Prepared by:	City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 890-5296
Return to:	City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 890-5296
Tax Info:	City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 890-5296

CITY DEED

That the City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa, by its Mayor thereunto duly authorized, as hereinafter set forth, in consideration of **ONE DOLLAR AND ZERO CENTS ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, does hereby release, demise, convey and quitclaim unto **The Bluffs Corp, and all successors in interest**, all its right, title and interest in and to the property described as follows:

See legal description(s) in attached Exhibit "B"

This deed is subject to the reservation of a permanent and perpetual utilities easement of way in favor of the City of Council Bluffs, for the maintenance of any and all utilities equipment presently in place, and for such reconstruction, re-emplacement and repair thereof which said City and its licensees and/or franchise grantees may in the future deem necessary and proper, and for the removal of any improvements emplaced thereon by the grantees, or their successors or assigns, necessitated by the reconstruction, re-emplacement, or repair of such utilities, such removal to be at the sole expense of grantees or their successors or assigns and without cost to the City, its licensees and/or franchise grantees, and without obligation to repair or replace such improvements, and subject to any and all other easements and right-of-way of record and those not of record.

This deed is executed under and by virtue of the authority vested in the Mayor of Council Bluffs, Iowa, by Resolution No. XXXXXX adopted and approved XXXX, 2022, under the provisions of which and in accordance herewith this deed is executed and delivered.

Exemption No. 6 – City Deed.

IN WITNESS WHEREOF, the City of Council Bluffs, Iowa, has caused these presents to be signed by its Mayor and the seal of said City duly attested by the City Clerk hereunto affixed this _____ day of _____, 2022.

CITY OF COUNCIL BLUFFS, IOWA

By: _____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

STATE OF IOWA, COUNTY OF POTTAWATTAMIE) ss.

On this _____ day of _____, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared Matthew J. Walsh and Jodi Quakenbush, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the said City of Council Bluffs, Iowa, a municipal corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Matthew J. Walsh and Jodi Quakenbush, as such officers, acknowledge the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

_____
Notary Public in and for said State

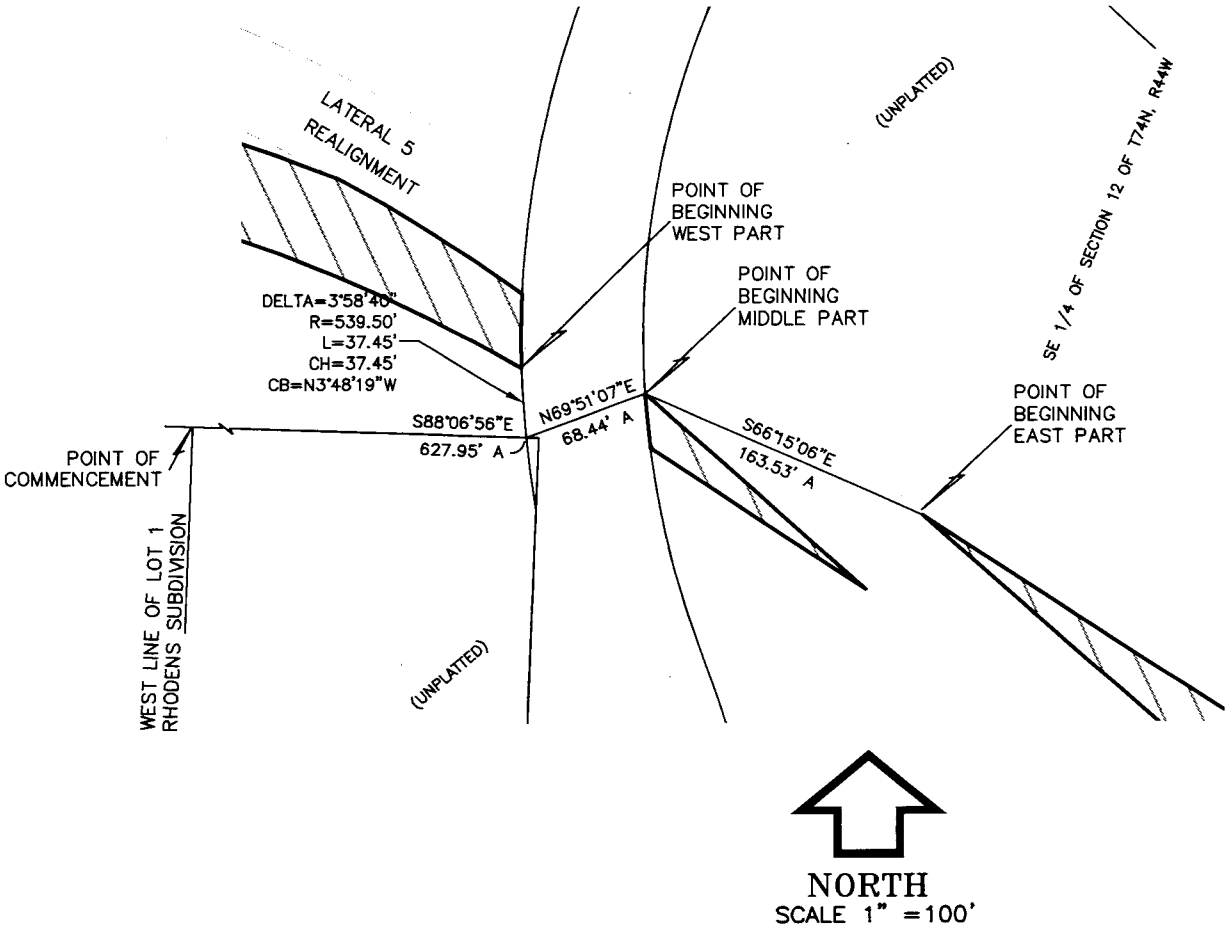
Project No. EGA211151

Date: 10/29/21

Exhibit "B"
SHEET 1 OF 3

DESCRIPTION & SKETCH

PROJECT PW 21–11
PARCEL 1
VACATION – LATERAL 5



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT 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.

MARK E. EHRHART

DATE _____ LICENSE NO. 11416

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.

LICENSED LAND SURVEYOR
MARK E. EHRHART
11416 LS
IOWA

EHRHART GRIFFIN & ASSOCIATES

ENGINEERING PLANNING LAND SURVEYING

3552 Farnam Street • Omaha, Nebraska 68131 • 402 / 551–0631

Project No. EGA211151

Date: 10/29/21

Exhibit "B"
SHEET 2 OF 3

DESCRIPTION & SKETCH

PROJECT PW 21-11
PARCEL 1
VACATION - LATERAL 5

LEGAL DESCRIPTION:

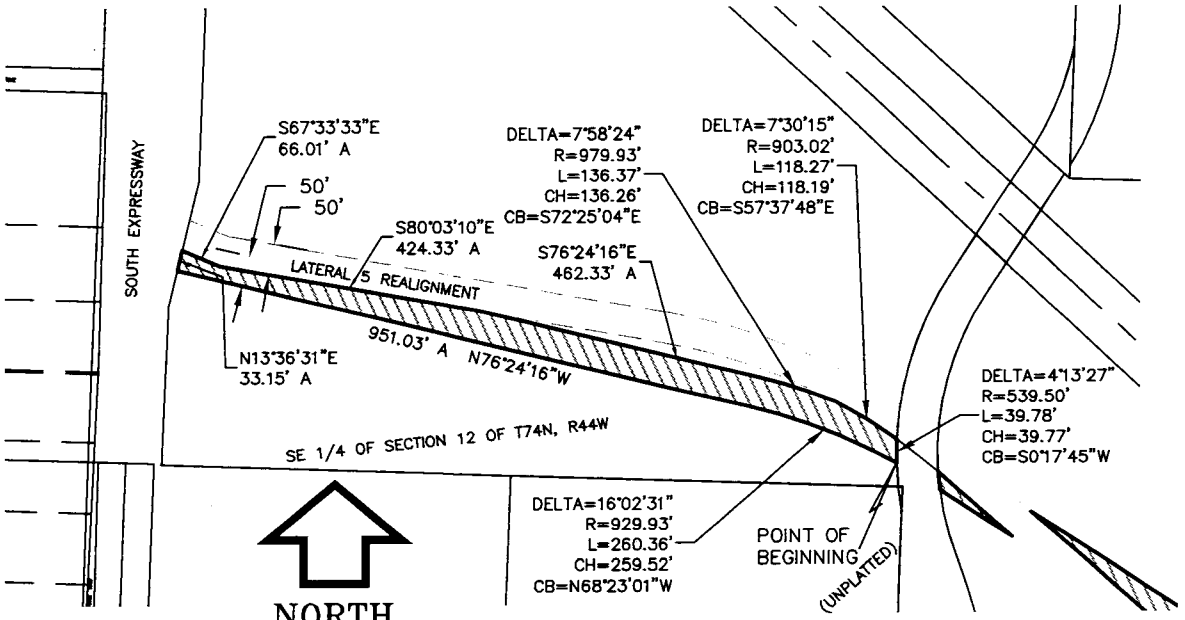
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 OF T74N, R44W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, RHODENS SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA; THENCE SOUTH 88°06'56"EAST ON THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 627.95 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 539.50 FEET AND A CENTRAL ANGLE OF 3°58'40", AN ARC DISTANCE OF 37.45 FEET (CHORD=37.45', CHORD BEARING=N 0°48'23"W) TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON A CURVE THE LEFT HAVING A RADIUS OF 929.93 AND A CENTRAL ANGLE OF 16° 02' 31", AN ARC DISTANCE OF 260.36 FEET (CHORD=259.52', CHORD BEARING=N 68° 23' 01" W) TO A POINT OF TANGENCY; THENCE NORTH 76° 24' 16" WEST, A DISTANCE OF 951.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH EXPRESSWAY; THENCE NORTH 13° 36' 31" EAST ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 33.15 FEET; THENCE SOUTH 67° 33' 33" EAST, A DISTANCE OF 66.01 FEET; THENCE SOUTH 80° 03' 10" EAST, A DISTANCE OF 424.33 FEET; THENCE SOUTH 76° 24' 16" EAST, A DISTANCE OF 462.33 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE THE RIGHT HAVING A RADIUS OF 979.93 AND A CENTRAL ANGLE OF 07° 58' 24", AN ARC DISTANCE OF 136.37 FEET (CHORD=136.26', CHORD BEARING=S 72° 25' 04" E) TO A POINT OF CUSP; THENCE SOUTHEASTERLY ON A CURVE THE RIGHT HAVING A RADIUS OF 903.02 AND A CENTRAL ANGLE OF 07° 30' 15", AN ARC DISTANCE OF 118.27 FEET (CHORD=118.19', CHORD BEARING=S 57° 37' 48" E) TO A POINT ON A CURVE; THENCE SOUTHERLY ON A CURVE THE LEFT HAVING A RADIUS OF 539.50 AND A CENTRAL ANGLE OF 04° 13' 27.3", AN ARC DISTANCE OF 39.78 FEET (CHORD=39.77', CHORD BEARING=S 00° 17' 45" W) TO THE POINT OF BEGINNING. CONTAINING 52,245 SQUARE FEET, MORE OR LESS

AND

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 OF T74N, R44W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, RHODENS SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA; THENCE SOUTH 88°06'56"EAST ON THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 627.95 FEET; THENCE NORTH 69°51'07"EAST, A DISTANCE OF 68.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 48° 26' 55" EAST, A DISTANCE OF 159.36 FEET; THENCE NORTH 56° 49' 16" WEST, A DISTANCE OF 139.06 FEET TO A POINT ON A CURVE; THENCE NORTHERLY ON A CURVE THE RIGHT HAVING A RADIUS OF 473.50 AND A CENTRAL ANGLE OF 03° 35' 58", AN ARC DISTANCE OF 29.75 FEET (CHORD=29.74', CHORD BEARING=N 05° 32' 25" W) TO THE POINT OF BEGINNING. CONTAINING 1618 SQUARE FEET, MORE OR LESS



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Date: 10/29/21

Exhibit "B"
SHEET 3 OF 3

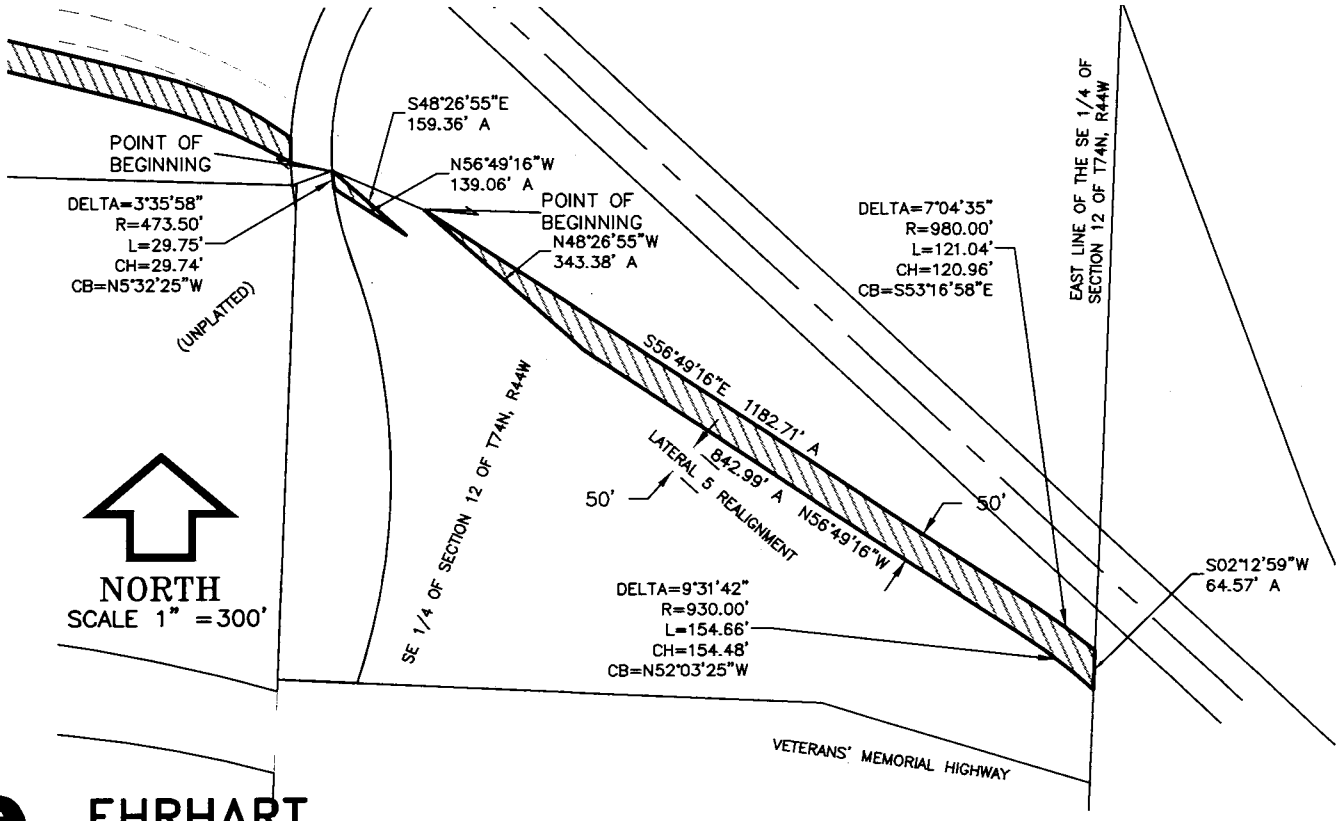
DESCRIPTION & SKETCH

PROJECT PW 21-11
PARCEL 1
VACATION - LATERAL 5

AND

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 OF T74N, R44W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, RHODENS SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA; THENCE SOUTH 88°06'56"EAST ON THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 627.95 FEET; THENCE NORTH 69°51'07"EAST, A DISTANCE OF 68.44 FEET; THENCE SOUTH 66°15'06" EAST, A DISTANCE OF 163.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 56° 49' 16" EAST, A DISTANCE OF 1182.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A CURVE THE RIGHT HAVING A RADIUS OF 980.00 AND A CENTRAL ANGLE OF 07° 04' 35", AN ARC DISTANCE OF 121.04 FEET (CHORD=120.96', CHORD BEARING=S 53° 16' 58" E) TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 02° 12' 59" WEST ON SAID EAST LINE, A DISTANCE OF 64.57 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ON A CURVE THE LEFT HAVING A RADIUS OF 930.00 AND A CENTRAL ANGLE OF 09° 31' 42", AN ARC DISTANCE OF 154.66 FEET (CHORD=154.48', CHORD BEARING=N 52° 03' 25" W); THENCE NORTH 56° 49' 16" WEST, A DISTANCE OF 842.99 FEET; THENCE NORTH 48° 26' 55" WEST, A DISTANCE OF 343.38 FEET TO THE POINT OF BEGINNING; CONTAINING 57,529 SQUARE FEET, MORE OR LESS.



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