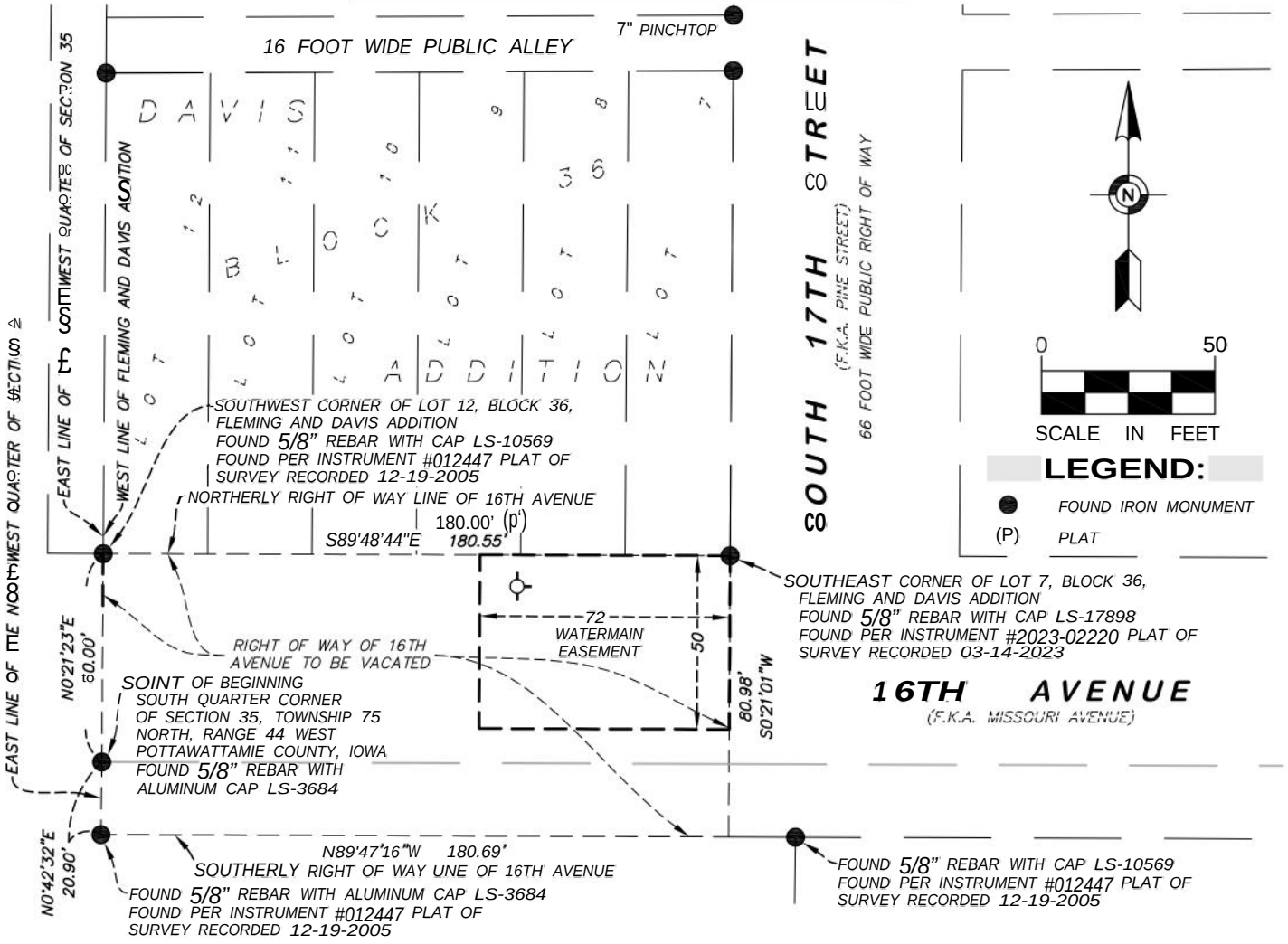
Attachment C

WATERMAIN EASEMENT EXHIBIT



LEGAL DESCRIPTION:

An easement for watermain purposes over, under and across the northerly 50.00 feet of the easterly 72.00 feet of the following described property:

That part of the Northwest Quarter of Section 2 Township 74 North Range 44 West and that part of the 60 foot wide dedicated public right of way of Missouri Avenue in the plat of Fleming and Davis Addition to Council Bluffs, now known as 16th Avenue more particularly described as follows:

Beginning at the south quarter corner of Section 35, Township 75 North, Range 44 West (north quarter corner of Section 2, Township 75 North, Range 44 West) thence North 00 degrees 21 minutes 23 seconds East, bearings based on Iowa RCS Zone 6, along the east line of said Southwest Quarter, a distance of 60.00 feet to the northerly right of way line of 16th Avenue, said point also being the southwest corner of Lot 12, Block 36, Fleming and Davis Addition to Council Bluffs; thence South 89 degrees 48 minutes 44 seconds East, along said to the northerly right of way line of 16th Avenue, a distance of 180.55 feet to the westerly right of way line of 17th Avenue, said point also being the southeast corner of Lot 7, Block 36, Fleming and Davis Addition to Council Bluffs; thence South 00 degrees 21 minutes 01 seconds West, along the southerly extension of said westerly right of way line of 17th Avenue, a distance of 80.98 feet to the southerly right of way of 16th Avenue as laid out and traveled; thence North 89 degrees 47 minutes 16 seconds West, along said southerly right of way of 16th Avenue, a distance of 180.69 feet to the east line of the Northwest Quarter of Section 32, Township 74 North, Range 44 West; thence North 00 degrees 42 minutes 32 seconds East, along said east line of the Northwest Quarter, a distance of 20.90 feet to said point of beginning.

Said easement containing 3,600 square feet or 0.08234 acres, more or less.

NOTES:

1. The orientation of this bearing system is based on the Iowa RCS, Zone 6 coordinate system (NAD 83).
2. No title commitment or easement documentation was provided to Egan, Field & Nowak, Inc.

WATERMAIN EASEMENT EXHIBIT FOR:

Kimley Horn & Associates

SITE LOCATION: Address Un-Assigned
Council Bluffs, Iowa

Egan, Field & Nowak, Inc.
land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

COPYRIGHT © 2023 By EGAN, FIELD & NOWAK, INC.

FILE NO. 1661

DRAWING NAME: 41070 Water Ease Exhibit.dwg