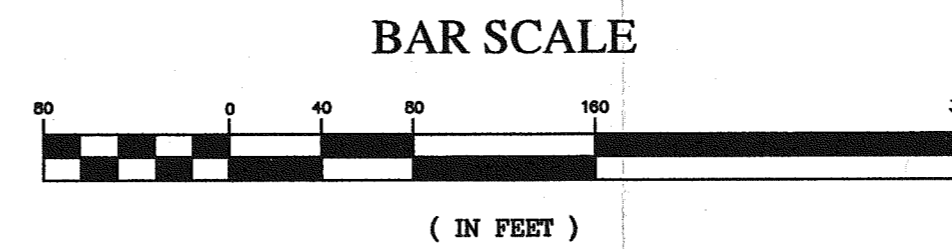


THE RESERVE AT ORCHARD MEADOWS PLAT 1



BENCHMARK:

TOP BURY BOLT ON HYDRANT LOCATED APPROXIMATELY 62' NORTHWEST OF NORTHWEST CORNER OF PROPOSED LOT #1 ALONG NW BEAVER DRIVE
ELEVATION: 958.43

ZONING:

P.U.D. - ORDINANCE 708

DEVELOPER AND PREPARED FOR:

KOHLES DEVELOPMENT
3060 99TH STREET
URBANDALE, IOWA 50322
PHONE: 515-276-7818

PROPRIETORS:

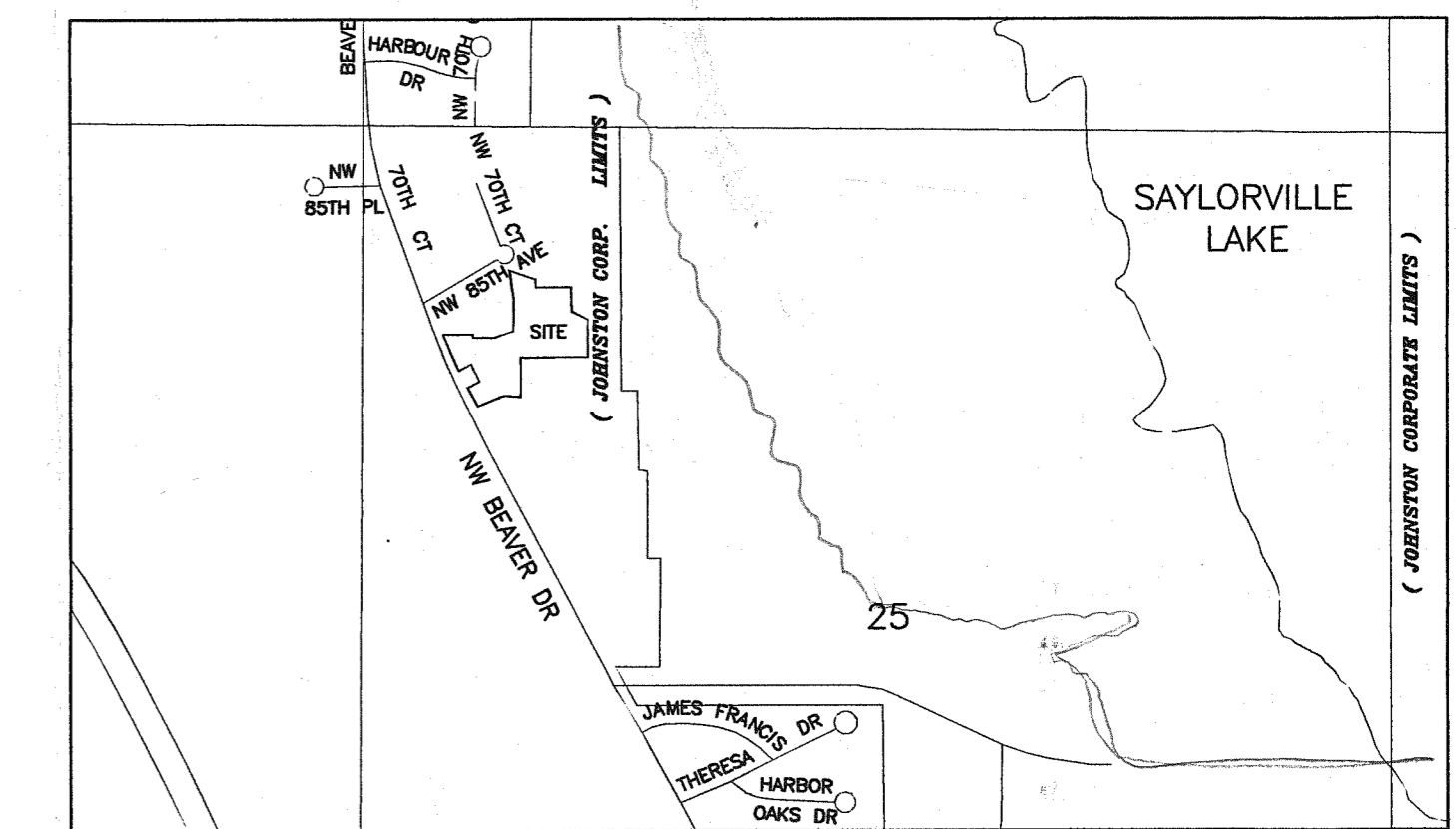
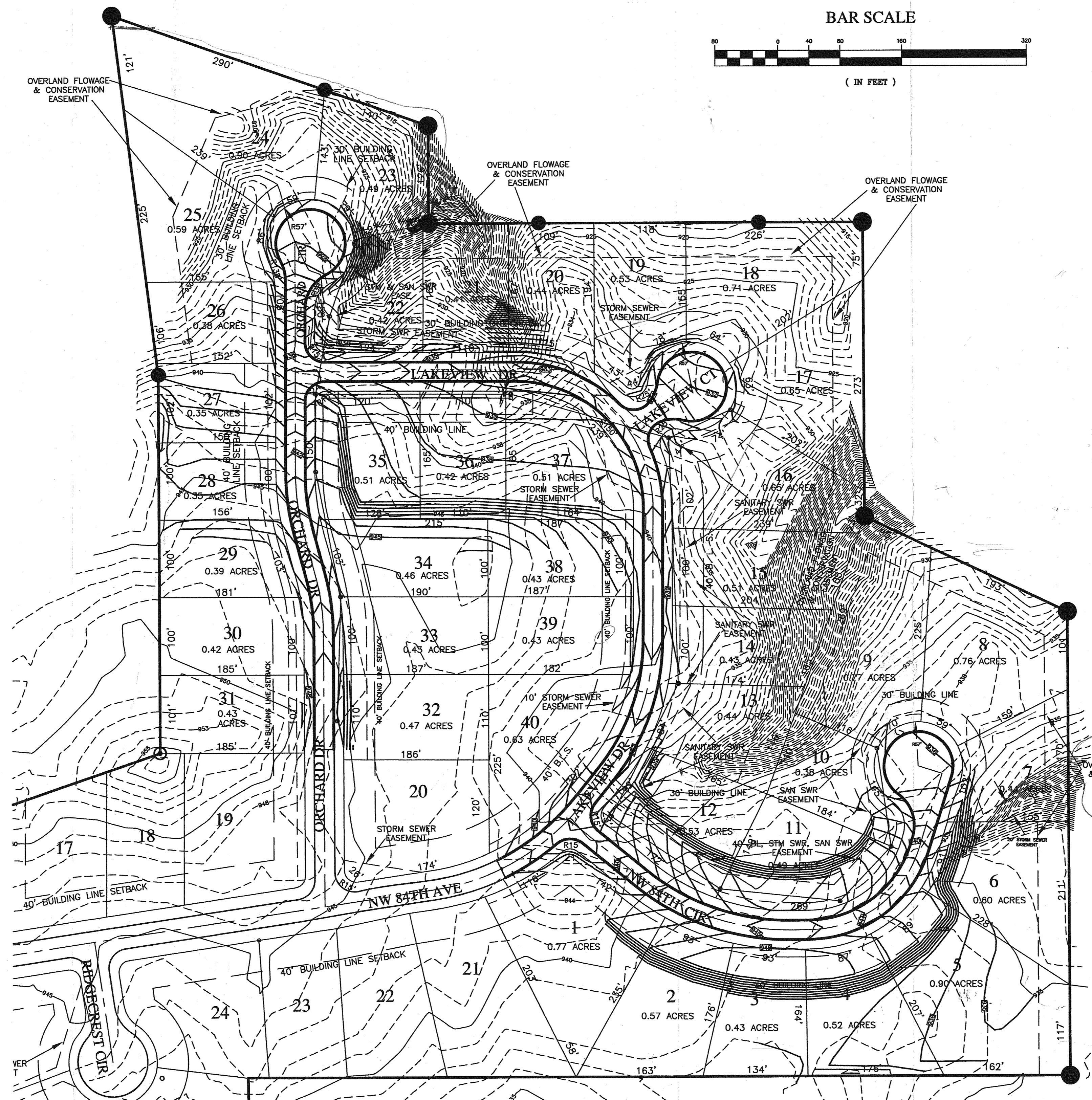
PATRICIA A. BEARDSLEY
ANDREW A. SWANSON
MARY B. BURGITT
DANIEL A. SWANSON

SITE ADDRESS:

8457 NW BEAVER DR.
JOHNSTON, IOWA 50131-1979

UTILITY LEGEND

- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- S — SANITARY SEWER
- SS — STORM SEWER
- G — GAS LINE
- W — WATER LINE
- U/E — UNDERGROUND ELECTRIC
- O/E — OVERHEAD ELECTRIC
- T — TELEPHONE LINE
- ⊛ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GROUND LIGHT
- ⊙ INTAKE
- ⊙ SURFACE INTAKE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ DENOTES NUMBER OF PARKING STALLS
- ⊙ TRANSFORMER POLE
- ⊙ WELL



PROPERTY DESCRIPTION

LOT 1, IN ORCHARD MEADOWS PLAT 1, AN OFFICIAL PLAT, AND A PORTION OF LOT 6 OF THE OFFICIAL PLAT OF THE NW 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., ALL IN JOHNSTON, POLK COUNTY, IOWA, ALL BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, IN SAID ORCHARD MEADOWS PLAT 1; THENCE N28°44'48"W ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 332.76 FEET; THENCE N61°16'46"E ALONG A JOG IN THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 210.09 FEET; THENCE N27°35'38"W ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 209.00 FEET; THENCE N61°07'44"W ALONG A JOG IN THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 5602.79 FEET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1, AND ALONG A 5602.79 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 285.75 FEET, SAID CURVE HAVING A CHORD LENGTH OF 285.72 FEET AND A CHORD BEARING OF N24°23'45"W; THENCE N22°56'05"W ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 343.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°51'00"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 474.34 FEET; THENCE S00°00'34"W ALONG A JOG IN THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET; THENCE N89°51'00"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 334.58 FEET; THENCE N70°55'23"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 315.71 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN SAID ORCHARD MEADOWS PLAT 1; THENCE N00°11'06"W ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 487.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N07°14'33"W, A DISTANCE OF 466.86 FEET; THENCE S70°38'48"E, A DISTANCE OF 289.62 FEET; THENCE S70°30'07"E, A DISTANCE OF 140.22 FEET; THENCE S00°10'12"E, A DISTANCE OF 126.19 FEET; THENCE N89°53'06"E, A DISTANCE OF 556.97 FEET; THENCE S00°16'51"E, A DISTANCE OF 379.65 FEET; THENCE S64°36'11"E, A DISTANCE OF 288.36 FEET TO THE EAST LINE OF SAID LOT 6; THENCE S00°16'26"E ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 598.40 FEET; THENCE S89°57'35"W, A DISTANCE OF 1055.82 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°19'50"E ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 445.00 FEET; THENCE S02°43'55"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 173.81 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N87°20'19"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 263.34 FEET; THENCE S67°48'35"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 432.94 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 49.20 ACRES MORE OR LESS.

SURVEY LEGEND

- ⊙ SECTION CORNER— FOUND AS NOTED
- PROPERTY CORNER— FOUND IRON PIPE OR FOUND AS NOTED
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY

DEFINITION:

OVERLAND FLOWAGE AND CONSERVATION EASEMENT: THE CONDITION WITHIN THE EASEMENT MUST NOT ALTERED IN ANY WAY. THE EASEMENT PREVENTS ALL CLEARING, GRUBBING, GRADING, OR CONSTRUCTION OF ANY KIND. THE EASEMENT ALSO ALLOWS FOR OVERLAND FLOWAGE OF WATER FROM ONE LOT TO ANOTHER.

BULK REGULATIONS:

D REAR YARD SETBACK: 35 FT
SIDE YARD SETBACK: 10 FT MIN PER SIDE.
20 FT TOTAL.
FRONT YARD SETBACK: 40 FT ON ALL LOTS EXCEPT:
31, 32, 33
PHASE 2: 7-10, 20-25, 35-37

MINIMUM LOT AREA: 15,000 S.F.

FLOOD HAZARD CERTIFICATION:

THIS SITE IS LOCATED IN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 190745 0001 D, WITH AN EFFECTIVE DATE OF JULY 19, 2000, IN CITY OF JOHNSTON, POLK COUNTY, IOWA, FOR WHICH THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

UTILITIES:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

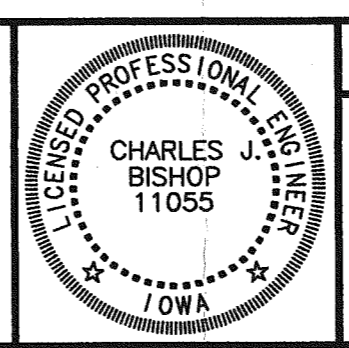


M:\Land Projects REV\05060.dwg\DR MEADOW PHASE 2 CONST DRAWINGS.dwg 3/24/2006 8:11:11 PM CST

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

| NO. | REVISIONS | DATE | BY |
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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA
LICENSE RENEWAL DATE: DECEMBER 31, 2006
BY: CHARLES J. BISHOP
SCALE: 1" = 80.0'
FOR: KOHLES DEVELOPMENT
SIGNED: _____ DATE: _____



| | | | | | |
|--------------|---|------------------|-----|----------------|--------------|
| PROJECT NAME | THE RESERVE AT ORCHARD MEADOWS PLAT NO. 1 JOHNSTON, IOWA | CLIENT NUMBER | 198 | PROJECT NUMBER | 05 0560 |
| DESIGNED BY | JEU | REFERENCE NUMBER | | DRAWN BY | JEU |
| | | | | | SHEET 1 OF 1 |