INDEX LEGEND
DATE OF SURVEY: 6/7/2024
SURVEYOR: Dean A. Wilke, PLS #17048
COUNTY: Pottawattamie
SECTION: 18 TOWNSHIP: 75N RANGE: 43W
ALIQUOT PART: FRL. N1/2 NW1/4
PARCEL DESIGNATION(S): Parcels #24028, #24029, & #24052
SITE ADDRESS: 19885 Old Lincoln Highway Council Bluffs, IA 51503
PROPRIETOR(S): John H. Reid and Elaine A. Reid
REQUESTED BY: Byron Menke

Attachment A

WILKE LAND SURVEYING INC. – 401 1800TH ST. PANAMA, IOWA 51562 – PHONE (712)489–2898 CELL (712)579–0551

PLAT OF SURVEY

PARCEL #24028 & PARCEL #24029 OF THE FRACTIONAL N1/2 OF THE NW1/4, AND PARCEL #24052 OF THE NE1/4 OF THE FRACTIONAL NW1/4, ALL SECTION 18, T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA

PROPERTY DESCRIPTION: PARCEL #24028

A parcel of land containing a portion of Lot 1 of the Auditor's Subdivision of the Fractional Northwest Quarter of the Northwest Quarter and a portion of the Northeast Quarter of the Fractional Northwest Quarter of Section 18, Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

Beginning at the Northeast Corner of the Northeast Quarter of the Fractional Northwest Quarter of said Section 18; thence South 88°30'02" West (Assumed Bearing) along the North line of said Northeast Quarter of the Fractional Northwest Quarter a distance of 1323.73 feet to the Northeast Corner of said Fractional Northwest Quarter of the Northwest Quarter, also being the Northeast Corner of said Lot 1; thence South 87°38'27" West along the North line of said Lot 1 also being a portion of the North line of said Fractional Northwest Quarter of the Northwest Quarter a distance of 143.14 feet to the Northwest Corner of said Lot 1, said Corner being on the centerline of Old Lincoln Highway; thence South 19°08'04" East along a portion of the Southwesterly line of said Lot 1 and said centerline of Old Lincoln Highway a distance of 76.44 feet; thence North 88°30'02" East a distance of 349.42 feet; thence South 19°08'04" East a distance of 328.51 feet; thence South 02°11'02" West a distance of 489.21 feet; thence South 88°04'03" West a distance of 318.68 feet to the West line of said Northeast Quarter of the Fractional Northwest Quarter; thence South 00°07'22" East along a portion of said West line a distance of 75.04 feet; thence North 88°04'03" East a distance of 1320.07 feet to the East line of said Northeast Quarter of the Fractional Northwest Quarter; thence North 00°06'59" East along said East line a distance of 944.09 feet to the point of beginning. Said parcel contains 23.272 acres, more or less, including 0.088 acre of highway right–of–way along a portion of the West side thereof, and is subject to any and all easements apparent or of record.

PROPERTY DESCRIPTION: PARCEL #24029

A parcel of land containing a portion of Lot 1 of the Auditor's Subdivision of the Fractional Northwest Quarter of the Northwest Quarter and a portion of the Northeast Quarter of the Fractional Northwest Quarter of Section 18, Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Fractional Northwest Quarter of said Section 18; thence South 88°30'02" West (Assumed Bearing) along the North line of said Northeast Quarter of the Fractional Northwest Quarter a distance of 1323.73 feet to the Northeast Corner of said Fractional Northwest Quarter of the Northwest Quarter, also being he Northeast Corner of said Lot 1; thence South 87°38'27" West along the North line of said Lot 1 also being a portion of the North line of said Fractional Northwest Quarter of the Northwest Quarter a distance of 143.14 feet to the Northwest Corner of said Lot 1, said Corner being on the centerline of Old Lincoln Highway; thence South 19°08'04" East along a portion of the Southwesterly line of said Lot 1 and said centerline of Old Lincoln Highway a distance of 76.44 feet to the point of beginning; thence continuing South 19°08'04" East along said Southwesterly line of said Lot 1 a distance of 362.61 feet to the South Corner of said Lot 1, said Corner being on the West line of said Northeast Quarter of the Fractional Northwest Quarter; thence South 00°07'22" East along a portion of said West line a distance of 458.24 feet; thence North 88°04'03" East a distance of 318.68 feet; thence North 02°11'02" East a distance of 489.21 feet; thence North 19°08'04" West a distance of 328.51 feet; thence South 88°30'02" West a distance of 349.42 feet to the point of beginning. Said parcel contains 6.206 acres, more or less, including 0.519 acre of highway right–of–way along the West side thereof, and is subject to any and all easements apparent or of record.

PROPERTY DESCRIPTION: PARCEL #24052

A parcel of land containing a portion of the Northeast Quarter of the Fractional Northwest Quarter of Section 18, Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of the Fractional Northwest Quarter of said Section 18; thence South 00°06'59" West (Assumed Bearing) along a portion of the East line of said Northeast Quarter of the Fractional Northwest Quarter a distance of 944.09 feet to the point of beginning; thence continuing South 00°06'59" West along a portion of said East line a distance of 11.64 feet to the Northeast Corner of a tract of land with a Boundary Retracement Plat of Survey recorded as Inst. No. 2022–04567 at the Pottawattamie County Recorder's Office; thence South 87°11'58" West along the North line of said tract of land as shown on said survey a distance of 1320.80 feet to the Northwest Corner of said tract of land, said Corner being on the West line of said Northeast Quarter of the Fractional Northwest Quarter; thence North 00°07'22" West along a portion of said West line a distance of 31.66 feet; thence North 88°04'03" East a distance of 1320.07 feet to the point of beginning. Said parcel contains 0.656 acre, more or less, including 0.011 acre of highway right–of–way along the West side thereof, and is subject to any and all easements apparent or of record.

PARCEL #24028 ACREAGE SUMMARY TABLE

LOT 1 FRL. NW1/4 NW1/4	NE1/4 FRL. NW1/4
±0.222 ACRE (TOTAL)	±23.050 ACRES (TOTAL)
±0.058 ACRE (R.O.W.)	± 0.030 ACRES (R.O.W.)
±0.164 ACRE (NET)	±23.020 ACRES (NET)

PARCEL #24029 ACREAGE SUMMARY TABLE

LOT 1 FRL. NW1/4 NW1/4	NE1/4 FRL. NW1/4
±0.469 ACRE (TOTAL)	±5.737 ACRES (TOTAL)
±0.233 ACRE (R.O.W.)	±0.286 ACRES (R.O.W.)
±0.236 ACRE (NET)	±5.451 ACRES (NET)

LICENSED LAND SURVEYOR
DEAN A. WILKE
17048
IOWA

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.

Dean A. Wilke 6/10/24
Dean A. Wilke Date

License number 17048

My license renewal date is December 31, 2025

Pages or sheets covered by this seal: Pages 1 & 2 of this document.

NW CORNER
FRL. NW1/4 NW1/4
SEC. 18, T75N, R43W
(Fnd. 5/8" dia. rebar)

(FRL. 1/4 1/4 SEC. LINE)
S87°38'27"W 1085.34'

942.20'

S87°38'27"W 143.14'(M) 157.04'(AS)

NE CORNER
FRL. NW1/4 NW1/4
SEC. 18, T75N, R43W
(Fnd. 1" dia. pinched pipe)

NE CORNER
NE1/4 FRL. NW1/4
SEC. 18, T75N, R43W
(Fnd. iron pin w/yellow cap PLS #16887)

S88°30'02"W 1323.73' (1/4 1/4 SEC. LINE)

North line of the NE1/4 FRL. NW1/4

POINT OF BEGINNING
PARCEL #24028

S19°08'04"E 76.44'

N88°30'02"E 349.42'

314.79' (R.O.W.)

75'

POINT OF BEGINNING
PARCEL #24029

LOT 1

L6 (TOTAL)

S19°08'04"E 328.51'

L5

33'

300.00'

L1

P.C.

West line of the NE1/4 FRL. NW1/4

East line of the NE1/4 FRL. NW1/4

N00°06'59"E 944.09'

S00°06'59"W 944.09'

S00°06'59"W 1282.09' (1/4 1/4 SEC. LINE)

HIGHWAY ℄ CURVE DATA
ARC LENGTH: 356.40'(M&R)
RADIUS: 957.87'(M) 954.97'(R)
Δ: 21°19'06"(M) 21°23'(R)
CHORD BEARING: S08°28'31"E
CHORD LENGTH: 354.35'

Fnd. 5/8" dia. rebar as highway ℄ curve P.I. S19°08'04"E 11.22' of the calc'd Parcel Corner.

PARCEL #24029
FRL. N1/2 NW1/4
SEC. 18-T75N-R43W
±6.206 ACRES (TOTAL)
±0.519 ACRES (R.O.W.)
±5.687 ACRES (NET)

PARCEL #24028
FRL. N1/2 NW1/4
SEC. 18-T75N-R43W
±23.272 ACRES (TOTAL)
± 0.088 ACRES (R.O.W.)
±23.184 ACRES (NET)

P.T.

L2

L4

S02°11'02"W 489.21'

Highway R.O.W. Line

℄ OLD LINCOLN HIGHWAY

33'

L3 (TOTAL)
300.00' (R.O.W.)

S88°04'03"W 318.68'

75'

S00°07'22"E 75.04'

L9

N88°04'03"E 1320.07' & L10

L7

Set monument is ±5' East of the fence corner post.

POINT OF BEGINNING
PARCEL #24052

S87°11'58"W 1316.35'(M) 1316.41'(MEAIKE) (PIN TO PIN)
L8 (TOTAL PARCEL #24052)

PARCEL #24052
NE1/4 FRL. NW1/4
SEC. 18-T75N-R43W
±0.656 ACRE (TOTAL)
±0.011 ACRE (R.O.W.)
±0.645 ACRE (NET)

North line of a tract of land surveyed by PLS #23722 and recorded as Inst. No. 2022-04567

Fnd. monument is S87°11'58"W 4.45' of the calc'd Parcel Corner.

S00°06'59"W 326.35'

South line of the NE1/4 FRL. NW1/4

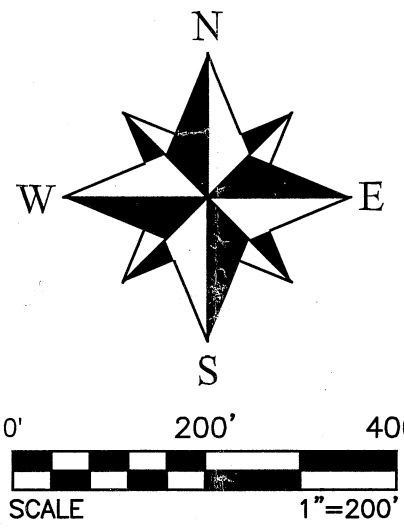
SE CORNER
NE1/4 FRL. NW1/4
SEC. 18, T75N, R43W
(Fnd. 1/2" dia. rebar in a conc. mon.)

West line of the NE1/4 FRL. NW1/4

S00°07'22"E 2622.74' (TOTAL 1/4 1/4 CORNER TO 1/4 1/4 CORNER)

S02°11'02"W 1600.90' (HWY. P.I. TO P.I.)

****This survey was done using a Leica GS18 GPS Rover connected to the I.D.O.T. RTN Network and a Leica TS16 Robotic Total Station. Zone 6 of the Iowa Regional Coordinate System was used.****



LEGEND

- ▲ SECTION OR SUBDIVISIONAL CORNER MONUMENT (MATERIAL AS NOTED)
- ● SET 5/8" DIA. BY 24" REBAR W/ORANGE CAP PLS #17048
- O FND. IRON PIN W/YELLOW CAP PLS #23722
- ◇ FND. HWY. ℄ CURVE P.I. MONUMENT (MATERIAL AS NOTED)
- (M) MEASURED DISTANCE OR ANGLE
- (R) RECORD DISTANCE OR ANGLE
- (AS) AUDITOR'S SUBDIVISION DISTANCE

Fnd. concrete nail w/flagging in the asphalt highway shoulder pavement.

SW CORNER
E1/2 FRL. NW1/4
SEC. 18, T75N, R43W
(Fnd. 5/8" dia. rebar)

PARCEL #24029 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°08'04"E	362.61'
L2	S00°07'22"E	458.24'
L3	N88°04'03"E	318.68'
L4	N02°11'02"E	489.21'
L5	N19°08'04"W	328.51'
L6	S88°30'02"W	349.42'

PARCEL #24052 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L7	S00°06'59"W	11.64'
L8	S87°11'58"W	1320.80'
L9	N00°07'22"W	31.66'
L10	N88°04'03"E	1320.07'