

2020-02043

RECORDED: 02/21/2020 08:44:03 AM

RECORDING FEE: 12.00

IOWA E-FILING FEE: 3.00

TOTAL FEE: 15.00

TRANSFER TAX: 0.00

MARK BRANDENBURG, RECORDER
POTTAWATTAMIE COUNTY, IOWA



Prepared by & Return To: Allyssa Myers, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1757

AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN STATE OF Nebraska, COUNTY OF Douglas, ss:

The undersigned first being duly sworn (affirmed) upon oath deposes and states:

That COUNCIL BLUFFS APARTMENTS, LLC, is now the record titleholder of the following described real estate situated in Pottawattamie County, Iowa, to-wit:

A parcel of land located in Parcel "A" and Parcel "C" of the NW1/4 NW1/4 Section 33, T75N, R44W of the 5th P.M., City of Council Bluffs, Pottawattamie County, Iowa, as shown on Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof, said parcel is more particularly described as follows:

Commencing at the most Easterly Corner of Parcel "A" of the NW1/4 NW1/4 of Section 33, T75N, R44W of the 5th P.M., thence N84°28'37"W 29.59 feet along the northeasterly line of said Parcel "A" to the Point of Beginning; thence S72°27'21"W 180.66 feet; thence S57°40'32"W 192.06 feet; thence N22°36'48"W 131.31 feet to a point on the present southerly right of way line of Interstate Route No. 480; thence N67°14'31"E 153.50 feet along said present southerly right of way line; thence S84°30'13"E 244.62 feet along said present southerly right of way line to the Point of Beginning, said parcel contain 28,707 sq. ft. or 0.66 acres

That said Council Bluffs Apartments, LLC is now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above described real estate under the provisions of Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

Dated this 3rd day of February, 2020

Howard M. Kooper
Howard M. Kooper, Affiant (Sign in Ink)

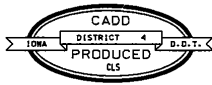
Subscribed and sworn to (or affirmed) before me by Howard M. Kooper on this 3rd day of February, 2020



Janet Pacula Roos
Notary Public (Sign in Ink)

(AFFIX NOTARIAL SEAL ABOVE ▲)

Pottawattamie County Project No. IMN-29-3(168)53-0E-78
Council Bluffs Apartments, LLC (Parcel No. 428)

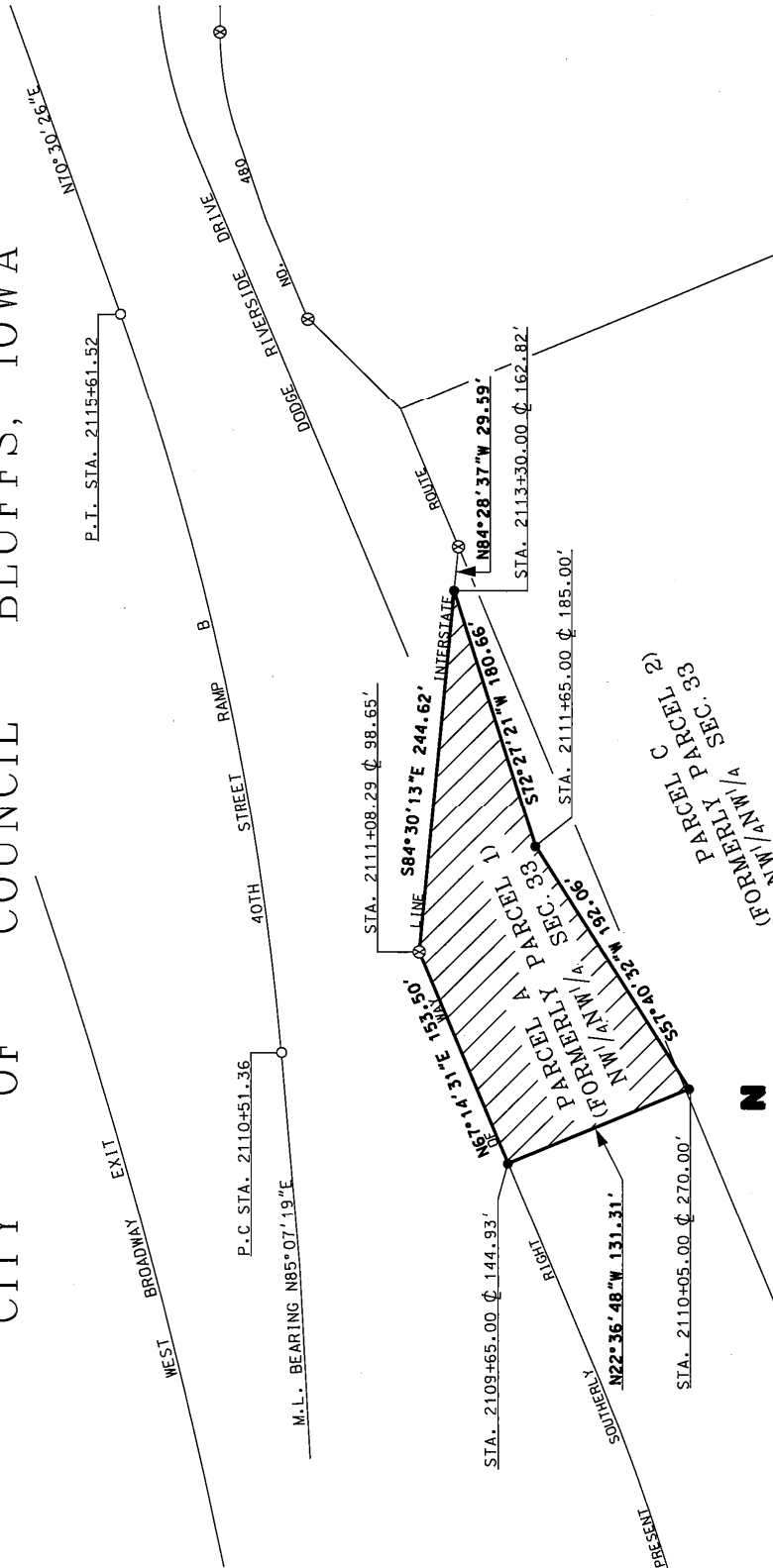


IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"



COUNTY **POTTAWATTAMIE** STATE CONTROL NO. _____
 PROJECT NO. **IMN-029-3(168)53--OE-78** PARCEL NO. **428**
 SECTION **33** TOWNSHIP **75N** RANGE **44W**
 ROW - FEE **28,707** SQ. FT. _____ ACRES, QUIT CLAIM _____ AC
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____
 CONVEY TO _____

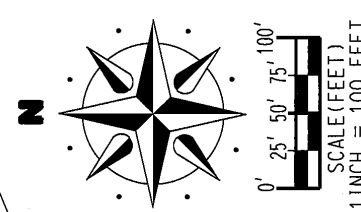
CITY OF COUNCIL BLUFFS, IOWA



I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

William J. Fox
 WILLIAM J. FOX
 License number 15482
 Date 1-4-18
 Pages covered by this seal 1
 My License Renewal date is December 31, 2019

40TH STREET RAMP B
 P.I. STA. 2113+07.83
 Δ = 14° 36' 53" (LT)
 D = 2° 51' 53"
 T = 256.47'
 L = 510.15'
 R = 2,000.00'
 E = 16.38'



LEGEND	
●	SET 3/8" IRON PIN/CAP # 15482
⊗	FOUND LOT CORNER
○	CALCULATED POINT
△	FOUND SECTION CORNER
▲	SET SECTION CORNER
(R)	RECORD DISTANCE
(M)	MEASURE DISTANCE