ATTACHMENT B

PREPARED BY: BRIAN L. YENTES, PLS – RW ENGINEERING & SURVEYING, INC. – 7525 NORTH 101ST STREET – OMAHA, NE 68122 – (402)–573–2205

EASEMENT RELEASE EXHIBIT

OWNER:
HUFF AND SALES-HUFF
FAMILY TRUST
DATED FEBRUARY 2, 2021
BOOK: 2021 PAGE: 2416

LEGAL DESCRIPTION:

THAT PART OF VACATED NORTH 32ND STREET RIGHT-OF-WAY LYING NORTH OF THE NORTH RIGHT-OF-WAY OF AVENUE 'K', CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF VACATED NORTH 32ND STREET RIGHT-OF-WAY ABUTTING LOT 1, BLOCK 5, BENSON'S 1ST ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, EXCEPT THE NORTH TEN (10) FEET AND THE SOUTH FIFTEEN (15) FEET THEREOF;

ALSO DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 00°18'37" EAST (BEARINGS BASED ON THE IOWA REGIONAL COORDINATE SYSTEM ZONE 6) A DISTANCE OF 15.00 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF A PERPETUAL 15 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT PER THE NORTH 32ND STREET RIGHT-OF-WAY VACATION WITHIN THE CITY OF COUNCIL BLUFFS RESOLUTION NO 16-83 AS RECORDED IN BOOK 2016 PAGE 05423 TO THE POINT OF BEGINNING; THENCE NORTH 00°18'37" EAST A DISTANCE OF 99.01 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89°36'02" EAST A DISTANCE OF 33.00 FEET TO THE EAST LINE OF SAID WEST 1/2; THENCE SOUTH 00°18'34" WEST A DISTANCE OF 99.00 FEET ALONG THE EAST LINE OF SAID WEST 1/2 TO THE NORTH LINE OF SAID 15 FOOT WIDE INGRESS/EGRESS AND UTILITY EASEMENT; THENCE NORTH 89°37'30" WEST A DISTANCE OF 33.01 FEET ALONG SAID NORTH LINE OF THE 15 FOOT WIDE INGRESS/EGREES AND UTILITY EASEMENT TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. DATE OF SURVEY IS 2/15/23.
2. ALL DISTANCES ARE U.S. SURVEY FEET
3. ALL BEARINGS ARE ZONE 6 IOWA REGIONAL COORDINATE SYSTEM.
4. UNADJUSTED ERROR OF CLOSURE IS LESS THAN 1 IN 10,000.
5. NORTH 32ND STREET VACATED PER RESOLUTION 16-82, 2016-05423
6. THE CITY OF COUNCIL BLUFFS RESERVED A PERMANENT AND PERPETUAL UTILITY EASEMENT OVER THE ENTIRETY OF VACATED N.32ND STREET PER RESOLUTION 16-83 DATED 4-11-16.
7. CONVEYANCE OF WEST 1/2 OF N.32ND STREET PER 2017-02359.
8. CONVEYANCE OF EAST 1/2 OF N.32ND STREET PER 2017-07184.

SUPPORTING DOCUMENTS:

1. QUIT CLAIM DEED 2021-2416
2. BENSON'S FIRST ADDITION TO COUNCIL BLUFFS
3. RESOLUTION 16-83 2016-05423

R.W. Engineering & Surveying, Inc.
7525 North 101st Streer | Omaha, Nebraska 68122
Tel. 402-573-2205 | www.RWmidwest.com

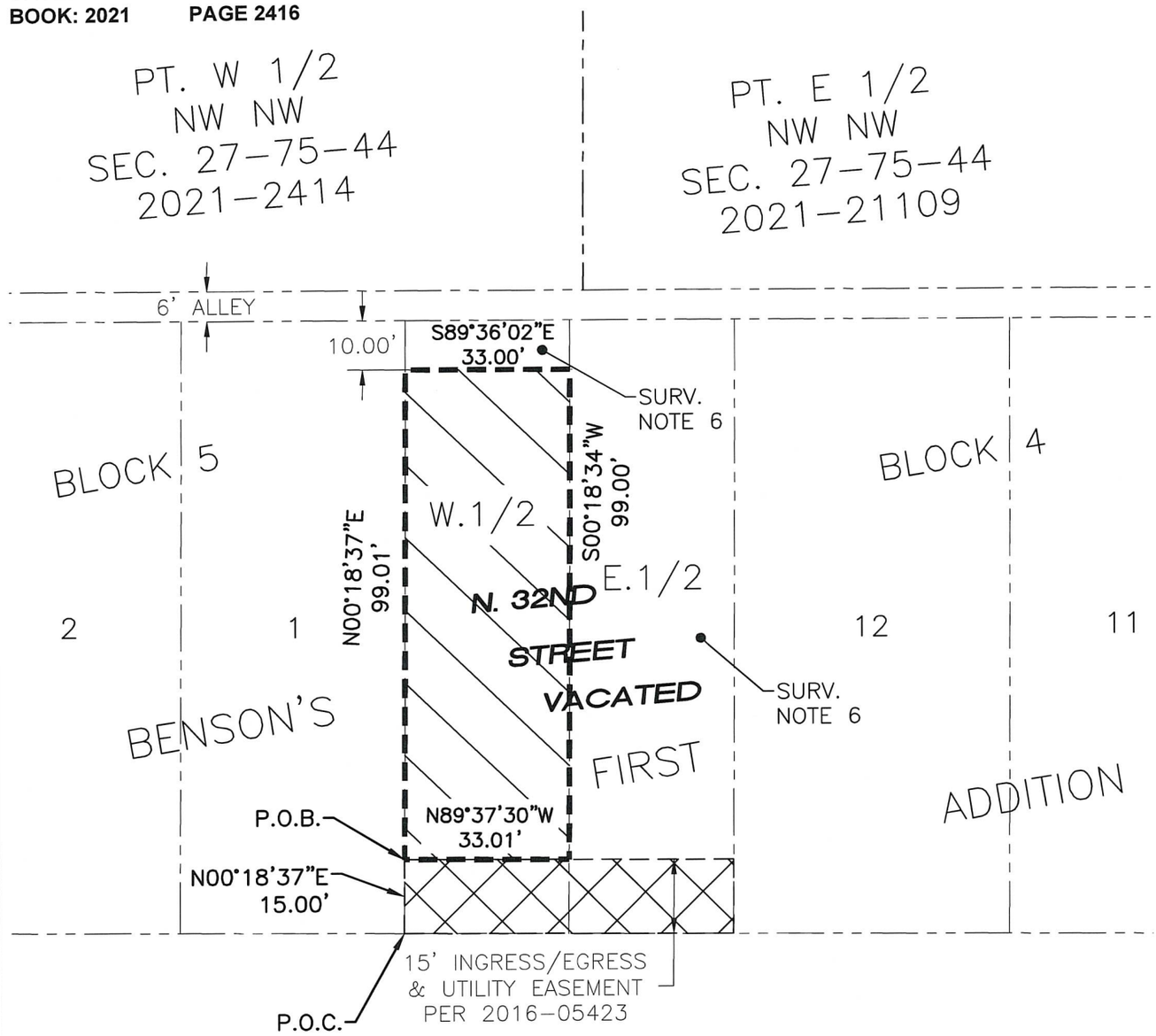
DRAWN BY: AMB
CHECKED BY: BLY
DATE: 03/23/2023
PROJECT # 23–2414

EASEMENT RELEASE EXHIBIT

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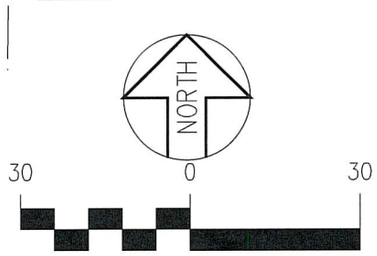
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AREA AS SURVEYED:

= EASEMENT RELEASE AREA



1 inch = 30 ft.

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.

Signed Brian L. Yentes Date 04/05/2023

Brian L. Yentes, P.L.S.
Iowa License No. 18370
My license renewal date is December 31, 2022
Pages or Sheets covered under this seal: 1 OF 1 AND 2 OF 2

PROFESSIONAL LAND SURVEYOR * IOWA * Brian L. Yentes No. 18370

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