



2015-01714

RECORDER MARK BRANDENBURG  
POTTAWATTAMIE COUNTY, IA  
FILE TIME: 02/13/2015 2:32:31 PM  
REC: 5.00AUD: T TAX:  
RMA: 1.00ECM: 1.00

R FEE \$ 500 RMA \$ 100  
A FEE \$ \_\_\_\_\_ ECOM \$ 100  
T TAX \$ \_\_\_\_\_

PREPARED BY: CARL H. ROGERS, JR. PHONE: (712) 366-7009  
1686 ROLLING HILLS LOOP, COUNCIL BLUFFS, IOWA 51503

**PLAT OF SURVEY**

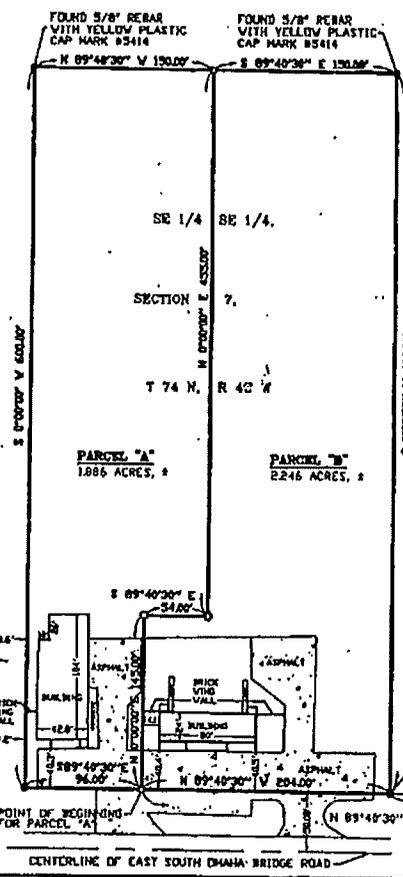
OF TWO PARCELS OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.

**LEGEND:**

- - SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
- - FOUND 1-1/2" FINCHED TOP PIN, UNLESS OTHERWISE DESCRIBED ON DRAWING

SCALE: 1" = 60'

**NOTE: THIS DOCUMENT HAS BEEN REDUCED.**



**LEGAL DESCRIPTION: PARCEL "A"**

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 89°48'30" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE NORTH RIGHT OF WAY LINE OF EAST SOUTH OMAHA BRIDGE ROAD, A DISTANCE OF 454.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°00'00" EAST A DISTANCE OF 145.00 FEET; THENCE SOUTH 89°48'30" EAST A DISTANCE OF 54.00 FEET; THENCE NORTH 0°00'00" EAST A DISTANCE OF 455.00 FEET; THENCE NORTH 89°48'30" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 0°00'00" WEST A DISTANCE OF 600.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID EAST SOUTH OMAHA BRIDGE ROAD; THENCE SOUTH 89°48'30" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST SOUTH OMAHA BRIDGE ROAD, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 1.886 ACRES, MORE OR LESS. SAID PARCEL IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY.

NOTE: THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IS ASSUMED TO BEAR NORTH 89°48'30" WEST FOR THIS DESCRIPTION.

**LEGAL DESCRIPTION: PARCEL "B"**

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 89°48'30" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE NORTH RIGHT OF WAY LINE OF EAST SOUTH OMAHA BRIDGE ROAD, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°48'30" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID EAST SOUTH OMAHA BRIDGE ROAD, A DISTANCE OF 145.00 FEET; THENCE NORTH 0°00'00" EAST A DISTANCE OF 145.00 FEET; THENCE SOUTH 89°48'30" EAST A DISTANCE OF 54.00 FEET; THENCE NORTH 0°00'00" EAST A DISTANCE OF 455.00 FEET; THENCE SOUTH 89°48'30" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 0°00'00" WEST A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.246 ACRES, MORE OR LESS. SAID PARCEL IS SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY.

NOTE: THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IS ASSUMED TO BEAR NORTH 89°48'30" WEST 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.* **FEBRUARY 12, 2015**  
DATE

CARL H. ROGERS, JR.

LICENSE NUMBER: 7717

MY LICENSE RENEWAL DATE IS THE 31st OF FEBRUARY, 2016.

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

ROGERS SURVEYING		
1686 ROLLING HILLS LOOP COUNCIL BLUFFS, IOWA		
SCALE 1" = 60'	PHONE (712) 366-7009	DRAWN BY J.A.T.
DATE 12-16-2014		REVISION 2-12-2015
THIS PLAT OF SURVEY OF TWO PARCELS OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLUFFS, IOWA.		
CLIENT LARRY HANSEN 228 BIRCHWOOD COURT COUNCIL BLUFFS, IOWA 51503		SHEET 1 OF 1