



LEGAL DESCRIPTION – TIF DISTRICT REMOVAL

A PARCEL OF LAND BEING ALL OF POWER CENTER SUBDIVISION AND RHODENS SUBDIVISION, A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/4) OF SECTION 07, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN AND A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 18, METRO CROSSING, A PLATTED SUBDIVISION IN SAID CITY OF COUNCIL BLUFFS;

THENCE SOUTHERLY ON THE WEST LINE OF SAID METRO CROSSING AND ON IT'S SOUTHERLY PROLONGATION 2,729 FEET MORE OR LESS TO THE CENTERLINE OF VETERANS MEMORIAL HIGHWAY;

THENCE WESTERLY ON SAID CENTERLINE 2,590 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH EXPRESSWAY;

THENCE NORTHERLY ON SAID SOUTHERLY PROLONGATION AND ON SAID EAST
RIGHT-OF-WAY LINE 1,528 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY
LINE OF 35TH AVENUE;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE 2,758 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4);

THENCE SOUTHERLY ON SAID EAST LINE 47.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 129 ACRES, MORE OR LESS.

this drawing is being made available by hgm associates inc. for use on this project in accordance with hgm associates inc. agreement for professional services. hgm associates inc. assumes no liability for any use of this drawing or any part thereof except in accordance with the terms of the above agreement.

hgm

A S S O C I A T E S I N C .
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

DEF	revision	date
drawn		
DEF		
designed		
DEF		
approved		
JUN '20		
date		

project SOUTH EXPRESSWAY – 35TH AVE.

client C.B. COMMUNITY DEVELOPMENT DEPARTMENT
209 PEARL STREET, COUNCIL BLUFFS, IA 51503

sheet **TIF DISTRICT REMOVAL**

project no.

150420

sheet

1 OF 1