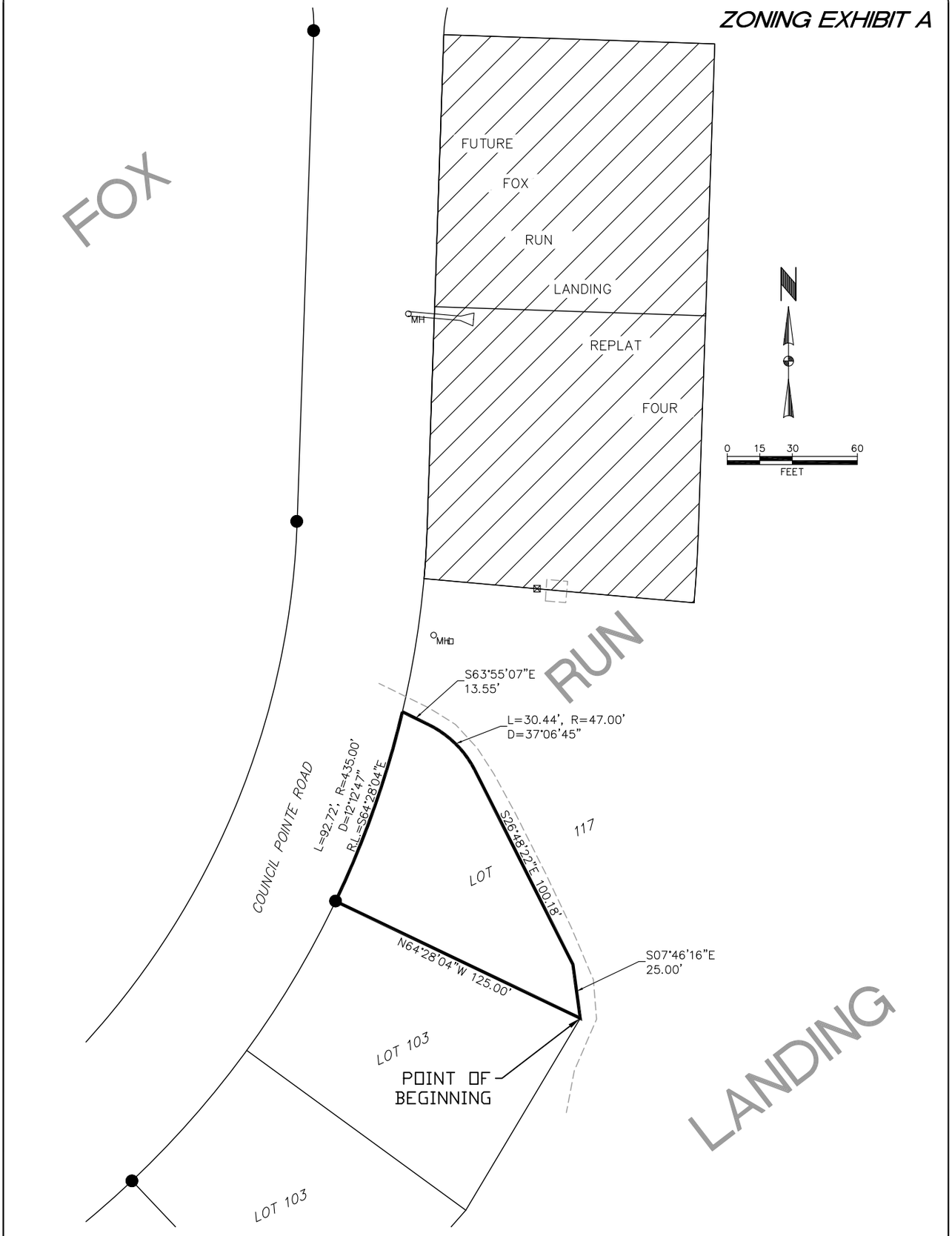
S:\Survey\Drafting\102420_WILD-Fox Run Lot 117\Engineering\Dwgs\Survey\102420_SUBDIVISION PLAT.dwg
fb: hgm: 102420

ZONING EXHIBIT A



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 117, FOX RUN LANDING, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 103 IN SAID FOX RUN LANDING; THENCE ON THE NORTH LINE OF SAID LOT 103, NORTH 64 DEGREES 28 MINUTES 04 SECONDS WEST, 125.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNCIL POINTE ROAD, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY TO WHICH POINT A RADIAL LINE BEARS SOUTH 64 DEGREES 28 MINUTES 04 SECONDS EAST, 435.00 FEET; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE AND NORTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 12 MINUTES 47 SECONDS, 92.72 FEET; THENCE SOUTH 63 DEGREES 55 MINUTES 07 SECONDS EAST, 13.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 47.00 FEET; THENCE SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 37 DEGREES 06 MINUTES 45 SECONDS, 30.44 FEET; THENCE SOUTH 26 DEGREES 48 MINUTES 22 SECONDS EAST, 100.18 FEET; THENCE SOUTH 07 DEGREES 46 MINUTES 16 SECONDS EAST, 25.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 7,376 SQUARE FEET (0.169 ACRE), MORE OR LESS.

project no. 102420
date MAY'20
sheet 1 OF 1

project FOX RUN LANDING
client WESTERN IOWA LAND DEVELOPMENT, L.L.C.
sheet ZONING EXHIBIT A

DEF drawn
DEF designed
DEF approved

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

ATTACHMENT C