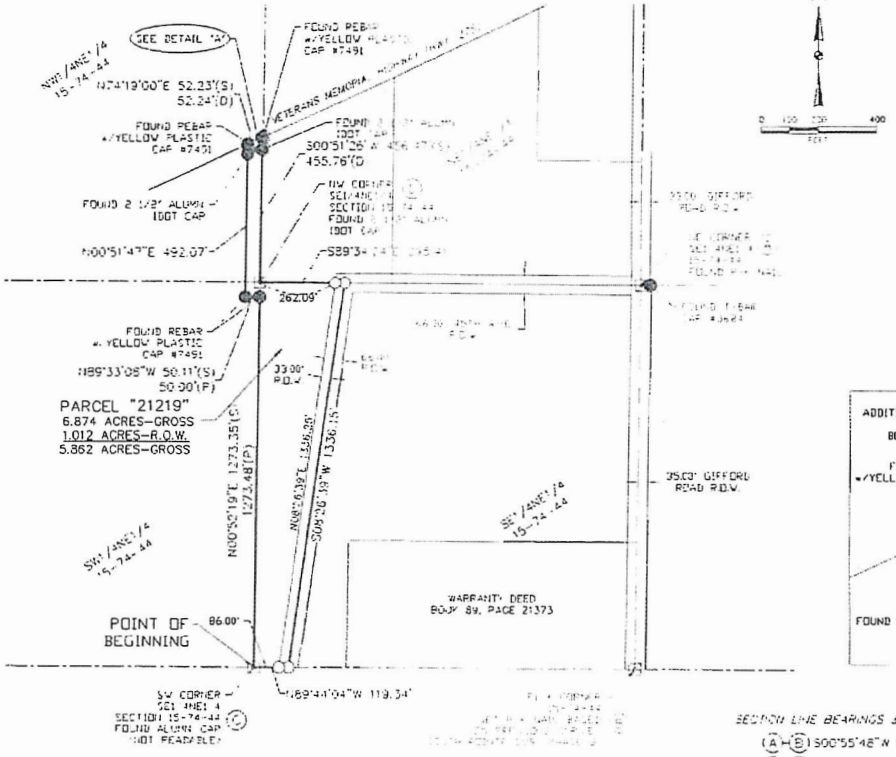
Attachment C

PLAT OF SURVEY

PARCEL "21219" BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) ALL IN SECTION 15, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA

RECORDER'S INDEX	
LOT:	
BLOCK:	
SUBDIVISION:	
ALIQUOT PART:	W1/2NE1/4 & SE1/4NE1/4
SECTION: 15	TOWNSHIP: 74 N / RANGE: 44 W
CITY:	COUNCIL BLUFFS
COUNTY:	POTTAWATTAMIE
PROPRIETOR:	ROBERT D. ADKINS JR.
REQUESTED BY:	TOM EYMAN
DATE OF FIELD SURVEY:	JUNE 15, 2021

PREPARED BY: DAVID E. FORSYTHE, P.L.S., HGM ASSOCIATES INC., 640 5TH AVENUE, COUNCIL BLUFFS, IOWA 51503 (712) 323-0530



LEGAL DESCRIPTION – PARCEL "21219":

PARCEL "21219" BEING A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER (W1/2NE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4) ALL IN 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:

BEGINNING AT 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, 1273.35 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 08 SECONDS WEST, 50.11 FEET;

THENCE NORTH 00 DEGREES 51 DEGREES 47 MINUTES EAST, 492.07 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VETERANS MEMORIAL HIGHWAY (HIGHWAY 275) ACQUIRED BY A WARRANTY DEED RECORDED IN BOOK 106, PAGE 04539 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74 DEGREES 19 MINUTES 00 SECONDS EAST, 52.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID WESTERLY HALF OF THE NORTHEAST QUARTER (W1/2NE1/4);

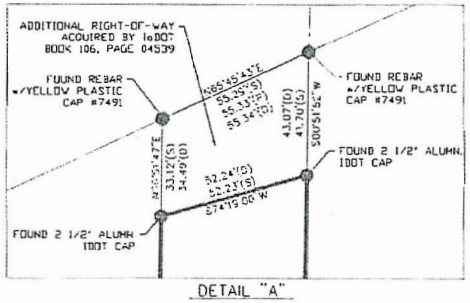
THENCE ON SAID EASTERLY LINE, SOUTH 00 DEGREES 51 MINUTES 26 SECONDS WEST, 456.47 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4);

THENCE ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4), SOUTH 89 DEGREES 34 MINUTES 24 SECONDS EAST, 295.41 FEET TO THE CENTERLINE OF AN EXISTING ROADWAY RECORDED IN ROAD CALENDAR BOOK B, PAGE 554, PETITION 325 IN THE POTTAWATTAMIE COUNTY ENGINEER'S OFFICE;

THENCE ON SAID CENTERLINE, SOUTH 08 DEGREES 26 MINUTES 39 SECONDS WEST, 1336.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4NE1/4);

THENCE ON SAID SOUTH LINE, NORTH 89 DEGREES 44 MINUTES 04 SECONDS WEST, 119.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "21219" CONTAINS AN AREA OF 6.874 ACRES, MORE OR LESS INCLUDING 1.012 ACRES, MORE OR LESS OF ROADWAY RIGHT-OF-WAY.



DETAIL "A"

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)

DAVID E. FORSYTHE 25604 IOWA PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DAVID E. FORSYTHE — JUNE 25, 2021 DATE

LICENSE NUMBER 25604

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1 OF 1

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

project PLAT OF SURVEY
W1/2NE1/4 & SE1/4NE1/4 SECTION 15-74-44
client TOM EYMAN
sheet PLAT OF SURVEY - PARCEL "21219"

project no. 107121
sheet 1 OF 1

FILENAME: S:\Survey\Drafting\107121_Eyman-Gifford Road\Engineering\Dwgs\Survey\107121_Plat of Survey.dwg DATE PLOTTED: 5/25/2021 8:09 AM DRAWN BY: ZEH PLOT SCALE: 1:2