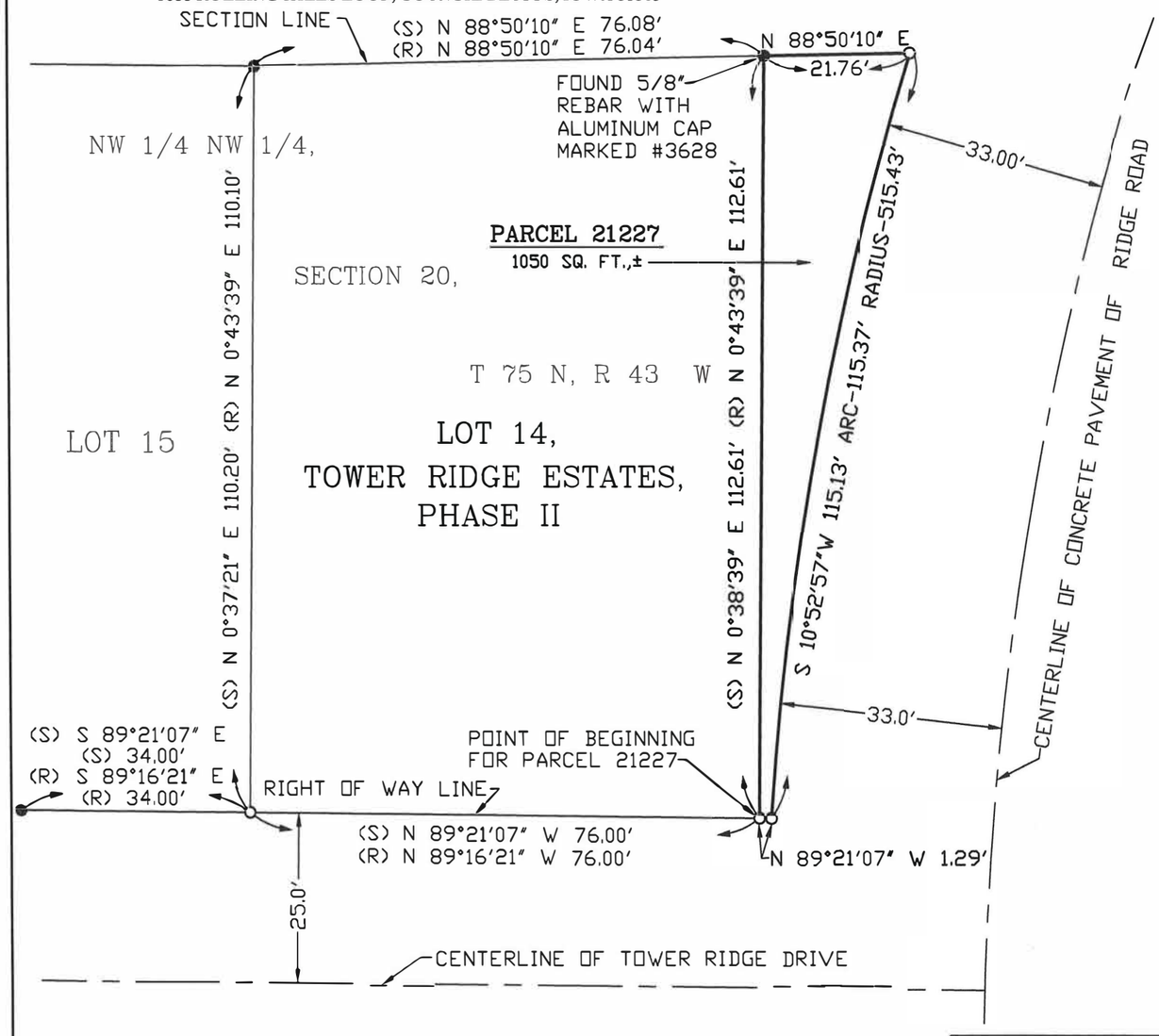
| INDEX LEGEND |
|---|
| LOCATION: PART OF THE RIGHT OF WAY OF RIDGE ROAD ABUTTING LOT 14, TOWER RIDGE ESTATES, PHASE II, COUNCIL BLUFFS, IOWA. |
| REQUESTED BY: BRIAN HEISTAND |
| PROPRIETOR: BRIAN HEISTAND |
| TAX ADDRESS: 1128 TOWER RIDGE DRIVE, COUNCIL BLUFFS, IOWA 51503 |
| SITE ADDRESS: 1128 TOWER RIDGE DRIVE, COUNCIL BLUFFS, IOWA 51503 |
| LAND SURVEYOR: CARL H. ROGERS, JR. |
| LAND SURVEYING COMPANY: ROGERS SURVEYING |

**PREPARED BY: CARL H. ROGERS, JR. PHONE: (402) 689-1549**
**1688 ROLLING HILLS LOOP, COUNCIL BLUFFS, IOWA 51503**

# PLAT OF SURVEY

**OF PART OF THE RIGHT OF WAY OF RIDGE ROAD, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.**




LEGEND:

- O – SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
- ● – FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
- (S) – SURVEYED AS
- (R) – RECORDED AS

SCALE: 1" = 20'

20' 10' 0 20' 40'

N

**LEGAL DESCRIPTION:** **PARCEL 21227**

**PART OF THE RIGHT OF WAY OF RIDGE ROAD LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA AND ABUTTING LOT 14, TOWER RIDGE ESTATES, PHASE II, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 14 AND POINT OF BEGINNING; THENCE NORTH 0°38'39" EAST, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 112.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 14 , SAID POINT IS ALSO ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88°50'10" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 21.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 515.43 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS NORTH 72°42'18" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 115.37 FEET AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 10°52'57" WEST, 115.13 FEET TO A POINT ON THE EAST PROLONGATION OF THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 89°21'07" WEST, ALONG SAID PROLONGATION OF THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1050 SQUARE FEET, MORE OR LESS.**

**NOTE: THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER IS ASSUMED TO BEAR NORTH 88°50'10" EAST FOR THIS DESCRIPTION.**

**THIS PARCEL IS SUBJECT TO THE RESERVATION OF A PERMANENT AND PERPETUAL UTILITIES EASEMENT IN FAVOR OF THE CITY OF COUNCIL BLUFFS, IOWA FOR THE MAINTENANCE OF ANY AND ALL UTILITIES PRESENTLY IN PLACE, AND FOR SUCH RECONSTRUCTION, RE-EMPLACEMENT AND REPAIR THEREOF WHICH SAID CITY AND ITS LICENSEES AND/OR FRANCHISE GRANTEES MAY IN THE FUTURE DEEM NECESSARY AND PROPER, AND FOR THE REMOVAL OF ANY IMPROVEMENTS EMPLACED THEREON BY THE GRANTEES, OR THEIR SUCCESSORS OR ASSIGNS, NECESSITATED BY THE RECONSTRUCTION, RE-EMPLACEMENT, OR REPAIR OF SUCH UTILITIES, SUCH REMOVAL TO BE AT THE SOLE EXPENSE OF GRANTEES OR THEIR SUCCESSORS OR ASSIGNS AND WITHOUT COST TO THE CITY, ITS LICENSEES AND/OR FRANCHISE GRANTEES, AND WITHOUT OBLIGATION TO REPAIR OR REPLACE SUCH IMPROVEMENTS, AND SUBJECT TO ANY AND ALL OTHER EASEMENTS AND RIGHT-OF-WAY OF RECORD AND THOSE NOT OF RECORD.**

CARL H. ROGERS, JR. LICENSED #7717 IOWA 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.**

Carl H. Rogers Jr. AUGUST 17, 2021

**CARL H. ROGERS, JR.** **DATE**

**LICENSE NUMBER: 7717**

**MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.**

**NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1**

ROGERS SURVEYING
1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA

| | | |
|---|---|---|
| SCALE: 1" = 20' | PHONE: (402) 689-1549 | DRAWN BY: J.A.T. |
| DATE: 8-17-2021 | | REVISED |

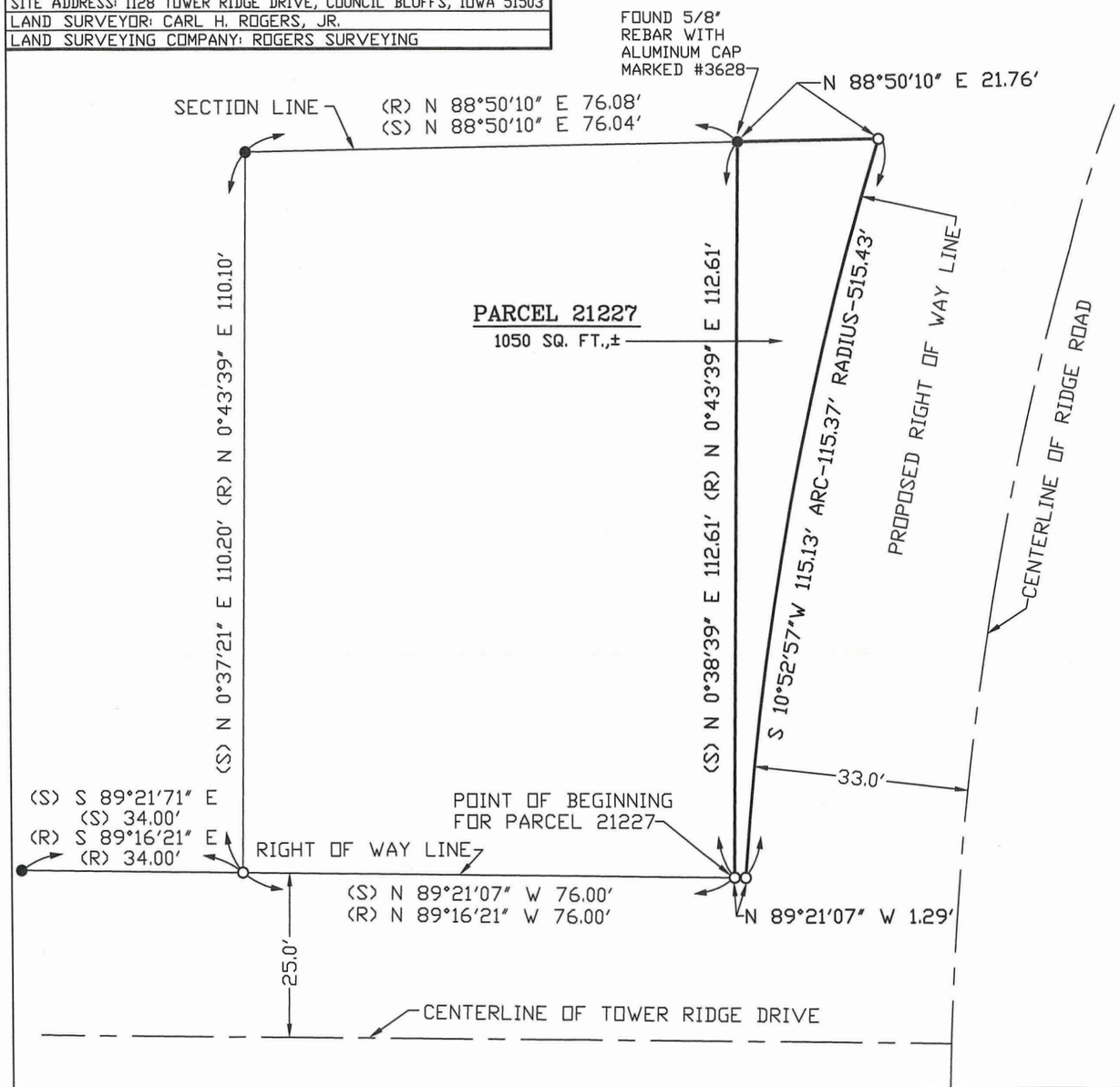
TITLE: PLAT OF SURVEY OF PART OF THE RIGHT OF WAY OF RIDGE ROAD, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

CLIENT: BRIAN HEISTAND
1128 TOWER RIDGE DRIVE
COUNCIL BLUFFS, IOWA 51503

SHEET 1 OF 1

| INDEX LEGEND |
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| LOCATION: PART OF THE RIGHT OF WAY OF RIDGE ROAD ABUTTING LOT 14, TOWER RIDGE ESTATES, PHASE II, COUNCIL BLUFFS, IOWA. |
| REQUESTED BY: BRIAN HEISTAND |
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| TAX ADDRESS: 1128 TOWER RIDGE DRIVE, COUNCIL BLUFFS, IOWA 51503 |
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| LAND SURVEYOR: CARL H. ROGERS, JR. |
| LAND SURVEYING COMPANY: ROGERS SURVEYING |

FOR PRELIMINARY USE ONLY.




FOR PRELIMINARY USE ONLY.

# PLAT OF SURVEY

## OF PART OF THE RIGHT OF WAY OF RIDGE ROAD ABUTTING LOT 14, TOWER RIDGE ESTATES, PHASE II, COUNCIL BLUFFS, IOWA.

LEGEND:

- O – SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
- ● – FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
- (S) – SURVEYED AS
- (R) – RECORDED AS

SCALE: 1" = 20'

N

20' 10' 0 20' 40'

**LEGAL DESCRIPTION:** **PARCEL 21227**

**PART OF THE RIGHT OF WAY OF RIDGE ROAD ABUTTING LOT 14, TOWER RIDGE ESTATES, PHASE II, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 14 AND POINT OF BEGINNING; THENCE NORTH 0°38'39" EAST, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 112.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 14 , SAID POINT IS ALSO ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA; THENCE NORTH 88°50'10" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 21.76 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF RIDGE ROAD, SAID POINT IS ALSO ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 515.43 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARING NORTH 72°42 18" WEST; THENCE SOUTHWESTERLY ALONG THE WEST RIGHT OF WAY LINE OF SAID RIDGE ROAD AND ALONG SAID CURVE AN ARC LENGTH OF 115.37 FEET AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 10°52'57" WEST, 115.13 FEET TO A POINT ON THE EXTENSION SOUTH 89°21'07" EAST OF THE NORTH RIGHT OF WAY LINE OF TOWER RIDGE DRIVE; THENCE NORTH 89°21'07" WEST, ALONG SAID EXTENSION OF THE NORTH RIGHT OF WAY LINE OF TOWER RIDGE DRIVE, A DISTANCE OF 1.29 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1050 SQUARE FEET, MORE OR LESS.**

**NOTE: THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER IS ASSUMED TO BEAR NORTH 88°50'10" EAST FOR THIS DESCRIPTION.**

**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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.**

**CARL H. ROGERS, JR.** **DATE**

**LICENSE NUMBER: 7717**

**MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.**

**NUMBER OF SHEETS COVERED BY THIS SEAL: SHEET 1 OF 1**


ROGERS SURVEYING
1688 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA


| | | |
|---|---|---|
| SCALE: 1" = 20' | PHONE: (402) 689-1549 | DRAWN BY: J.A.T. |
| DATE: 7-21-2021 | | REVISED |

TITLE: PLAT OF SURVEY OF PART OF THE RIGHT OF WAY OF RIDGE ROAD ABUTTING LOT 14, TOWER RIDGE ESTATES, PHASE II, COUNCIL BLUFFS, IOWA.

CLIENT: BRIAN HEISTAND
1128 TOWER RIDGE DRIVE
COUNCIL BLUFFS, IOWA 51503

SHEET 1 OF 1