RECORDER'S INDEX
LOT: 1 –MORRIS SUB. : LOT 3 –MORRIS SUB., REPLAT 1
BLOCK:
SUBDIVISION: MORRIS SUBDIVISION
MORRIS SUBDIVISION, REPLAT 1
CITY: COUNCIL BLUFFS
COUNTY: POTTAWATTAMIE
PROPRIETOR: EDWARD L.–FRANCES M. MORRIS TRUST
REQUESTED BY: COUNCIL BLUFFS INDUSTRIAL FOUNDATION
DATE OF FIELD SURVEY: NOVEMBER 21, 2018

PREPARED BY: JONATHAN M. LEISINGER, P.L.S., HGM ASSOCIATES INC., 640 5th AVE., COUNCIL BLUFFS, IOWA 51502 (712)323-0530

PROJECT NO.

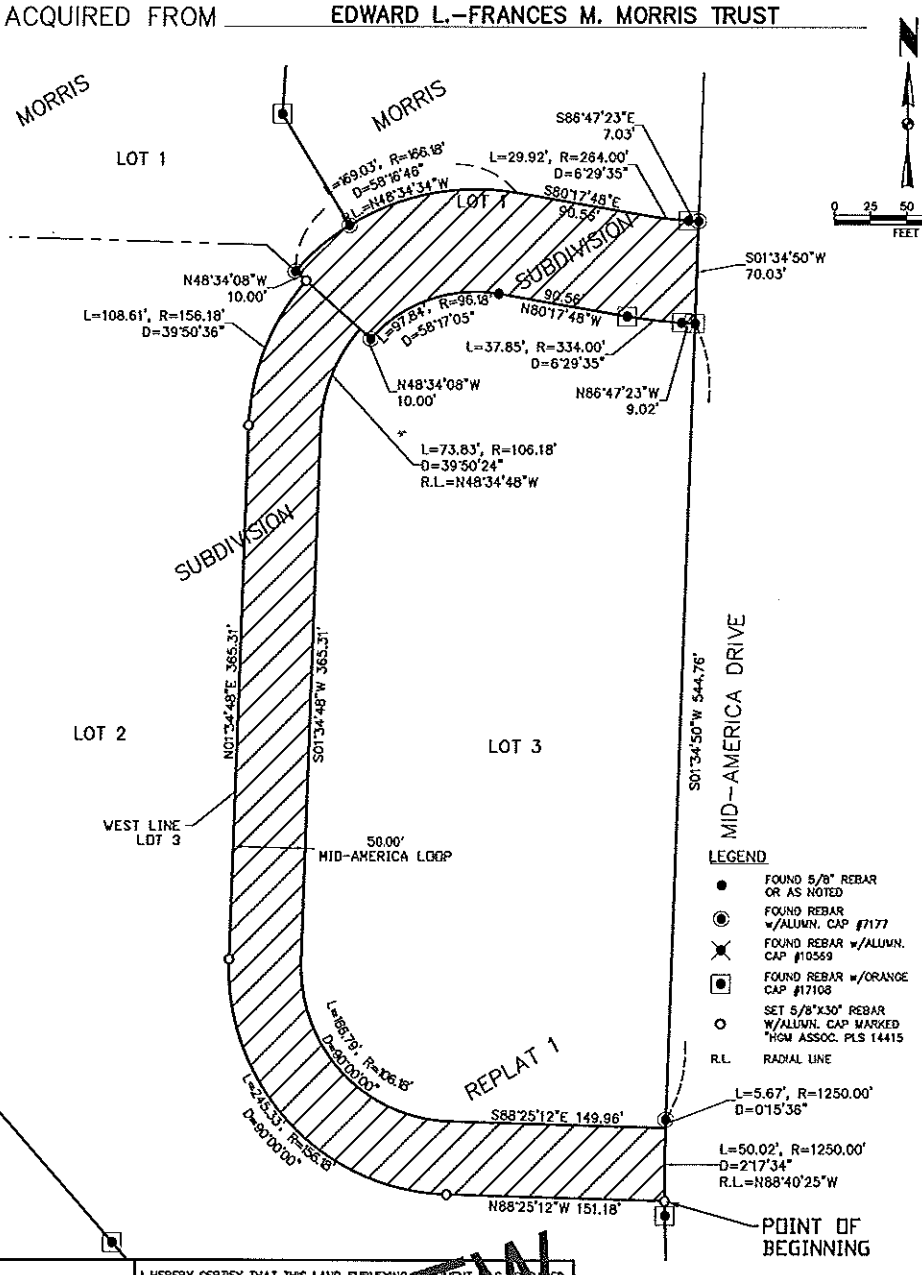
EXHIBIT "A"

ACQUISITION PLAT

PAGE 1 OF 2

PARCEL NO. 1

ACQUIRED FROM EDWARD L.–FRANCES M. MORRIS TRUST



LEGEND

- FOUND 5/8" REBAR OR AS NOTED
- FOUND REBAR w/ALUMN. CAP #7177
- FOUND REBAR w/ALUMN. CAP #10569
- FOUND REBAR w/ORANGE CAP #17108
- SET 5/8"X30" REBAR W/ALUMN. CAP MARKED "HGM ASSOC. PLS 14415
- R.L. RADIAL LINE

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.

JONATHAN M. LEISINGER 14415 PROFESSIONAL LAND SURVEYOR IOWA

AUGUST 21, 2019
DATE

JONATHAN M. LEISINGER

LICENSE NUMBER 14415

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 2 AND SHEET 2 OF 2

FOR REVIEW

POTTAWATTAMIE COUNTY

PROJECT NO. 112418

DATE DRAWN 08-20-2019 DRAWN BY DEF

LOT(S) 3 BLOCK(S) 1 SUBDIVISION MORRIS SUBDIVISION, REPLAT 1 CONSIDERATION $ 0 CONTRACT DATED

LAND ACQUISITION 59,263 s.f. TEMPORARY EASEMENT s.f. ACQUIRED BY

S:\Survey\Drafting\112418_CBIF Indoor Soccer\Engineering\Dwgs\Survey\112418_MidAm-Loop.dwg

PROJECT NO.

EXHIBIT "A"
ACQUISITION PLAT

PARCEL NO. 1

ACQUIRED FROM EDWARD L.-FRANCES M. MORRIS TRUST

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, MORRIS SUBDIVISION AND A PORTION OF LOT 3, MORRIS SUBDIVISION, REPLAT 1, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE ON THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES:
1) NORTH 88 DEGREES 25 MINUTES 12 SECONDS WEST, 151.18 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 156.18 FEET;
2) NORTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 245.33 FEET;
3) NORTH 01 DEGREE 34 MINUTES 48 SECONDS EAST, 365.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 156.18 FEET;
4) NORTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 50 MINUTES 36 SECONDS, 108.61 FEET TO A POINT ON A WESTERLY LINE OF SAID LOT 1;

THENCE ON SAID WESTERLY LINE, NORTH 48 DEGREES 34 MINUTES 08 SECONDS WEST, 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 48 DEGREES 34 MINUTES 34 SECONDS WEST, 166.18 FEET;

THENCE NORTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 58 DEGREES 16 MINUTES 46 SECONDS WEST, 169.03 FEET;

THENCE SOUTH 80 DEGREES 17 MINUTES 48 SECONDS EAST, 90.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 264.00 FEET;

THENCE EASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 35 SECONDS, 29.92 FEET;

THENCE SOUTH 86 DEGREES 47 MINUTES 23 SECONDS EAST, 7.03 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;

THENCE ON SAID EAST LINE, SOUTH 01 DEGREE 34 MINUTES 50 SECONDS WEST, 70.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ON THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FIVE (5) COURSES:
1) NORTH 86 DEGREES 47 MINUTES 23 SECONDS WEST, 9.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 334.00 FEET;
2) WESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 29 MINUTES 35 SECONDS, 37.85 FEET;
3) NORTH 80 DEGREES 17 MINUTES 48 SECONDS WEST, 90.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 96.18 FEET;
4) SOUTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 58 DEGREES 17 MINUTES 05 SECONDS, 97.84 FEET;
5) NORTH 48 DEGREES 34 MINUTES 08 SECONDS WEST, 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 48 DEGREES 34 MINUTES 48 SECONDS WEST, 106.18 FEET;

THENCE SOUTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 50 MINUTES 24 SECONDS, 73.83 FEET;

THENCE SOUTH 01 DEGREE 34 MINUTES 48 SECONDS WEST, 365.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 106.18 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, 166.79 FEET;

THENCE SOUTH 88 DEGREES 25 MINUTES 12 SECONDS EAST, 149.96 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE EASTERLY TO WHICH POINT A RADIAL LINE BEARS NORTH 88 DEGREES 40 MINUTES 25 SECONDS WEST, 1250.00 FEET;

THENCE ON SAID EAST LINE AND SOUTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 34 SECONDS, 50.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 59,263 s.f.(1.360 ACRES), MORE OR LESS.

FOR REVIEW

POTTAWATTAMIE COUNTY

PROJECT NO. 112418

DATE DRAWN 08-20-2019 DRAWN BY DEF

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