QUIT CLAIM DEED
Recorder's Cover Sheet

Preparer Information:
Sandra R. Mass, Peters Law Firm, P.C., 233 Pearl Street, Council Bluffs, IA 51503, Phone: 712-328-3157.

Taxpayer Information:
City of Council Bluffs, Iowa, 209 Pearl Street, Council Bluffs, Iowa 51503

Return Document To:
City of Council Bluffs, Iowa, 209 Pearl Street, Council Bluffs, Iowa 51503

Grantors:
Andersen Construction Company of Council Bluffs, an Iowa corporation

Grantees:
City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

DRAFT

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Andersen Construction Company of Council Bluffs, an Iowa corporation, also known as Andersen Construction Company, does hereby Quit Claim to the City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa, all its right, title, interest, estate, claim and demand in the following described real estate in Pottawattamie County, Iowa:

Part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 44 West of the 5th P.M., Council Bluffs, Pottawattamie County, Iowa and described as follows:

Commencing at the Southeast Corner of said Northeast Quarter of the Northeast Quarter; thence North 0° 56' 11" East on the East line of said Northeast Quarter of the Northeast Quarter, 425.85 feet to the Point of Beginning; thence North 88° 52' 31" West, 33.15 feet to a point on the West right of way line of relocated Gifford Road; thence North 1° 03' 11" East, along said West line, 71.40 feet; thence Northerly on a curve concave Easterly whose radius is 433.00 feet, whose arc length is 150.23 feet and whose chord bears North 13° 41' 27" East, 149.47 feet to a point on the East line of said Northeast Quarter of the Northeast Quarter; thence South 0º 56’ 11” West, along said East line, 217.19 feet to the Point of Beginning and containing 5,414 square feet, more or less.

Property subject to any and all easements of record.

This deed is exempt according to Iowa Code 428A.2(6) – Deed to City as grantee without consideration.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____, 2022.

ANDERSEN CONSTRUCTION COMPANY
OF COUNCIL BLUFFS, an Iowa corporation,
Grantor

By:_____
Mark C. Andersen, President

DRAFT

STATE OF IOWA, COUNTY OF POTTAWATTAMIE

This record was acknowledged before me on _____, 2022, by Mark C. Andersen, President of Andersen Construction Company of Council Bluffs, an Iowa corporation.

_____
Signature of Notary Public

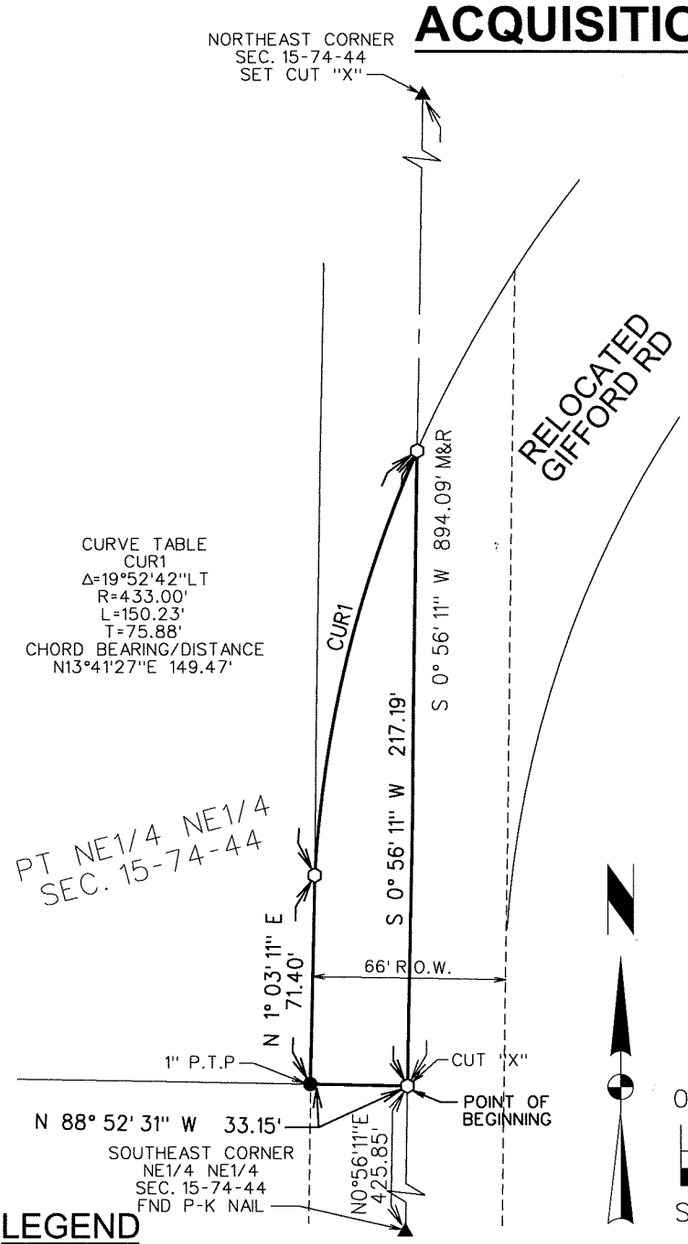
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DRAFT

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
JACOB IRLMEIER
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
JIRLMEIER@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PT. NE 1/4 NE 1/4
SEC. 15-74-44
REQUESTED BY:
ANDERSEN CONSTRUCTION COMPANY
OF COUNCIL BLUFFS

ACQUISITION PLAT



PROPERTY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 0° 56' 11" EAST ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 425.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 52' 31" WEST, 33.15 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF RELOCATED GIFFORD ROAD; THENCE NORTH 1° 03' 11" EAST, ALONG SAID WEST LINE, 71.40 FEET; THENCE NORTHERLY ON A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 433.00 FEET, WHOSE ARC LENGTH IS 150.23 FEET AND WHOSE CHORD BEARS NORTH 13°41' 27" EAST, 149.47 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 0°56' 11" WEST, ALONG SAID EAST LINE, 217.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,414 SQUARE FEET, MORE OR LESS.
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

07-27-2021

OWNER

ANDERSEN CONSTRUCTION COMPANY OF COUNCIL BLUFFS

BASIS OF BEARING

IOWA RCS, ZONE 6
IOWA RTN DERIVED

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap #23198 (Unless Otherwise Noted)	●	○
ROW Rail	H	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As (93-34324)	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
JACOB IRLMEIER
23198
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 Professional Land Surveyor under the laws of the State of Iowa.

Jacob Irlmeier, PLS — Date 6/13/22

License Number 23198

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal:
SHEET 1 OF 1

ANDERSEN CONSTRUCTION COMPANY OF COUNCIL BLUFFS

ACQUISITION PLAT

SNYDER & ASSOCIATES

1751 MADISON AVENUE
CO. BLUFFS, IOWA 51503 (712) 322-3202

SHEET	1 OF 1
PN:	1210751
FLD BK:	PG:
DATE:	06/10/2022
PM/TECH:	JWI/RLC

DirectBWHalfWeight.pltcfg
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Default

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6/13/2022
rcarlson