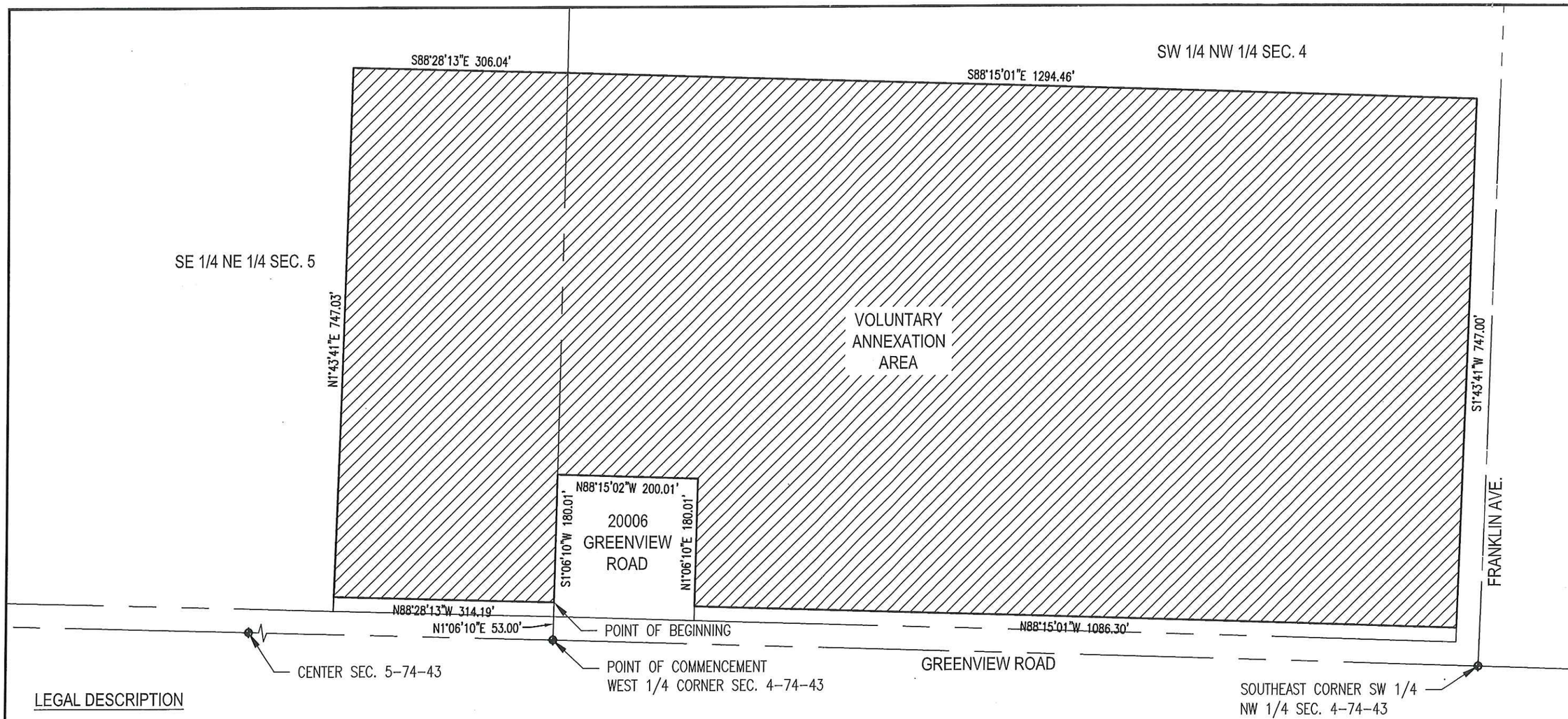


LEGAL DESCRIPTION

A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPLE MERIDIAN, AND ALSO TOGETHER WITH PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5, SAID TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPLE MERIDIAN; ALL LOCATED IN POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW ¼ OF SECTION 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NE1/4 OF SECTION 5; THENCE N1°06'10"E (ASSUMED BEARING), ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF SAID NE1/4 OF SECTION 5, A DISTANCE OF 53.00 FEET, TO THE POINT OF BEGINNING; THENCE N88°28'13"W, A DISTANCE OF 314.19 FEET; THENCE N01°43'41"E, A DISTANCE OF 747.03 FEET; THENCE S88°28'13"E, A DISTANCE OF 306.04 FEET, TO A POINT ON SAID EAST LINE OF THE NE1/4 OF SECTION 5, SAID LINE ALSO BEING SAID WEST LINE OF THE NW1/4 OF SECTION 4; THENCE S88°15'01"E, A DISTANCE OF 1294.46 FEET, TO THE WEST RIGHT OF WAY LINE OF FRANKLIN AVENUE; THENCE S01°43'41"W, ALONG SAID WEST RIGHT OF WAY LINE OF FRANKLIN AVENUE, A DISTANCE OF 747.00 FEET; THENCE N88°15'01"W, A DISTANCE OF 1086.30 FEET; THENCE N01°06'10"E, ALONG THE EAST LINE OF THE PROPERTY AT 20006 GREENVIEW ROAD, A DISTANCE OF 180.01 FEET; THENCE N88°15'02"W, ALONG THE NORTH LINE OF SAID PROPERTY AT 20006 GREENVIEW ROAD A DISTANCE OF 200.01 FEET, TO A POINT ON SAID EAST LINE OF THE NW 1/4 OF SECTION 4, SAID LINE ALSO BEING SAID WEST LINE OF THE NE 1/4 OF SECTION 5; THENCE S01°06'10"W ALONG THE WEST LINE OF SAID PROPERTY AT 20006 GREENVIEW ROAD, SAID LINE ALSO BEING SAID WEST LINE OF THE NW 1/4 OF SECTION 4, SAID LINE ALSO BEING SAID EAST LINE OF THE NE 1/4 OF SECTION 5, A DISTANCE OF 180.01 FEET, TO SAID POINT OF BEGINNING.

SAID VOLUNTARY ANNEXATION AREA CONTAINS 1159581 SQ.FT. OR 26.62 ACRES MORE OR LESS.

NORTH

150 0 150

1 inch = 150 ft.

DESIGNED			
DRAWN	DJK		
CHECKED	TJC		

BY	APP	REVISIONS

THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER ASSOCIATES INC (TSA) FOR USE ON THIS PROJECT IN ACCORDANCE WITH TSA'S AGREEMENT FOR PROFESSIONAL SERVICES. TSA ASSUMES NO RESPONSIBILITY FOR ANY REPORTS OR ANY USE OF THIS DRAWING ON ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT.

BOOK
DATE 07-06-17

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

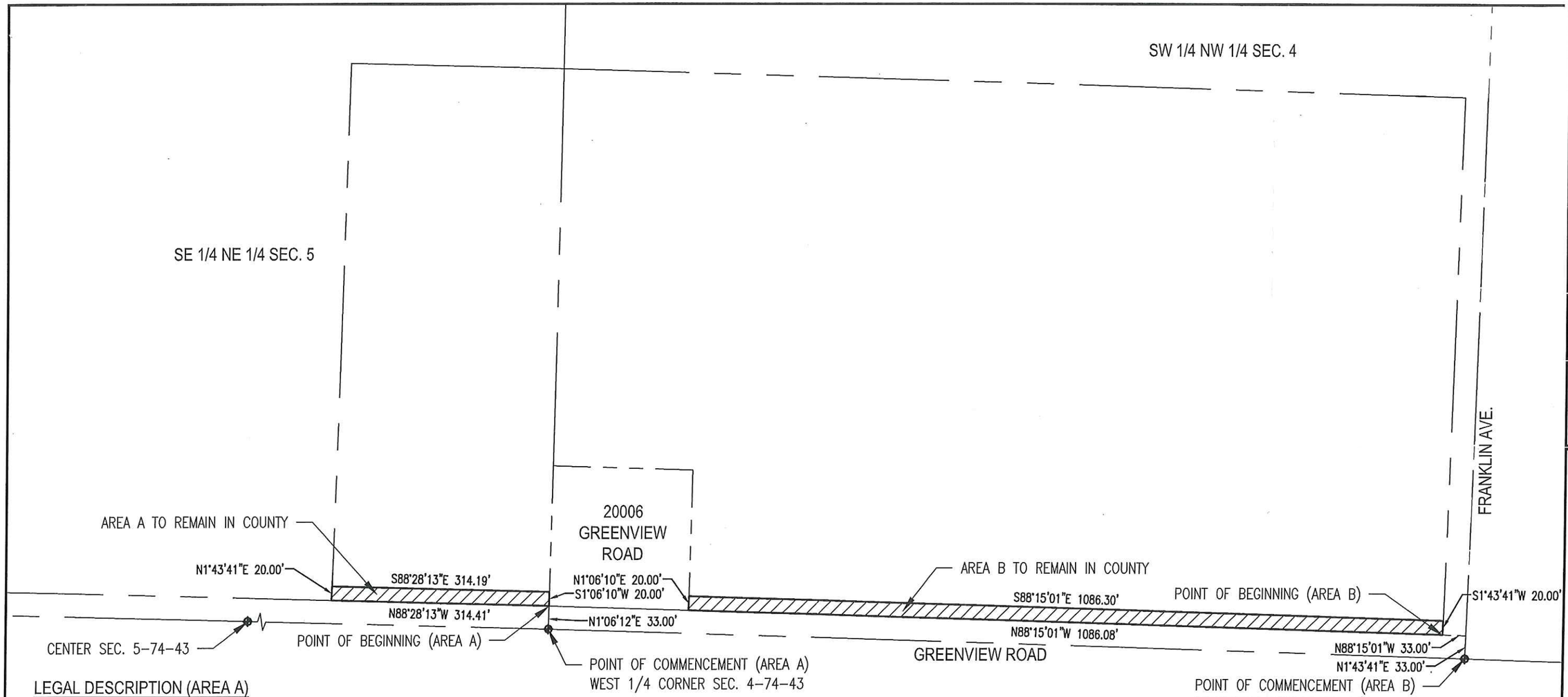
ATTACHMENT A

PROPOSED LEGAL DESCRIPTION
LOCATED IN THE SW1/4 NW1/4 OF SEC. 4-74-43
ALONG W/ THE SE1/4 NE1/4 OF SEC. 5-74-43,
5TH PM, POTTAWATTAMIE COUNTY, IOWA

LEGAL DESCRIPTION EXHIBIT

JOB NO.
06519.001

SHEET
1 of 2



LEGAL DESCRIPTION (AREA A)

A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPLE MERIDIAN, AND ALSO TOGETHER WITH PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5, SAID TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPLE MERIDIAN; ALL LOCATED IN POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW¼ OF SECTION 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID NE1/4 OF SECTION 5; THENCE N1°06'12"E (ASSUMED BEARING), ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF SAID NE1/4 OF SECTION 5, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING; THENCE N88°28'13"W, A DISTANCE OF 314.41 FEET; THENCE N01°43'41"E, A DISTANCE OF 20.00 FEET; THENCE S88°28'13"E, A DISTANCE OF 314.19 FEET, TO A POINT ON SAID EAST LINE OF THE NE1/4 OF SECTION 5, SAID LINE ALSO BEING SAID WEST LINE OF THE NW1/4 OF SECTION 4; THENCE S1°06'10"W, A DISTANCE OF 20.00 FEET TO SAID POINT OF BEGINNING.

SAID AREA TO REMAIN IN COUNTY CONTAINS 6286 SQ.FT. OR 0.14 ACRES MORE OR LESS.

LEGAL DESCRIPTION (AREA B)

A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPLE MERIDIAN, SAID TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPLE MERIDIAN; ALL LOCATED IN POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW 1/4 OF NW1/4 OF SECTION 4; THENCE N1°43'41"E (ASSUMED BEARING), ALONG THE EAST LINE OF SAID NW 1/4 OF SECTION 4, SAID LINE ALSO BEING THE EAST LINE OF THE SW1/4 OF THE NW1/4 OF SECTION 4, A DISTANCE OF 33.00 FEET; THENCE N88°15'01"W, A DISTANCE OF 33.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N88°15'01"W, A DISTANCE OF 1086.08 FEET, TO THE SOUTHEAST CORNER OF 20006 GREENVIEW ROAD; THENCE N01°06'10"E ALONG EAST LINE OF SAID 20006 GREENVIEW ROAD, A DISTANCE OF 20.00 FEET; THENCE S88°15'01"E, A DISTANCE OF 1086.30 FEET, TO A POINT ON SAID EAST LINE OF THE SW1/4 OF THE NW1/4 OF SECTION 4; THENCE S1°43'41"W, A DISTANCE OF 20.00 FEET TO SAID POINT OF BEGINNING.

SAID AREA TO REMAIN IN COUNTY CONTAINS 21723 SQ.FT. OR 0.50 ACRES MORE OR LESS.

NORTH

150 0 150

1 inch = 150 ft.

DESIGNED			
DRAWN	DJK		
CHECKED	TJC		
BY	DATE	BY	APP

REVISIONS

THIS DRAWING IS BEING MADE AVAILABLE BY SCHEMMER AND ASSOCIATES INC (SA) FOR USE ON THIS PROJECT IN ACCORDANCE WITH SA'S APPLICABLE PROFESSIONAL SERVICES. SA ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE LAWFUL AGREEMENT.

BOOK
DATE 07-09-17

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS

ATTACHMENT B

PROPOSED LEGAL DESCRIPTION
LOCATED IN THE SW1/4 NW1/4 OF SEC. 4-74-43
ALONG W/ THE SE1/4 NE1/4 OF SEC. 5-74-43,
5TH PM, POTTAWATTAMIE COUNTY, IOWA

LEGAL DESCRIPTION EXHIBIT

JOB NO.
06519.001

SHEET
2 of 2