ATTACHMENT B

Project No. EGA181011 Exhibit "A"

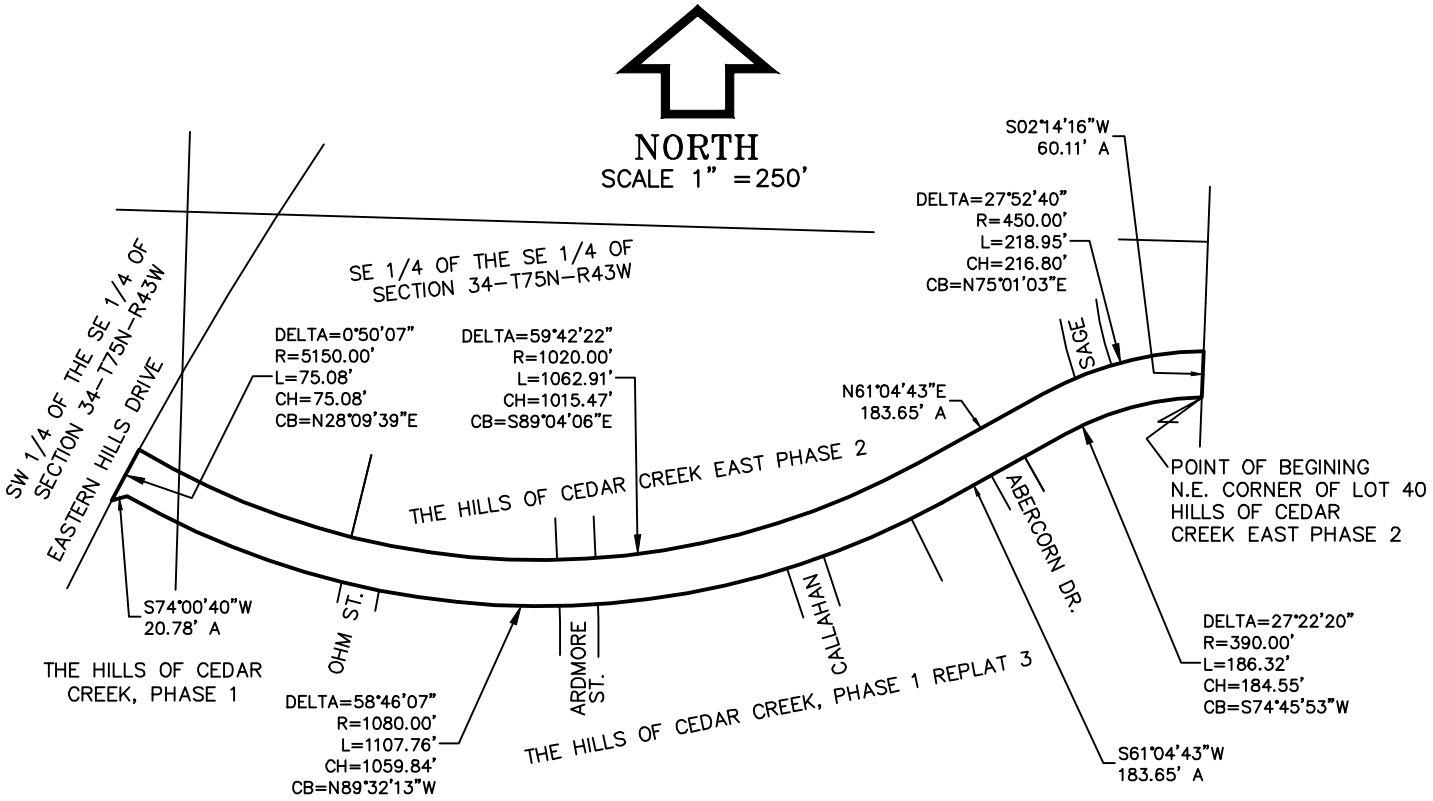
Date: 6-1-20

DESCRIPTION & SKETCH

LEGAL DESCRIPTION:

A PORTION OF PUBLIC ROADWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA AND PREVIOUS TO MAY OF THE YEAR 2020 KNOWN AS STEVEN ROAD, AS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 40 OF HILLS OF CEDAR CREEK EAST PHASE 2 AS SURVEYED, PLATTED AND RECORDED IN POTTAWATTAMIE COUNTY, IOWA; THENCE ALONG THE EXISTING PERIMETER OF THE ABOVE REFERENCED PUBLIC RIGHT-OF-WAY THE FOLLOWING CALLS; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 27°22'20", AN ARC DISTANCE OF 186.32 FEET (CHORD=184.55', CHORD BEARING=S74°45'53"W) TO A POINT OF TANGENCY; THENCE SOUTH 61°04'43" WEST, A DISTANCE OF 183.65 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.00 FEET AND A CENTRAL ANGLE OF 58°46'07", AN ARC DISTANCE OF 1107.76 FEET (CHORD=1059.84', CHORD BEARING=N89°32'13"W); THENCE SOUTH 74°00'40" WEST, A DISTANCE OF 20.78 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5150.00 FEET AND A CENTRAL ANGLE OF 0°50'07", AN ARC DISTANCE OF 75.08 FEET (CHORD=75.08', CHORD BEARING=N28°09'39"E); THENCE EASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 1020.00 FEET AND A CENTRAL ANGLE OF 59°42'22", AN ARC DISTANCE OF 1062.91 FEET (CHORD=1015.47', CHORD BEARING=S89°04'06"E) TO A POINT OF CURVATURE; THENCE NORTH 61°04'43"EAST, A DISTANCE OF 183.65 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 27°52'40", AN ARC DISTANCE OF 218.95 FEET (CHORD=216.80', CHORD BEARING=N75°01'03"E); THENCE SOUTH 02°14'16" WEST, A DISTANCE OF 60.11 FEET TO THE POINT OF BEGINNING. CONTAINING 2.04 ACRES, MORE OR LESS.



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