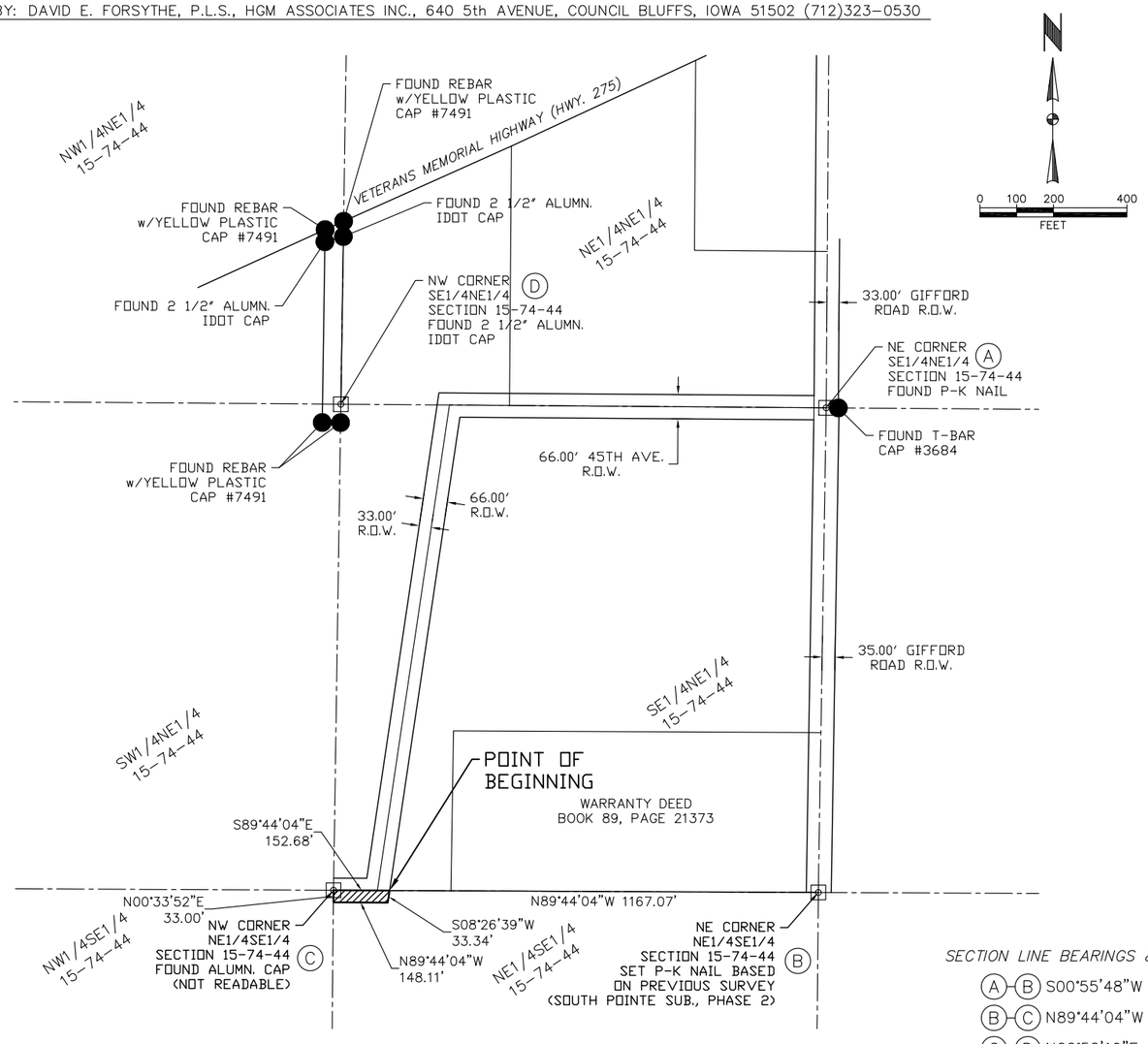
Attachment B

EXHIBIT

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

PREPARED BY: DAVID E. FORSYTHE, P.L.S., HGM ASSOCIATES INC., 640 5th AVENUE, COUNCIL BLUFFS, IOWA 51502 (712)323-0530



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4);

THENCE ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST, 1167.07 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AN EXISTING ROADWAY RECORDED IN ROAD CALENDAR BOOK B, PAGE 554, PETITION 325 IN THE POTTAWATTAMIE COUNTY ENGINEER'S OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY PROLONGATION OF SAID EAST RIGHT-OF-WAY LINE, SOUTH 08 DEGREES 26 MINUTES 39 SECONDS WEST, 33.34 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AN EXISTING ROADWAY RECORDED IN ROAD CALENDAR BOOK D, PAGE 68, PETITION 993 IN THE POTTAWATTAMIE COUNTY ENGINEER'S OFFICE;

THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST, 148.11 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4);

THENCE ON SAID WEST LINE, NORTH 00 DEGREES 33 MINUTES 52 SECONDS EAST, 33.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4);

THENCE ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), SOUTH 89 DEGREES 44 MINUTES 04 SECONDS EAST, 152.68 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 0.114 ACRE, MORE OR LESS.

LEGEND

- ● FOUND PIN AS NOTED
- ○ SET 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "HGM ASSOC. PLS 25604"
- ⊡ FOUND SECTION CORNER AS NOTED
- (S) SURVEYED
- (P) PLAT OF SURVEY BOOK 101, PAGE 50968
- R.O.W. RIGHT-OF-WAY
- (D) WARRANTY DEED BOOK 106, PAGE 04539

SECTION LINE BEARINGS & DISTANCES

- (A)-(B) S00°55'48"W 1319.77'(S) 1319.90'(P)
- (B)-(C) N89°44'04"W 1319.75'(S) 1319.58'(P)
- (C)-(D) N00°52'19"E 1323.47'(S)
- (D)-(A) S89°34'24"E 1321.05'(S) 1321.14'(P)

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hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

ZEH	DEF	DEF
drawn	designed	approved
		JULY'21
		date
		revision
		date

project: SE1/4NE1/4 SECTION 15-74-44
client: TOM EYMAN
sheet: VACATION EXHIBIT

project no. 107121
sheet 1 OF 1

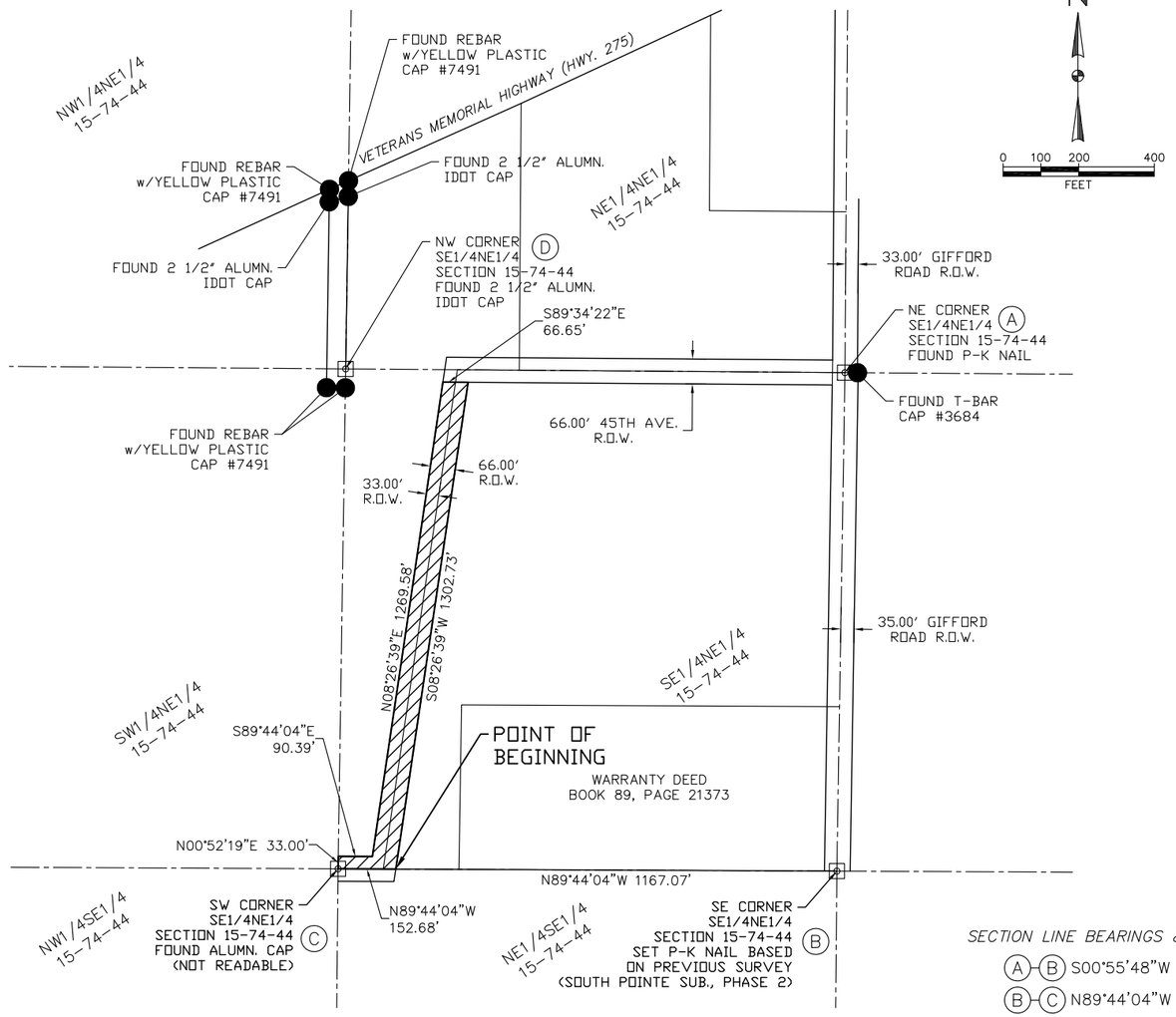
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by:
DATE PLOTTED: 8/13/2021 9:20 AM DRAWN BY: ZEH PLOT SCALE: 1:2

Attachment B

EXHIBIT

A PARCEL OF LAND BEING A PORTION OF PARCEL "21219" AND A PORTION OF PARCEL "21220" IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

PREPARED BY: DAVID E. FORSYTHE, P.L.S., HGM ASSOCIATES INC., 640 5th AVENUE, COUNCIL BLUFFS, IOWA 51502 (712)323-0530



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "21219" AND A PORTION OF PARCEL "21220" IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4);

THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST, 1167.07 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AN EXISTING ROADWAY RECORDED IN ROAD CALENDAR BOOK B, PAGE 554, PETITION 325 IN THE POTTAWATTAMIE COUNTY ENGINEER'S OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTH LINE, NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST, 152.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4);

THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), NORTH 00 DEGREES 52 MINUTES 19 SECONDS EAST, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AN EXISTING ROADWAY RECORDED IN ROAD CALENDAR BOOK D, PAGE 68, PETITION 993 IN THE POTTAWATTAMIE COUNTY ENGINEER'S OFFICE;

THENCE ON SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 44 MINUTES 04 SECONDS EAST, 90.39 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID EXISTING ROADWAY RECORDED IN BOOK B;

THENCE ON SAID WEST RIGHT-OF-WAY LINE, NORTH 08 DEGREES 26 MINUTES 39 SECONDS EAST, 1269.58 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTH RIGHT-OF-WAY LINE OF 45th AVENUE;

THENCE EASTERLY ON SAID WESTERLY PROLONGATION, SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST, 66.65 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE;

THENCE ON SAID EAST RIGHT-OF-WAY LINE, SOUTH 08 DEGREES 26 MINUTES 39 SECONDS WEST, 1302.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 2.041 ACRES, MORE OR LESS.

LEGEND

- ● FOUND PIN AS NOTED
- ○ SET 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "HGM ASSOC. PLS 25604"
- ⊡ FOUND SECTION CORNER AS NOTED
- (S) SURVEYED
- (P) PLAT OF SURVEY BOOK 101, PAGE 50968
- R.O.W. RIGHT-OF-WAY
- (D) WARRANTY DEED BOOK 106, PAGE 04539

SECTION LINE BEARINGS & DISTANCES

- (A)-(B) S00°55'48"W 1319.77'(S) 1319.90'(P)
- (B)-(C) N89°44'04"W 1319.75'(S) 1319.58'(P)
- (C)-(D) N00°52'19"E 1323.47'(S)
- (D)-(A) S89°34'24"E 1321.05'(S) 1321.14'(P)

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hgm ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
PHONE: (712) 323-0530

ZEH	DEF	DEF
drawn	designed	approved
		JULY'21
		date
		revision
		date

project: SE1/4NE1/4 SECTION 15-74-44
client: TOM EYMAN
sheet: VACATION EXHIBIT

project no. 107121
sheet 1 OF 1

FILENAME: S:\Survey\Drafting\107121_Eyman-Gifford Road\Engineering\Dwgs\Survey\107121_ROW-Vac.dwg
hgm:
DATE PLOTTED: 8/13/2021 9:21 AM DRAWN BY: ZEH PLOT SCALE: 1:2