT CONTAINS 0.291 OF AN ACRE, MORE OR LESS. SAID PARCEL IS SUBJECT TO A 30.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS RECORDED IN BOOK 1386, PAGE 473 IN THE OFFICE OF THE POTTAWATTAMIE COUNTY RECORDER. SAID PARCEL IS SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD, IF ANY.

NOTE: THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER IS ASSUMED TO BEAR SOUTH 0°00'00" WEST FOR THIS DESCRIPTION.

INFORMATION USED FOR THIS PLAT OF SURVEY:

ROGERS SURVEYING BOOK 106, PAGE 23123
J.E. TERRY AND ASSOCIATES BOOK 2022, PAGE 1217
KENNY'S SURVEYING BOOK 86, PAGE 23233

CARL H. ROGERS, JR. LICENSED #7717 IOWA LAND SURVEYOR

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Carl H. Rogers, Jr. MAY 30, 2024

CARL H. ROGERS, JR. DATE

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1

ROGERS SURVEYING
1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA

TITLE: PLAT OF SURVEY OF TWO PARCELS OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 AND IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA.

SCALE: 1" = 200'	PHONE:	DRAWN BY: S.R.R.	CLIENT: JOHNSON, JULIA ASMUS 2017 TRUST 14887 CANOE LANE COUNCIL BLUFFS, IOWA 51503
DATE: 5-30-2024	(402) 689-1549	REVISED	SHEET 1 OF 1