NOTE:
PROPOSED 57 PARKING STALLS BASED ON C.B. CODE 15.23.060, INDUSTRIAL TYPES, CONTRACTOR AND CONSTRUCTION YARDS - ONE SPACE PER EMPLOYEE.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 74 NORTH, RANGE 43 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 NORTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, NORTH 00 DEGREES 14 MINUTES 33 SECONDS WEST, 908.9 FEET TO THE NORTH LINE OF A PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 2009, PAGE 014550 IN THE POTTAWATTAMIE COUNTY RECORDER'S OFFICE;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 19 MINUTES 21 SECONDS WEST, 246.31 FEET THE TRUE POINT OF BEGINNING;

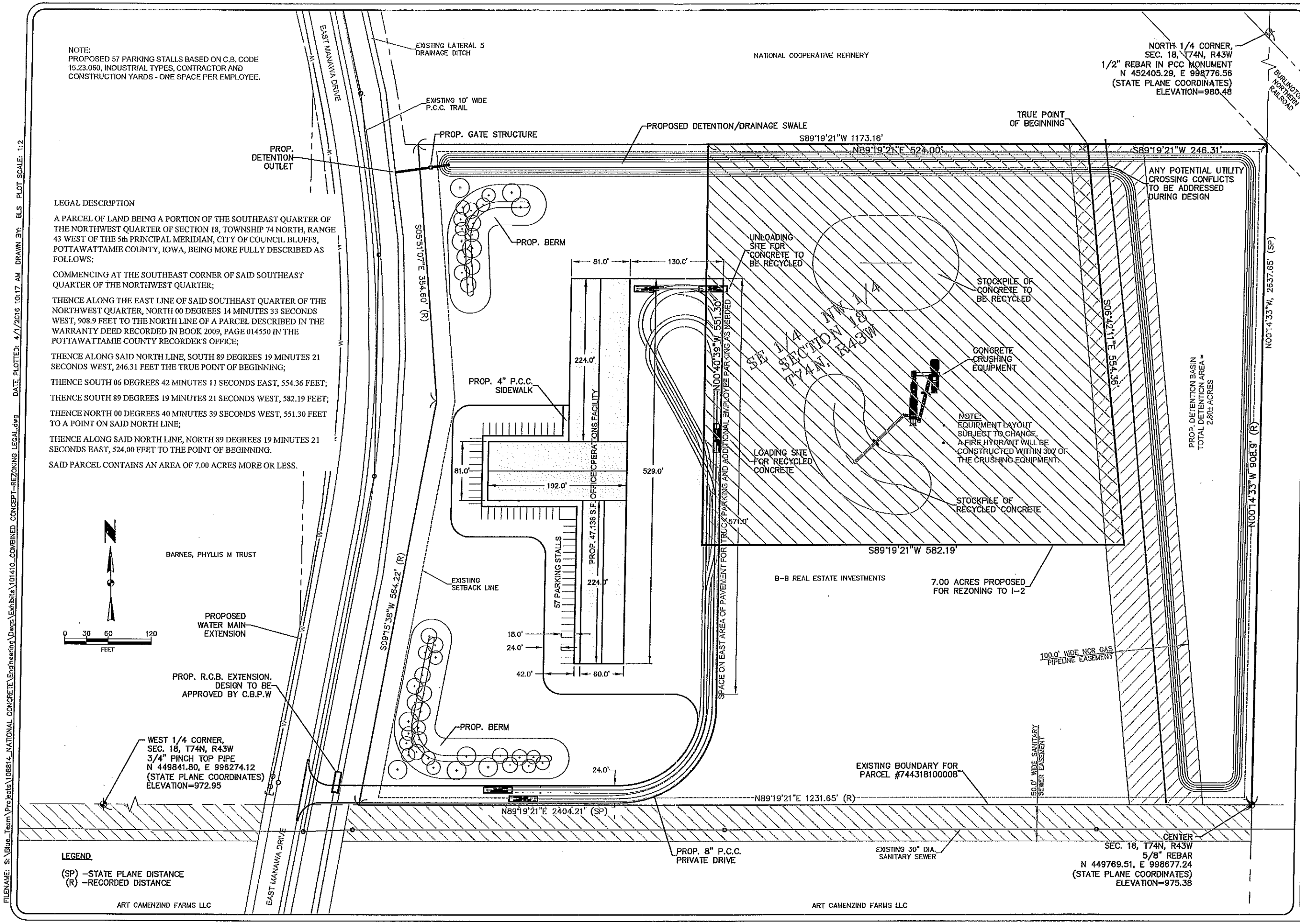
THENCE SOUTH 06 DEGREES 42 MINUTES 11 SECONDS EAST, 554.36 FEET;

THENCE SOUTH 89 DEGREES 19 MINUTES 21 SECONDS WEST, 582.19 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 39 SECONDS WEST, 551.30 FEET TO A POINT ON SAID NORTH LINE;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 19 MINUTES 21 SECONDS EAST, 524.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 7.00 ACRES MORE OR LESS.



FILENAME: S:\Blue_Team\Projects\108814_NATIONAL CONCRETE\Engineering\Dwgs\Exhibits\101410_COMBINED CONCEPT-REZONING LEGAL.dwg DATE PLOTTED: 4/1/2016 10:17 AM DRAWN BY: BLS PLOT SCALE: 1:2

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BLS drawn
BLS designed
MGS approved
MAR '16 date
revision date

project NEW OFFICE AND OPERATIONS FACILITY
EAST MANAWA DRIVE LOCATION
client B-B REAL ESTATE INVESTMENTS
COUNCIL BLUFFS, IOWA
sheet LEGAL DESCRIPTION OF REZONING TRACT

project no. 108814
sheet 1 OF 1

CASE #CU-16-006 ATTACHMENT A