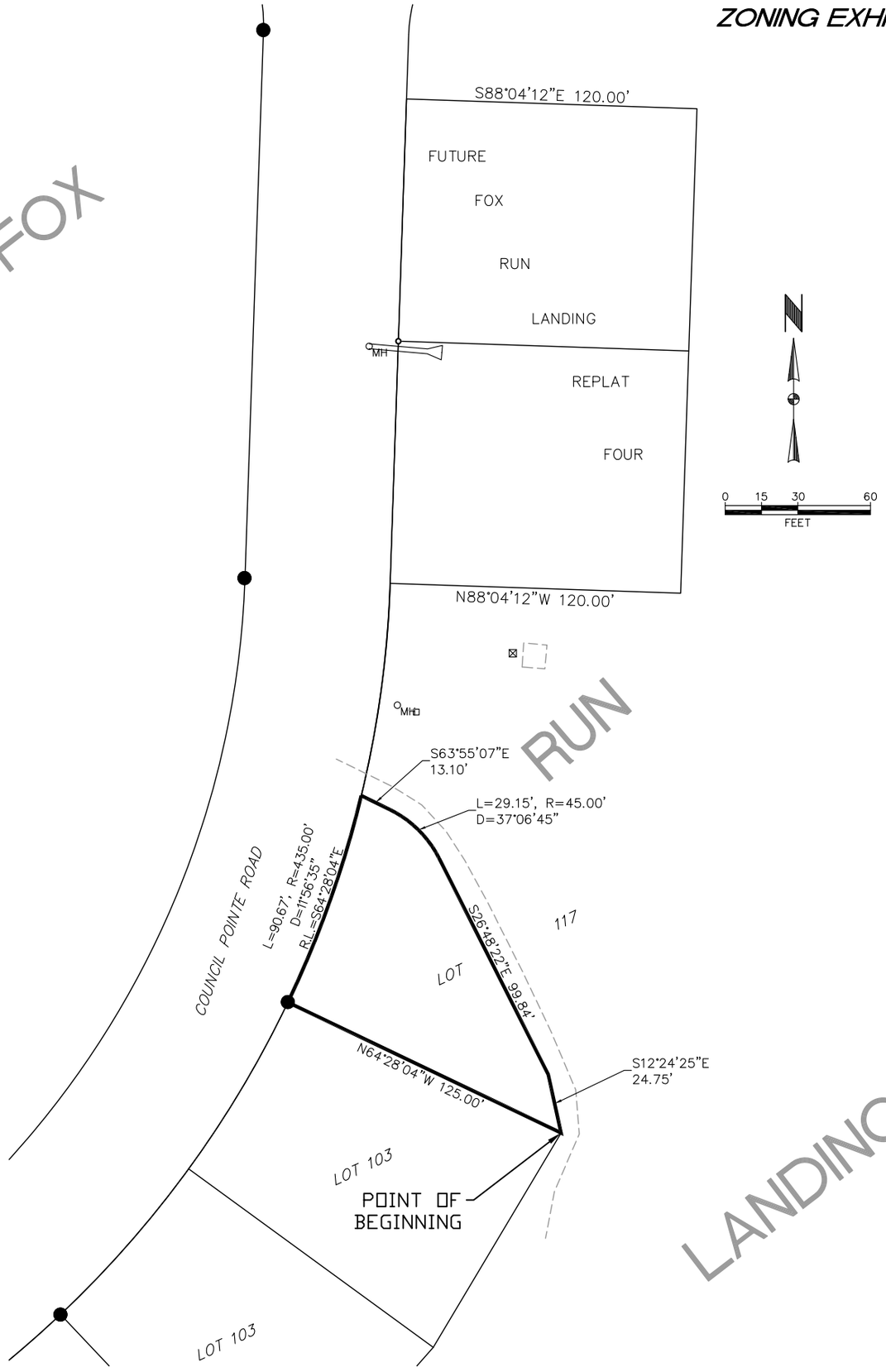
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ZONING EXHIBIT A



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 11 DEGREES 56 MINUTES 35 SECONDS, 90.67 FEET; THENCE SOUTH 63 DEGREES 55 MINUTES 07 SECONDS EAST, 13.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHEASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 37 DEGREES 06 MINUTES 45 SECONDS, 29.15 FEET; THENCE SOUTH 26 DEGREES 48 MINUTES 22 SECONDS EAST, 99.84 FEET; THENCE SOUTH 12 DEGREES 24 MINUTES 25 SECONDS EAST, 24.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 7,065 SQUARE FEET (0.162 ACRE), MORE OR LESS.

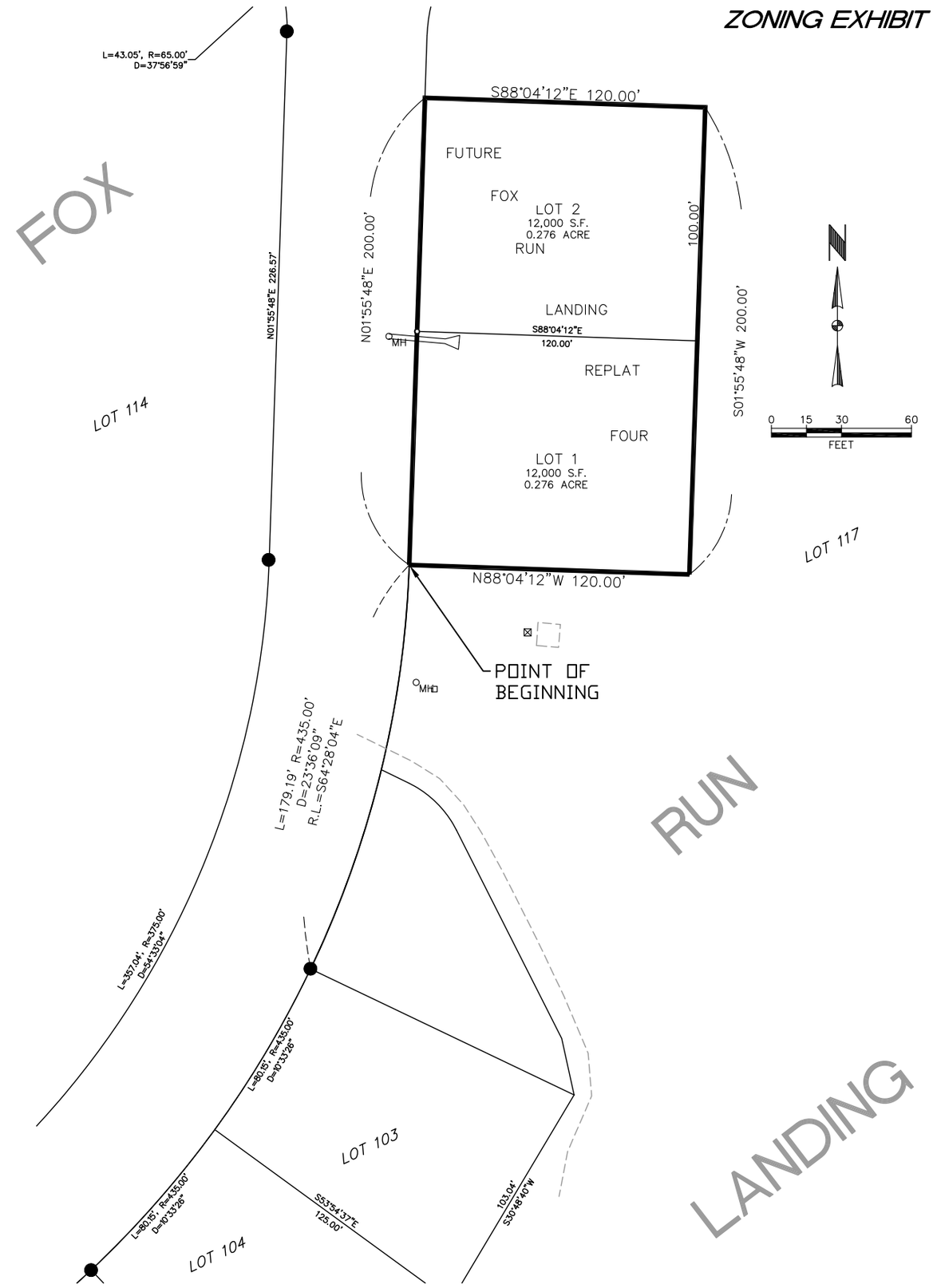
REVISED 2020-09-29
REVISED 2020-07-24

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
drawn	DEF
designed	DEF
approved	DEF

hgm ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

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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 THE FOLLOWING TWO (2) COURSE: 1) NORTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 36 MINUTES 09 SECONDS, 179.19 FEET TO THE POINT OF BEGINNING; 2) CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 01 DEGREE 55 MINUTES 48 SECONDS EAST, 200.00 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 12 SECONDS EAST, 120.00 FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 48 SECONDS WEST, 200.00 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 12 SECONDS WEST, 120.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 24,000 SQUARE FEET (0.551 ACRE), MORE OR LESS.

REVISED 2020-09-29
REVISED 2020-07-24

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

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