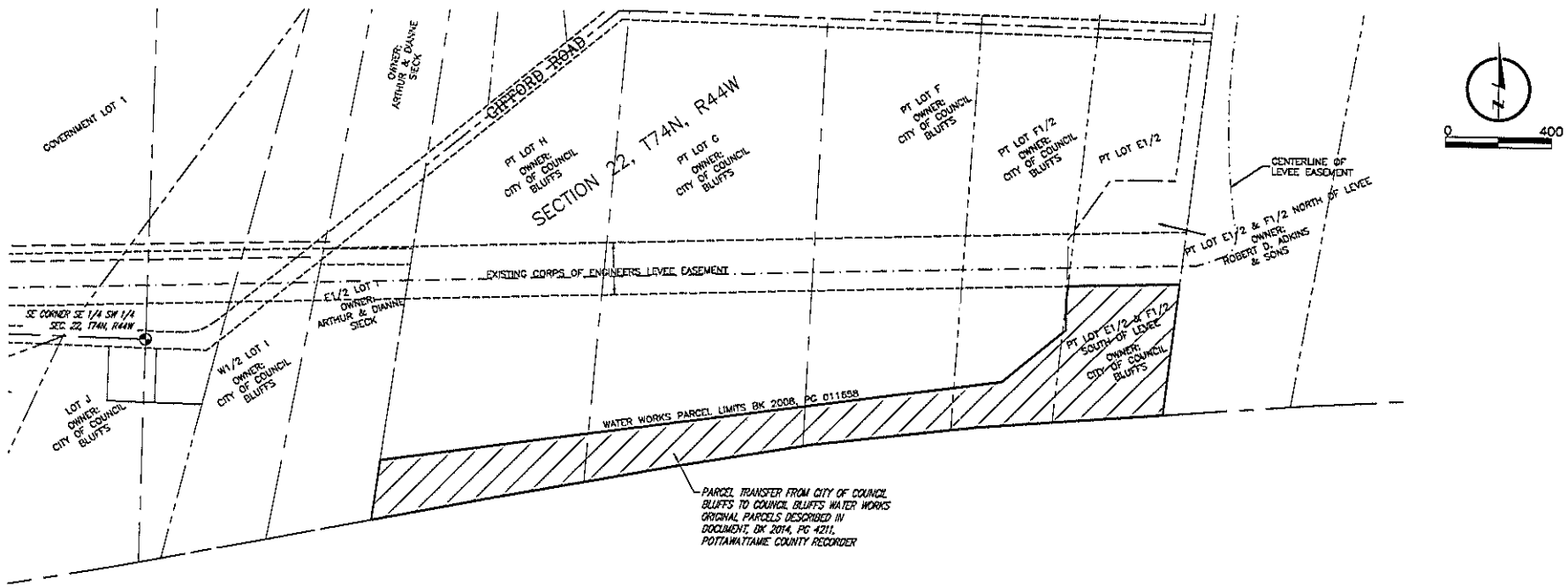
PARCEL TRANSFER EXHIBIT



LAMP RYNEARSON
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DESIGNER / DRAFTER	TLW / RCR
REVIEWER	
PROJECT NUMBER	0115103.03-421
DATE	12/19/19
SURFACE LOCATION	
BOOK AND PAGE	

PARCEL TRANSFER
FROM: CITY OF COUNCIL BLUFFS
TO: COUNCIL BLUFFS WATER WORKS

EXHIBIT

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L:\Engineering\0115103\03-421\04-Design\01-Civil\02-Plat\PARCEL TRANSFER.dwg, 12/20/2019 10:13:13 PM, RICHARD, RONCONE, LAMP RYNEARSON

AND:

PARCEL 2:

That part of Government Lot 3 and Accretion Lot "H" in Section 22, Township 74 North, Range 44 West of the 5th P.M., Pottawattamie County, Iowa, also known and further described as Government Lot 3 in Section 22, Township 74, Range 44; Also Lot "H" in the Partition of accretions as shown on plat recorded in Comp. Rec. A on Page 450 of the Complete Records of the District Court of Pottawattamie County, Iowa, at Council Bluffs, Iowa, lying South of Sieck Levee, all subject to legal easements of record and highways established for public use.

Except that part of the above-described property described as follows:

Part of Lot "H", Accretion to Government Lot 3, SE1/4 of Section 22, Township 74, Range 44, more particilarly described as follows:

Beginning at the intersection of the center line of Gifford Road as now located and the Easterly line of said Lot "H", thence Southwesterly along the center line of Gifford Road, a distance of 937.0 feet to the Westerly line of Lot "H", thence N 6° 39' E along said line, a distance of 990.0 feet, thence due East 637.0 feet to the Easterly line of Lot "H", thence S 3° 25' W along said Easterly line of Lot "H", a distance of 375.97 feet to Point of Beginning, said tract containing 10.0 acres, more or less.

AND EXCEPT that part of Government Lot 3, and Accretion Lot "H" described as follows:

A parcel of land being a portion of Lot "H", Accretion to Government Lot 3 in the Southeast Quarter of Section 22, Township 74 North, Range 44 West of the 5th Principal Meridian, and a portion of Accretion Lots "G", "F", "F1/2" and "E1/2" as shown on a Plat recorded in Comp. Rec. A, on Page 450 of the complete records of the District Court of Pottawattamie County, Iowa, all in the City of Council Bluffs, Pottawattamie County, Iowa, being more fully described as follows:

Commencing at the Northeast corner of said Lot "H"; thence along the East line of said Lot "H", South 05 degrees 17 minutes 26 seconds West, 2636.54 feet to the true point of beginning, said point being on the centerline of Gifford Road; thence along said centerline the following 2 courses: 1) South 88 degrees 13 minutes 16 seconds East, 750.51 feet; 2) South 88 degrees 16 minutes 24 seconds East, 1394.87 feet; thence South 07 degrees 00 minutes 14 seconds West, 571.27 feet; thence South 90 degrees 00 minutes 00 seconds West, 245.83 feet; thence South 34 degrees 50 minutes 37 seconds West, 277.85 feet; thence South 01 degree 16 minutes 24 seconds West, 348.18 feet; thence South 50 degrees 02 minutes 05 seconds West, 314.74 feet; thence South 82 degrees 30 minutes 19 seconds West, 1583.50 feet; thence South 82 degrees 14 minutes 09 seconds West, 798.83 feet to a point on the West line of said Lot "H", thence along said West line, North 08 degrees 31 minutes 41 seconds East, 1143.00 feet to a point on the centerline of said Gifford Road; thence along said centerline the following 2 courses: 1) North 50 degrees 54 minutes 11 seconds East, 944.90 feet; 2) South 88 degrees 13 minutes 59 seconds East, 37.50 feet to the true point of beginning.

Said parcel contains an area 88.077 acres (including 2.373 acres of Gifford Road right-of-way and 11.488 acres of Sieck levee right-of-way) more or less.

LEGAL DESCRIPTION:

PARCEL 1: That part of the accretions to part of Lots 1 and 2 in Section 14, Township 74, Range 44, that lie South of the South line of Lot 2 in Section 22, Township 74, Range 44, extended East known as Lots "F", "F1/2", and "E1/2" as established in partition suit, recorded in Complete Record A, Page 450 et seq., in the District Court of Pottawattamie County, lying South of Sieck Levee.

EXCEPT that part deeded to the City of Council Bluffs described as: A parcel of land being a portion of Lot "H", Accretion to Government Lot 3 in the Southeast Quarter of Section 22, Township 74 North, Range 44 West of the 5th Principal Meridian, and a portion of Accretion Lots "G", "F", "F1/2" and "E1/2" as shown on a Plat recorded in Comp. Rec. A, on page 450 of the complete records of the District Court of Pottawattamie County, Iowa, all in the City of Council Bluffs, Pottawattamie County, Iowa, being more fully described as follows:

Commencing at the Northeast corner of said Lot "H"; thence along the East line of said Lot "H", South 05 degrees 17 minutes 26 seconds West, 2636.54 feet to the true point of beginning, said point being on the centerline of Gifford Road; thence along said centerline the following 2 courses: 1) South 88 degrees 13 minutes 16 seconds East, 750.51 feet; 2) South 88 degrees 16 minutes 24 seconds East, 1394.87 feet; thence South 07 degrees 00 minutes 14 seconds West, 571.27 feet; thence South 90 degrees 00 minutes 00 seconds West, 245.83 feet; thence South 34 degrees 50 minutes 37 seconds West, 277.85 feet; thence South 01 degree 16 minutes 24 seconds West, 348.18 feet; thence South 50 degrees 02 minutes 05 seconds West, 314.74 feet; thence South 82 degrees 30 minutes 19 seconds West, 1583.50 feet; thence South 82 degrees 14 minutes 09 seconds West, 798.83 feet to a point on the West line of said Lot "H"; thence along said West line, North 08 degrees 31 minutes 41 seconds East, 1143.00 feet to a point on the centerline of said Gifford Road; thence along said centerline the following 2 courses: 1) North 50 degrees 54 minutes 11 seconds East, 944.90 feet; 2) South 88 degrees 13 minutes 59 seconds East, 37.50 feet to the true point of beginning.
Said parcel contains an area 88.077 acres (including 2.373 acres of Gifford Road right-of-way and 11.488 acres of Sieck levee right-of-way), more or less.

AND:

That part of Lot "G" lying South of Sieck Levee in the Partition of Accretions to Section 22, Township 74 North, Range 44 West, City of Council Bluffs, Pottawattamie County, Iowa. Lot "G" described as follows:

Beginning at a point where to the North line of Government Lot 1 in said Section 22, Township 74, Range 44 produced East intersects the Westerly line of said Lot "G", thence along said line (said line being in the East-West portion of Gifford Road) N 89° 53' 20" E 750.81 feet to the Easterly line Lot "G", thence along said line S 1° 18' 00" W 1710.96 feet to a point on the high bank line of the Missouri River, thence Southwesterly along said line S 79° 51' 06" W 835.90 feet to the Westerly line Lot "G", thence along said line N 3° 25' 00" E 1859.65 feet to the point of beginning. Said parcel includes Gifford Road R.O.W. and also Sieck Levee R.O.W.

Note: Bearings are based upon a recorded survey by F.W. Mann dated 10/11/65.

Formerly described as:

The 50.88 Acres, part of Lot "G" of Accretions to Section 22, Township 74, Range 44, as described in Deed recorded in Book 537, Page 177 as follows: Part of Lot "G" in the partition of accretions shown by Plat recorded in Complete Record "A", Page 450, records District Court of Pottawattamie County, Iowa, described as follows: Commencing at a point where the North line of Government Lot 1 in Section 22, Township 74, Range 44, would if produced East intersect the Westerly line of said Lot "G", said point being South 3° 25' West 40.07 chains, from the Southeast corner of said Lot 4, in said Section 22; thence East 11.41 chains, or to the East line of Lot "G", thence South 1° 18' West 41.90 chains, thence South 75° 30' West 13.58 chains; thence North 3° 25' East 45.18 chains to place of beginning, it being the intention to convey all the land being and contained between the side lines and the line on the North and the Missouri River on the South as the said River now runs.