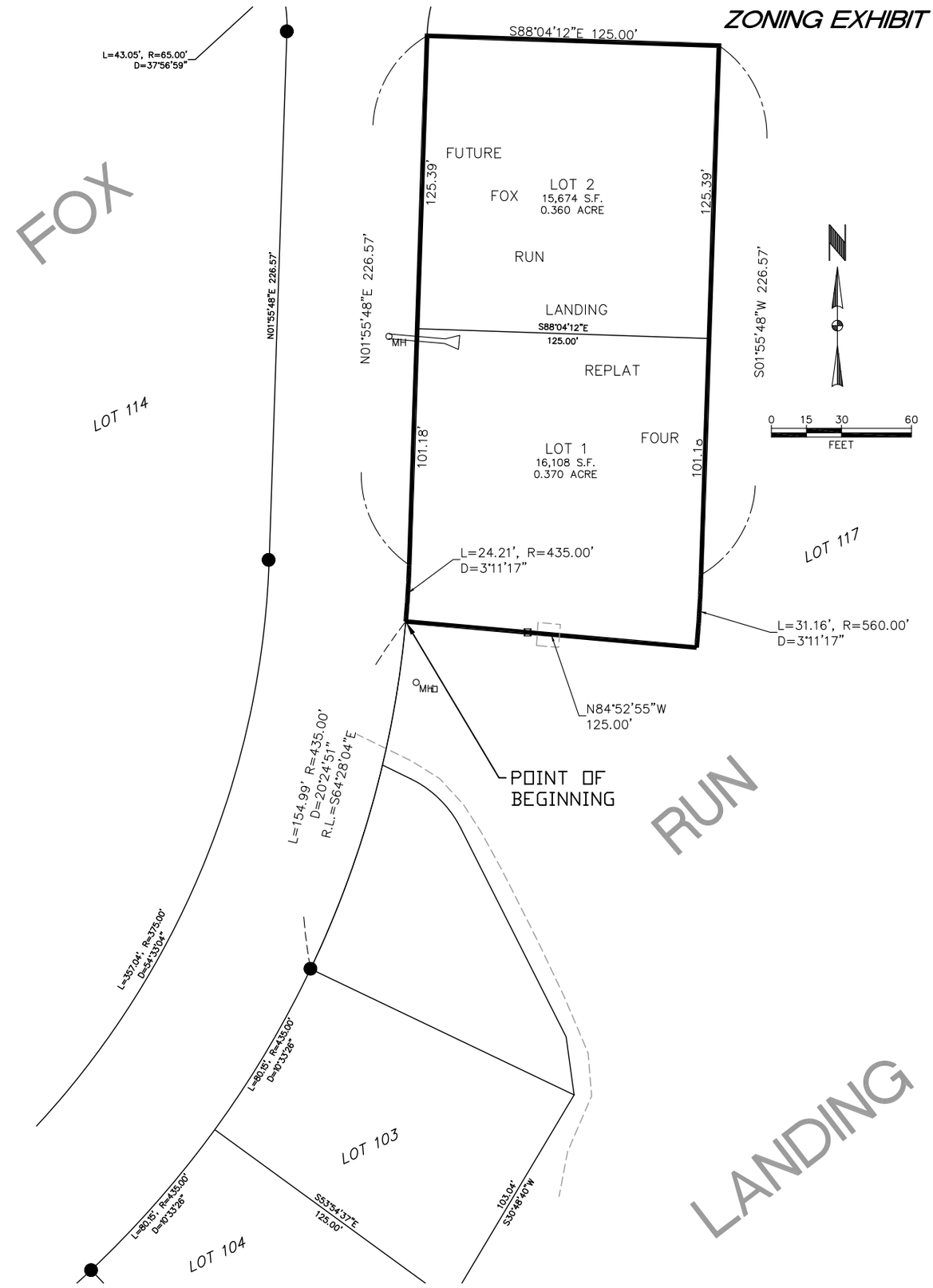
S:\Survey\Drafting\102420_WILD-Fox Run Lot 117\Engineering\Dwgs\Survey\102420_SUBDIVISION PLAT.dwg
fb: hgm: 102420

ZONING EXHIBIT B



LEGAL DESCRIPTION

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

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 103 IN SAID FOX RUN LANDING, SAID NORTHWESTERLY CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNCIL POINTE ROAD AND 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 20 DEGREES 24 MINUTES 51 SECONDS, 154.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 17 SECONDS, 24.21 FEET; 2) NORTH 01 DEGREE 55 MINUTES 48 SECONDS EAST, 226.57 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 12 SECONDS EAST, 125.00 FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 48 SECONDS WEST, 226.57 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 560.00 FEET; THENCE SOUTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 11 MINUTES 17 SECONDS, 31.16 FEET; THENCE NORTH 84 DEGREES 52 MINUTES 55 SECONDS WEST, 125.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 31,782 SQUARE FEET (0.730 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 B

DEF drawn
DEF designed
DEF approved

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

ATTACHMENT D