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STATE OF IOWA, Pottawattamie County
 Filed for record the 3 day of Feb.
 1992 at 11:30 o'clock A.M and recorded
 in book 92 page 17567
John Spirtino
 Recorder
 By _____

EASEMENT AGREEMENT

* * * * *

KNOW ALL MEN BY THESE PRESENTS:

THAT TWEEDT ENGINEERING AND CONSTRUCTION, INC., an Iowa corporation, 212 Cloverdale Drive, Council Bluffs, Iowa 51503 ("Grantor"), for good and sufficient valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto the CITY OF COUNCIL BLUFFS, IOWA (Grantee), for the use and benefit of the COUNCIL BLUFFS CITY WATER WORKS ("Water Works"), a temporary construction easement and a permanent non-exclusive easement fifty (50) feet wide, over, across and through that real estate situated in the City of Council Bluffs, Pottawattamie County, Iowa described in Part 1 - Proposed Norwood Drive, of Exhibit 1 attached hereto; and over, across and through all of the real estate described in Exhibit 1 attached hereto as Part 2 - Proposed Norwood Court, Part 3 - Proposed Golden Oaks Drive, Part 4 - Proposed Maywood Circle and Part 5 - Proposed Aspen Court, all as shown in Exhibit 1 attached hereto and by reference made a part hereof, and Exhibit 2, proposed drawing of Final Plat of Forest Glen Subdivision, Phase II, City of Council Bluffs, Pottawattamie County, Iowa, including the perpetual right to enter upon said real estate, at any time that it may see fit, and construct, inspect, maintain, repair, replace and operate underground pipe lines and/or mains for the purpose of conveying water over, across, through and under said real estate, together with the

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right to excavate and refill ditches and/or trenches for the location of said pipe line and/or mains, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction and maintenance of said pipe lines and/or mains.

The Water Works shall properly and promptly refill any excavations made on said premises after the purpose of said excavation has been fulfilled and shall leave the premises in the same general condition as it was in before the Water Works went upon the same; further, that if any fences or existing structures are moved for the purpose of laying, maintaining, operating or replacing said main, such fences and structures shall be promptly replaced by Water Works upon completion of the work requiring such removal.

In further consideration for the good and sufficient valuable consideration received by the undersigned, the undersigned agree that no structures will be placed upon or over said easement without first obtaining the written consent of Water Works except that driveway entrances to adjoining real estate and public streets may be constructed at grade level over Water Works' improvements in such method and manner as not to damage Water Works' water main improvements. Further, the undersigned covenant with Grantee that they are lawfully seized and possessed of the real estate above described; that they have good and lawful right to convey it, or any part thereof, that it

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is free from all encumbrances, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As a part of the consideration of this grant, the undersigned do hereby release any and all claims for damages from whatsoever cause incidental to the exercise of the rights herein granted except for those arising out of the negligence of Water Works, its agents or employees in the course of their employment by Water Works.

Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

All provisions of this Agreement shall inure to the benefit of and be binding upon and applicable to the successors, personal representatives, heirs, and assigns of the parties hereto the same as if they were in all instances named herein.

DATED this 30th day of JANUARY,
1992.

TWEEDT ENGINEERING AND CONSTRUCTION, INC.

1-30-92
DATE SIGNED

BY: M. L. Tweedt
M. L. TWEEDT, PRESIDENT

1-30-92
DATE SIGNED

BY: Ruthie E. Tweedt
RUTHIE E. TWEEDT, TREASURER

GRANTOR

COMPARED

STATE OF IOWA)
) ss.
COUNTY OF POTTAWATTAMIE)

On this 30 day of January, 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared M. L. Tweedt and Ruthie E. Tweedt, to me personally known, who being by me duly sworn, did say that they are the President and Treasurer, respectively, of said corporation executing the within and foregoing instrument; that no seal has been procured by the corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said M. L. Tweedt and Ruthie E. Tweedt as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

Maxine L McKern
NOTARY PUBLIC IN AND FOR SAID STATE



COMPANIES

EXHIBIT 1

LEGAL DESCRIPTION: UTILITY EASEMENT IN PROPOSED FOREST GLEN SUBDIVISION, PHASE II IN THE CITY OF COUNCIL BLUFFS, IOWA.

PARCELS OF LAND FOR UTILITY PURPOSES LOCATED IN PROPOSED FOREST GLEN SUBDIVISION, PHASE II IN THE CITY OF COUNCIL BLUFFS, IOWA, BEING A PART OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND A PART OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ ALL IN SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND A PART OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ AND A PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ ALL IN SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1 - PROPOSED NORWOOD DRIVE - A 50.00 FOOT WIDE PARCEL OF LAND LOCATED IN PART OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND IN PART OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA. SAID 50.00 FOOT WIDE PARCEL OF LAND BEING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF PROPOSED NORWOOD DRIVE: COMMENCING AT THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA; THENCE S 89°32'35" E ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 987.63 FEET TO THE CENTERLINE OF NORWOOD DRIVE; THENCE N 0°29'22" E ALONG THE CENTERLINE OF SAID NORWOOD DRIVE A DISTANCE OF 1004.99 FEET TO THE POINT OF BEGINNING OF THE UTILITY EASEMENT; THENCE CONTINUING N 0°29'22" E ALONG THE CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 343.19 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 19°35'44"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 102.61 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°17'14" E, 102.11 FEET TO THE END OF SAID CURVE; THENCE N 20°05'06" E ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 189.22 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 20°09'49"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 105.58 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°00'11" E, 105.03 FEET TO THE END OF SAID CURVE; THENCE N 0°04'43" W ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 672.92 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STEVEN ROAD AND THE END OF THE UTILITY EASEMENT.

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PART 2 - PROPOSED NORWOOD COURT - A PARCEL OF LAND LOCATED IN PART OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND IN PART OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ ALL IN SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA; THENCE S 89°32'35" E ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 987.63 FEET TO THE CENTERLINE OF NORWOOD DRIVE; THENCE N 0°29'22" E ALONG THE CENTERLINE OF SAID NORWOOD DRIVE A DISTANCE OF 1004.99 FEET TO THE END OF SAID NORWOOD DRIVE; THENCE CONTINUING N 0°29'22" E ALONG THE CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 343.19 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 19°35'44"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 102.61 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°17'14" E, 102.11 FEET TO THE END OF SAID CURVE; THENCE N 20°05'06" E ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 189.22 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 20°09'49"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 105.58 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°00'11" E, 105.03 FEET TO THE END OF SAID CURVE; THENCE N 0°04'43" W ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 440.12 FEET TO THE INTERSECTION WITH THE CENTERLINE OF PROPOSED NORWOOD COURT; THENCE N 89°55'17" E ALONG SAID CENTERLINE OF PROPOSED NORWOOD COURT A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE UTILITY EASEMENT; THENCE N 0°04'43" W A DISTANCE OF 25.00 FEET; THENCE N 89°55'17" E A DISTANCE OF 107.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 36.13 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 44°55'17" E, 32.53 FEET TO THE END OF SAID CURVE; THENCE N 0°04'43" W A DISTANCE OF 27.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 180°00'00"; THENCE NORTHERLY, EASTERLY AND SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 172.79 FEET TO THE END OF SAID CURVE; THENCE S 0°04'43" E A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 180°00'00"; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 172.79 FEET TO THE END OF SAID CURVE; THENCE N 0°04'43" W A DISTANCE OF 27.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 36.13 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 45°04'43" W, 32.53 FEET TO THE END OF SAID CURVE; THENCE S 89°55'17" W A DISTANCE OF 107.00 FEET; THENCE N 0°04'43" W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE UTILITY EASEMENT.

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PART 3 - PROPOSED GOLDEN OAKS DRIVE - A 50.00 FOOT WIDE PARCEL OF LAND LOCATED IN PART OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND IN PART OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ ALL IN SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND IN PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA. SAID 50.00 FOOT WIDE PARCEL OF LAND BEING 25.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE: COMMENCING AT THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA; THENCE S 89°32'35" E ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 987.63 FEET TO THE CENTERLINE OF NORWOOD DRIVE; THENCE N 0°29'22" E ALONG THE CENTERLINE OF SAID NORWOOD DRIVE A DISTANCE OF 1004.99 FEET TO THE END OF SAID NORWOOD DRIVE; THENCE CONTINUING N 0°29'22" E ALONG THE CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 343.19 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 19°35'44"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 102.61 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°17'14" E, 102.11 FEET TO THE END OF SAID CURVE; THENCE N 20°05'06" E ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 189.22 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 20°09'49"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 105.58 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°00'11" E, 105.03 FEET TO THE END OF SAID CURVE; THENCE N 0°04'43" W ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 35.12 FEET TO THE INTERSECTION WITH THE CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE; THENCE N 89°55'17" E ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE UTILITY EASEMENT; THENCE CONTINUING N 89°55'17" E ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE A DISTANCE OF 240.85 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 90°34'05"; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE AN ARC LENGTH OF 260.82 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 44°47'40" E, 234.49 FEET TO THE END OF SAID CURVE; THENCE S 0°29'22" W ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE A DISTANCE OF 346.35 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE AN ARC LENGTH OF 235.62 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 22°00'38" E, 229.60 FEET TO THE END OF SAID CURVE; THENCE S 44°30'38" E A DISTANCE OF 155.00 FEET TO THE END OF THE UTILITY EASEMENT.

CUMMINGS

PART 4 - PROPOSED MAYWOOD CIRCLE - A PARCEL OF LAND LOCATED IN PART OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA; THENCE S 89°32'35" E ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 987.63 FEET TO THE CENTERLINE OF NORWOOD DRIVE; THENCE N 0°29'22" E ALONG THE CENTERLINE OF SAID NORWOOD DRIVE A DISTANCE OF 1004.99 FEET TO THE END OF SAID NORWOOD DRIVE; THENCE CONTINUING N 0°29'22" E ALONG THE CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 343.19 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 19°35'44"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 102.61 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°17'14" E, 102.11 FEET TO THE END OF SAID CURVE; THENCE N 20°05'06" E ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 189.22 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 20°09'49"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 105.58 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°00'11" E, 105.03 FEET TO THE END OF SAID CURVE; THENCE N 0°04'43" W ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 35.12 FEET TO THE INTERSECTION WITH THE CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE; THENCE N 89°55'17" E ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE A DISTANCE OF 265.85 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 90°34'05"; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE AN ARC LENGTH OF 260.82 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 44°47'40" E, 234.49 FEET TO THE END OF SAID CURVE; THENCE S 0°29'22" W ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE A DISTANCE OF 182.61 FEET TO THE INTERSECTION WITH THE CENTERLINE OF PROPOSED MAYWOOD CIRCLE; THENCE N 89°30'38" W ALONG SAID CENTERLINE OF PROPOSED MAYWOOD CIRCLE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE UTILITY EASEMENT; THENCE S 0°29'22" W A DISTANCE OF 25.00 FEET; THENCE N 89°30'38" W A DISTANCE OF 85.16 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 34°46'19"; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 54.62 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 73°06'13" W, 53.79 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 249°32'38", A RADIAL LINE OF SAID REVERSE CURVE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS S 34°16'57" E; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG SAID CURVE AN ARC LENGTH OF 217.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 34°46'19"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 54.62 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 72°07'29" E, 53.79 FEET; THENCE S 89°30'38" E A DISTANCE OF 85.16 FEET; THENCE S 0°29'22" W A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE UTILITY EASEMENT.

PART 5 - PROPOSED ASPEN COURT - A PARCEL OF LAND LOCATED IN PART OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 75 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND IN PART OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN ALL IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA; THENCE S 89°32'35" E ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ NW $\frac{1}{4}$ A DISTANCE OF 987.63 FEET TO THE CENTERLINE OF NORWOOD DRIVE; THENCE N 0°29'22" E ALONG THE CENTERLINE OF SAID NORWOOD DRIVE A DISTANCE OF 1004.99 FEET TO THE END OF SAID NORWOOD DRIVE; THENCE CONTINUING N 0°29'22" E ALONG THE CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 343.19 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 19°35'44"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 102.61 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°17'14" E, 102.11 FEET TO THE END OF SAID CURVE; THENCE N 20°05'06" E ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 189.22 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 20°09'49"; THENCE NORTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE AN ARC LENGTH OF 105.58 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N 10°00'11" E, 105.03 FEET TO THE END OF SAID CURVE; THENCE N 0°04'43" W ALONG SAID CENTERLINE OF PROPOSED NORWOOD DRIVE A DISTANCE OF 35.12 FEET TO THE INTERSECTION WITH THE CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE; THENCE N 89°55'17" E ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE A DISTANCE OF 265.85 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 90°34'05"; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE AN ARC LENGTH OF 260.82 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 44°47'40" E, 234.49 FEET TO THE END OF SAID CURVE; THENCE S 0°29'22" W ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE A DISTANCE OF 346.35 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE SOUTHEASTERLY ALONG A PORTION OF SAID CURVE AND ALONG SAID CENTERLINE OF PROPOSED GOLDEN OAKS DRIVE AN ARC LENGTH OF 131.26 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 12°02'42" E, 130.22 FEET TO THE INTERSECTION WITH THE CENTERLINE OF PROPOSED ASPEN COURT, A RADIAL LINE OF SAID CURVE THROUGH SAID INTERSECTION BEARS S 65°25'12" W; THENCE S 65°25'12" W ALONG SAID CENTERLINE OF PROPOSED ASPEN COURT A DISTANCE OF 25.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 325.00 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS S 65°25'12" W; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 25.02 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 26°47'09" E, 25.02 FEET; THENCE S 65°25'12" W A DISTANCE OF 47.74 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 48°10'00"; THENCE SOUTHWESTERLY ALONG SAID

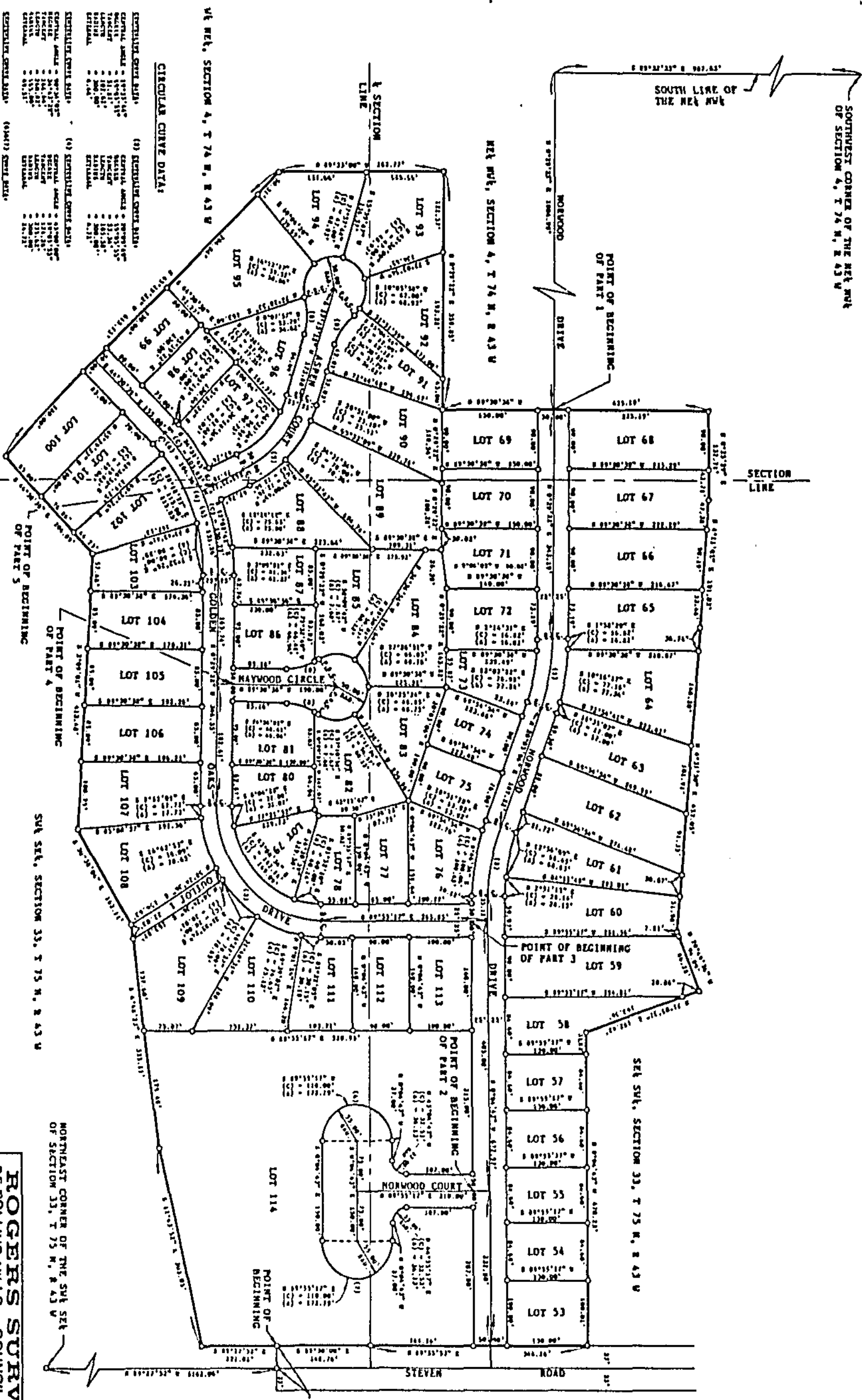
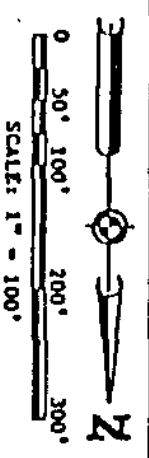
COMPARED

CURVE AN ARC LENGTH OF 126.10 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S $41^{\circ}20'12''$ W, 122.42 FEET TO THE END OF SAID CURVE; THENCE S $17^{\circ}15'12''$ W A DISTANCE OF 94.04 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF $34^{\circ}46'19''$; THENCE SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 54.62 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S $0^{\circ}07'57''$ E, 53.79 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET A CENTRAL ANGLE OF $249^{\circ}32'38''$, A RADIAL LINE OF SAID REVERSE CURVE THROUGH SAID BEGINNING OF REVERSE CURVE BEARS N $72^{\circ}28'53''$ E; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 217.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF $34^{\circ}46'19''$; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 54.62 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N $34^{\circ}38'22''$ E, 53.79 FEET; THENCE N $17^{\circ}15'12''$ E A DISTANCE OF 94.04 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF $48^{\circ}10'00''$; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 168.13 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF N $41^{\circ}20'12''$ E, 163.23 FEET; THENCE N $65^{\circ}25'12''$ E A DISTANCE OF 47.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 325.00 FEET, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEARS S $69^{\circ}49'54''$ W; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 25.02 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S $22^{\circ}22'27''$ E, 25.02 FEET TO THE POINT OF BEGINNING ON THE UTILITY EASEMENT.

NOTE: THE SOUTH LINE OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SAID SECTION 4 IS ASSUMED TO BEAR S $89^{\circ}32'35''$ E FOR THIS DESCRIPTION.

COPIED

FINAL PLAT OF
FOREST GLEN SUBDIVISION
 PHASE II



CIRCULAR CURVE DATA:

Curve No.	Stationing	Radius	Chord	Chord Bearing	Central Angle	Area	Perimeter
(1)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(2)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(3)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(4)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(5)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(6)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(7)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(8)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(9)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32
(10)	10+00.00	100.00	100.00	90° 00' 00"	90° 00' 00"	7853.98	628.32

PRELIMINARY PLAT
 NOT FINAL: SUBJECT TO CHANGE
 REDUCED COPY
 NOT TO SCALE

ROGERS SURVEYING
 25 ROLLING HILLS COUNCIL BLUFFS, IOWA

CLIENT: TWEED ENGINEERING & CONSTRUCTION, INC.
 212 CLOVERDALE DRIVE
 COUNCIL BLUFFS, IOWA 51503

TITLE: FINAL PLAT OF FOREST GLEN SUBDIVISION, PHASE II

Scale: 1" = 100'

Drawn by: C.R.B.

Order Number: 100092

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