



8 0 8 3 5 0 3
Tx: 4060345

2016-06177

RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 05/10/2016 3:16:44 PM
REC: 5.00AUD: T TAX:
RMA: 1.00ECM: 1.00

C R FEE \$5.00 RMA \$1.00

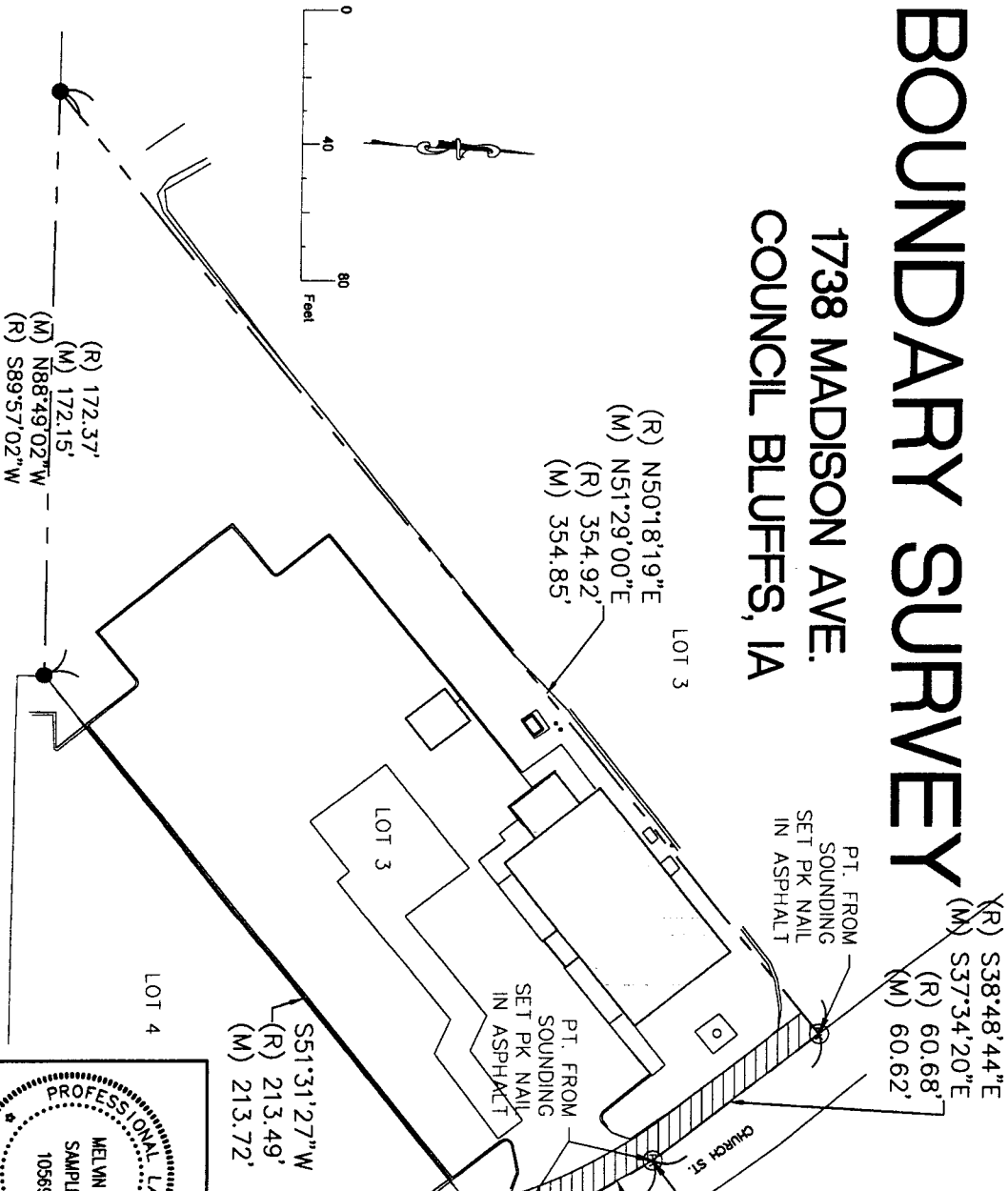
A FEE \$ ECOM \$1.00

T TAX \$

PREPARED BY: MELVIN G. SAMPLES, HGM ASSOC. INC., 640 FIFTH AVENUE, COUNCIL BLUFFS, IA 51501 (712) 323-0530

BOUNDARY SURVEY

1738 MADISON AVE. COUNCIL BLUFFS, IA



LEGAL DESCRIPTION

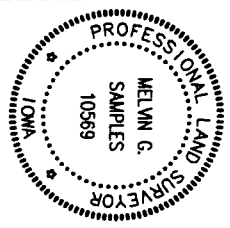
THAT PART OF LOTS 3 AND 4, AUDITOR'S SUBDIVISION OF PART OF THE SW 1/4 OF THE NE 1/4, LOTS 2 AND 4, AUDITOR'S SUBDIVISION OF THE SE 1/4 OF THE NE 1/4, LOT 11, AUDITOR'S SUBDIVISION OF THE NW 1/4 OF THE NE 1/4 AND PART OF LOT 3, AUDITOR'S SUBDIVISION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 4; THENCE S 38°36'41"E (ASSUMED BEARING) ON THE NORTHEASTERLY LINE OF SAID LOT 4, 27.66 FEET; THENCE S 50°18'19"W, 213.49 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE S 89°57'38"W ON THE SOUTH LINE OF SAID LOT 3, 172.37 FEET; THENCE N 50°18'19" E, 354.92 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE S 38°48'44"E ON THE NORTHEASTERLY LINE OF SAID LOT 3, 60.68 FEET; THENCE S 30°36'41"E ON THE NORTHEASTERLY LINE OF SAID LOT 3, 22.29 FEET TO THE POINT OF BEGINNING. TOGETHER WITH EASEMENTS GRANTED BY THE CITY OF COUNCIL BLUFFS, IOWA UNDER RESOLUTION NO. 77-190 RECORDED JULY 18, 1977 IN THE OFFICE OF THE REGISTER OF DEEDS OF POTTAWATTAMIE COUNTY, IOWA IN BOOK 78 AT PAGE 1097 AND SUBJECT TO ONE CERTAIN DECLARATION OF EASEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF POTTAWATTAMIE COUNTY, IOWA IN BOOK 78 AT PAGE 1094 AND SUBJECT TO ONE CERTAIN DECLARATION OF EASEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF POTTAWATTAMIE COUNTY, IOWA ON JULY 13, 1977 IN BOOK 78 AT PAGE 1091.

- (R) (M) S30°36'41"E
- (R) (M) 22.29'
- (R) (M) S38°48'44"E
- (M) S28°58'52"E
- (R) (R) 27.66'
- (M) 27.82'

PARCEL CONTAINS
0.72 AC

LEGEND

- ⊙ PK NAIL SET
- FOUND IRON PIN
- ▨ ROADWAY & UTILITY EASEMENT
BK. 78 PAGE 1097
- ▨ 15' WIDE SANITARY SEWER
EASEMENT BK. 78 PAGE 1091



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.

Melvin G. Samples
MELVIN G. SAMPLES
FEB 3, 2015
DATE

LICENSE NUMBER 10569
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 1 OF 1

project 1738 Madison Ave.
Council Bluffs, IA
client Heartland Properties
535 West Broadway Council Bluffs, IA 51503
sheet BOUNDARY SURVEY

DATE	FEB 15 2016
TIME	10:00 AM
BY	MELVIN G. SAMPLES
CHKD BY	
DATE	

