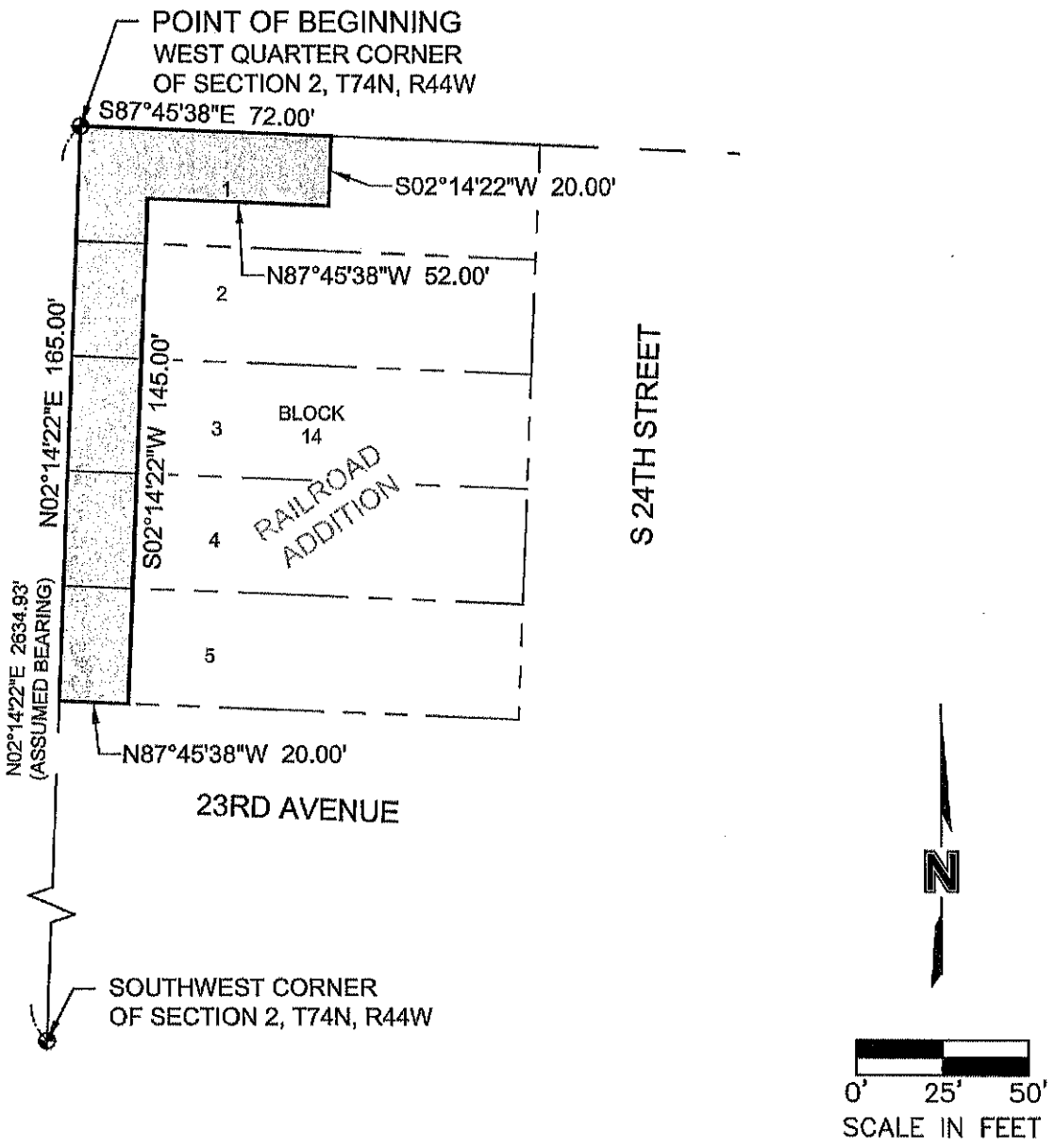


LEGAL DESCRIPTION

AN ACCESS EASEMENT IN LOTS 1 THRU 5, BLOCK 14, RAILROAD ADDITION, A PLATTED AND RECORDED ADDITION IN SECTION 2, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 2; THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 ON AN ASSUMED BEARING OF S87°45'38"E, 72.00 FEET; THENCE S02°14'22"W, 20.00 FEET; THENCE N87°45'38"W, 52.00 FEET; THENCE S02°14'22"W, 145.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE ON SAID SOUTH LINE OF LOT 5 N87°45'38"W, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2; THENCE ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2 N02°14'22"E, 165.00 FEET TO THE POINT OF BEGINNING.

SAID ACCESS EASEMENT CONTAINS A CALCULATED AREA OF 4,340.00 SQUARE FEET OR 0.100 ACRES, MORE OR LESS.

DWG: F:\2021\08001-08500\021-08282\40-Design\Survey\SRVY\Xref\V_XBNDY_S 24TH & 23RD AV_02108282.dwg USER: dhastings
DATE: Mar 07, 2022 4:47pm XREFS:

PROJECT NO: 021-08282	EXHIBIT	olsson	2111 South 67th Street, Suite 200 Omaha, NE 68106 TEL 402.341.1116	EXHIBIT
DRAWN BY: DSH				B
DATE: 03/07/2022				