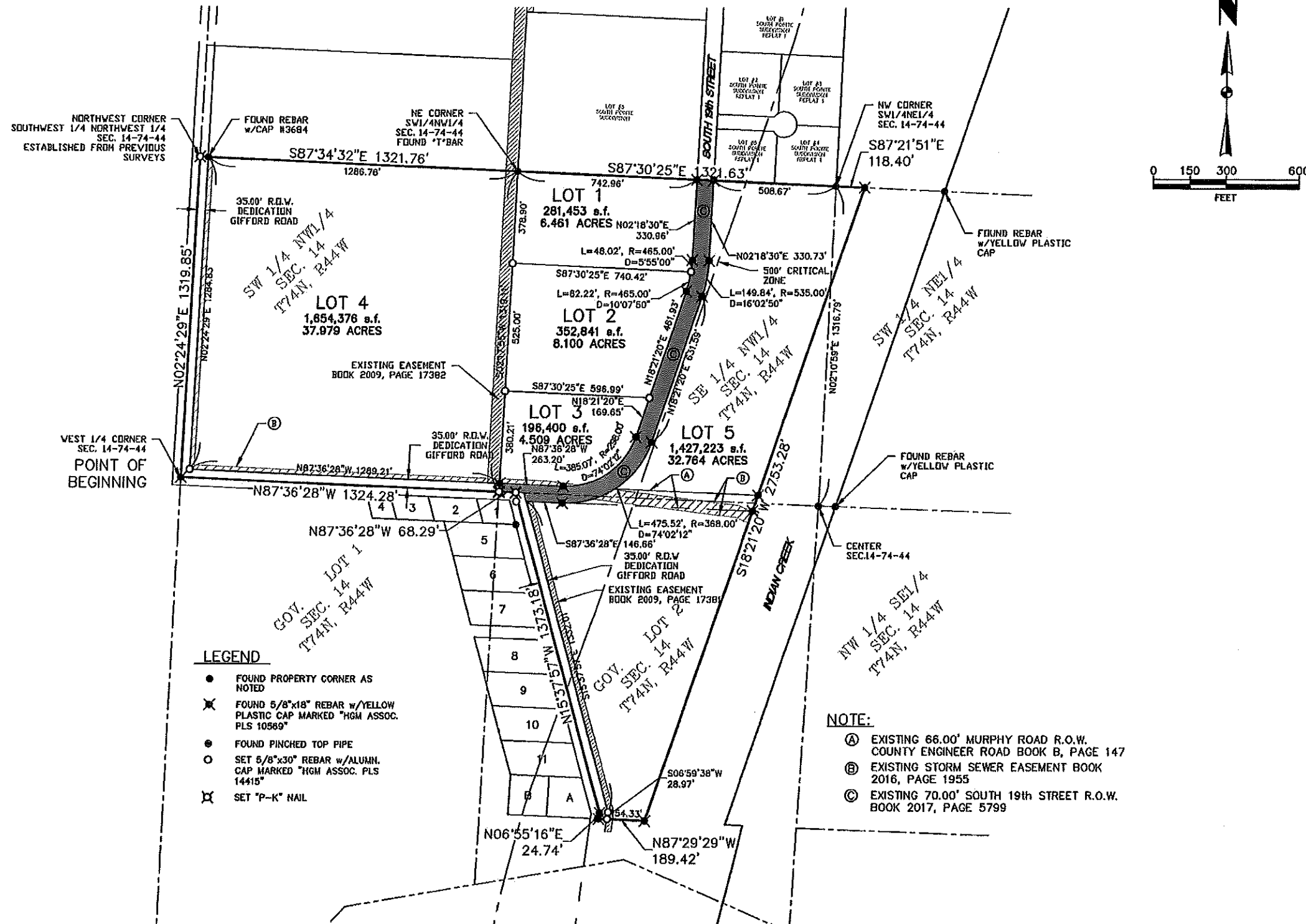


FINAL PLAT OF SOUTH POINTE SUBDIVISION, PHASE 2

A PARCEL OF LAND, BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2NW1/4), A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4NE1/4) AND A PORTION OF GOVERNMENT LOT 2, ALL IN SECTION 14, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.



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JML 10/18/18
AUG. 18/18

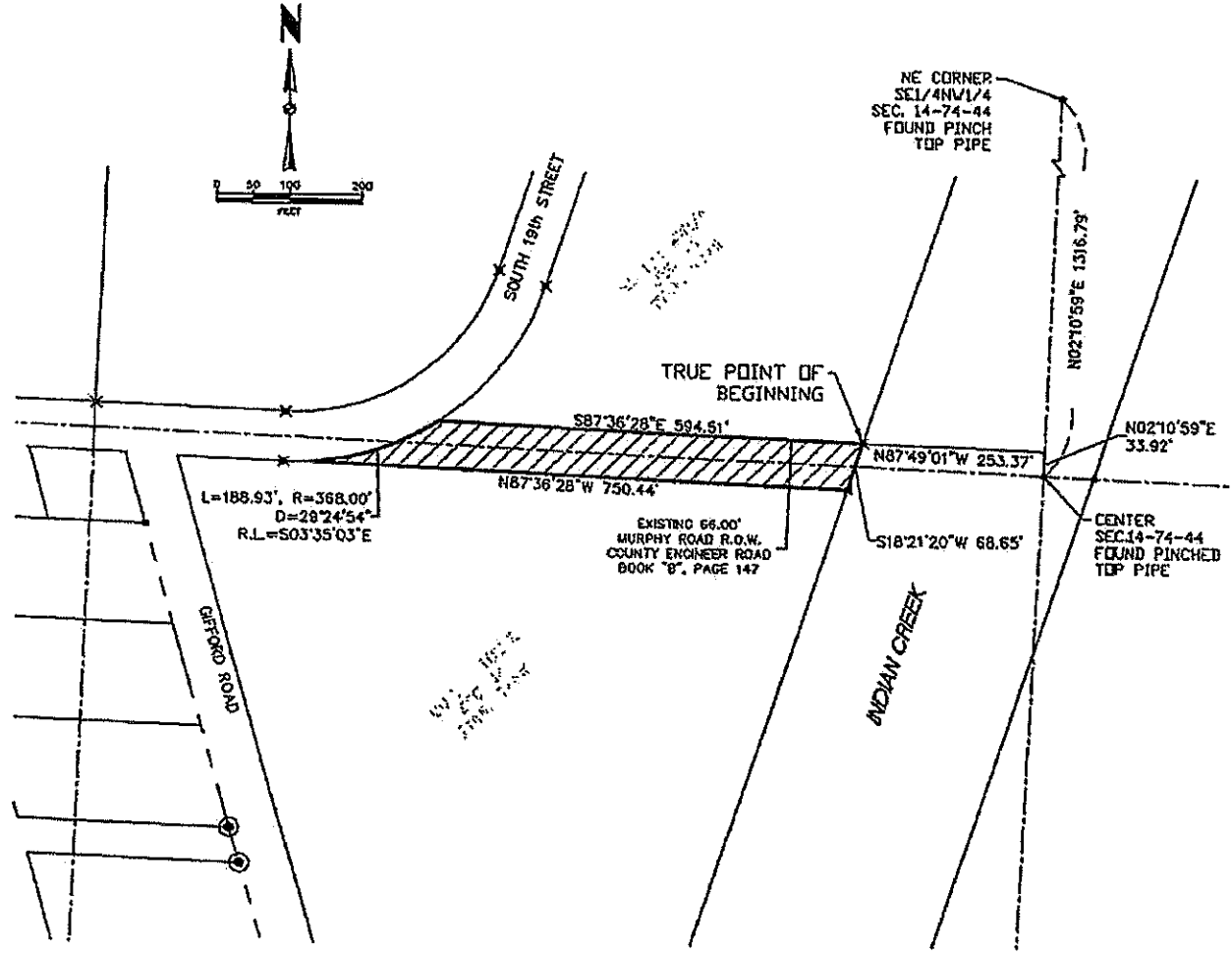
SOUTH POINTE SUBDIVISION, PHASE 2
S1/2NW1/4, SW1/4NE1/4 AND GOV. LOT 2, SEC. 14-74-44
COUNCIL BLUFFS INDUSTRIAL FOUNDATION
FINAL PLAT

project no.
108618
sheet
2 OF 2

EXHIBIT

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4) AND A PORTION OF GOVERNMENT LOT 2, ALL IN SECTION 14, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

PREPARED BY: JONATHAN M. LEISINGER, P.L.S., HGM ASSOCIATES INC., P.O. BOX 919, COUNCIL BLUFFS, IOWA 51502 (712)323-0530



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF MURPHY ROAD RIGHT-OF-WAY SHOWN IN THE POTTAWATTAMIE COUNTY ENGINEER ROAD BOOK "B" ON PAGE 147, SAID MURPHY ROAD RIGHT-OF-WAY BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF GOVERNMENT LOT 2 ALL IN SECTION 14, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4NW1/4), NORTH 02 DEGREES 10 MINUTES 59 SECONDS EAST, 33.92 FEET;

THENCE NORTH 87 DEGREES 49 MINUTES 01 SECOND WEST, 253.37 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INDIAN CREEK, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 18 DEGREES 21 MINUTES 20 SECONDS WEST, 68.65 FEET;

THENCE NORTH 87 DEGREES 36 MINUTES 28 SECONDS WEST, 750.44 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH 19th STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 03 DEGREES 35 MINUTES 03 SECONDS EAST, 368.00 FEET;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 24 MINUTES 54 SECONDS, 188.93 FEET;

THENCE SOUTH 87 DEGREES 36 MINUTES 28 SECONDS EAST, 594.51 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 42,876 SQUARE FEET (0.984 ACRE), MORE OR LESS.

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hgm
ASSOCIATES INC.
840 FTH AVE. COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

DATE	BY	CHECKED	DATE	BY	CHECKED

PROJECT: SOUTH POINTE SUBDIVISION, PHASE 2
CLIENT: COUNCIL BLUFFS INDUSTRIAL FOUNDATION
DRAWN BY: JML
CHECKED BY: JML
DATE: OCT 15 2015
PROJECT: MURPHY ROAD RIGHT-OF-WAY EXHIBIT

108618
1 OF 1