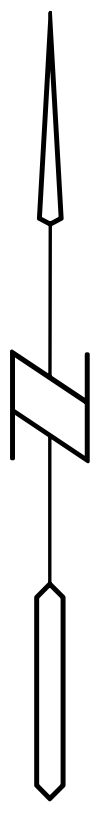


# THE RESERVE AT ORCHARD MEADOWS PLAT 1



### 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. BURGETT  
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



### 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.

### 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:  
30 FT ON LOTS: PHASE 1: 1(NW BEAVER SIDE ONLY), 31, 32, 33  
PHASE 2: 7-10, 20-25, 35-37

MINIMUM LOT AREA: 15,000 S.F.

### FLOOD HAZARD CERTIFICATION:

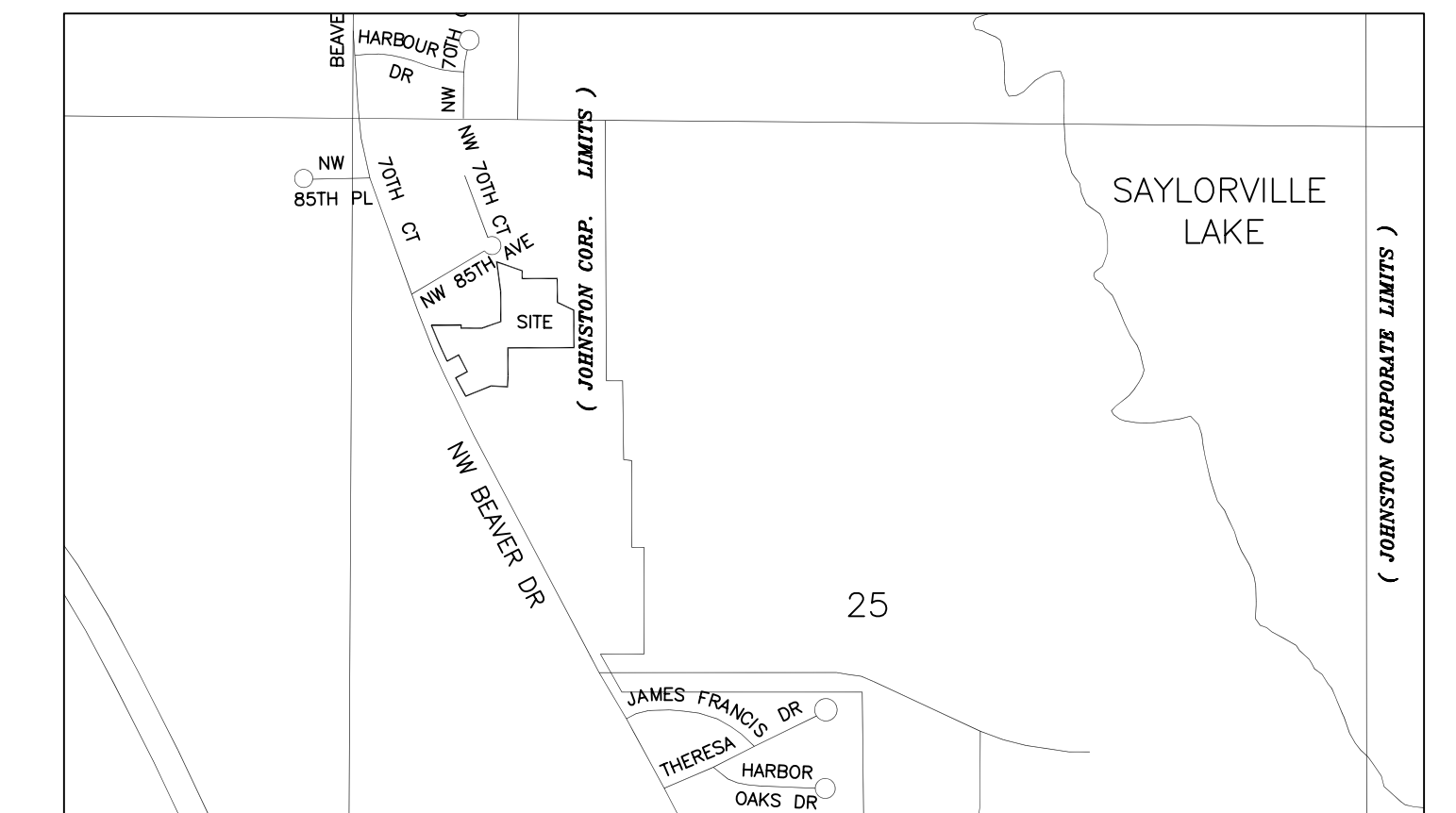
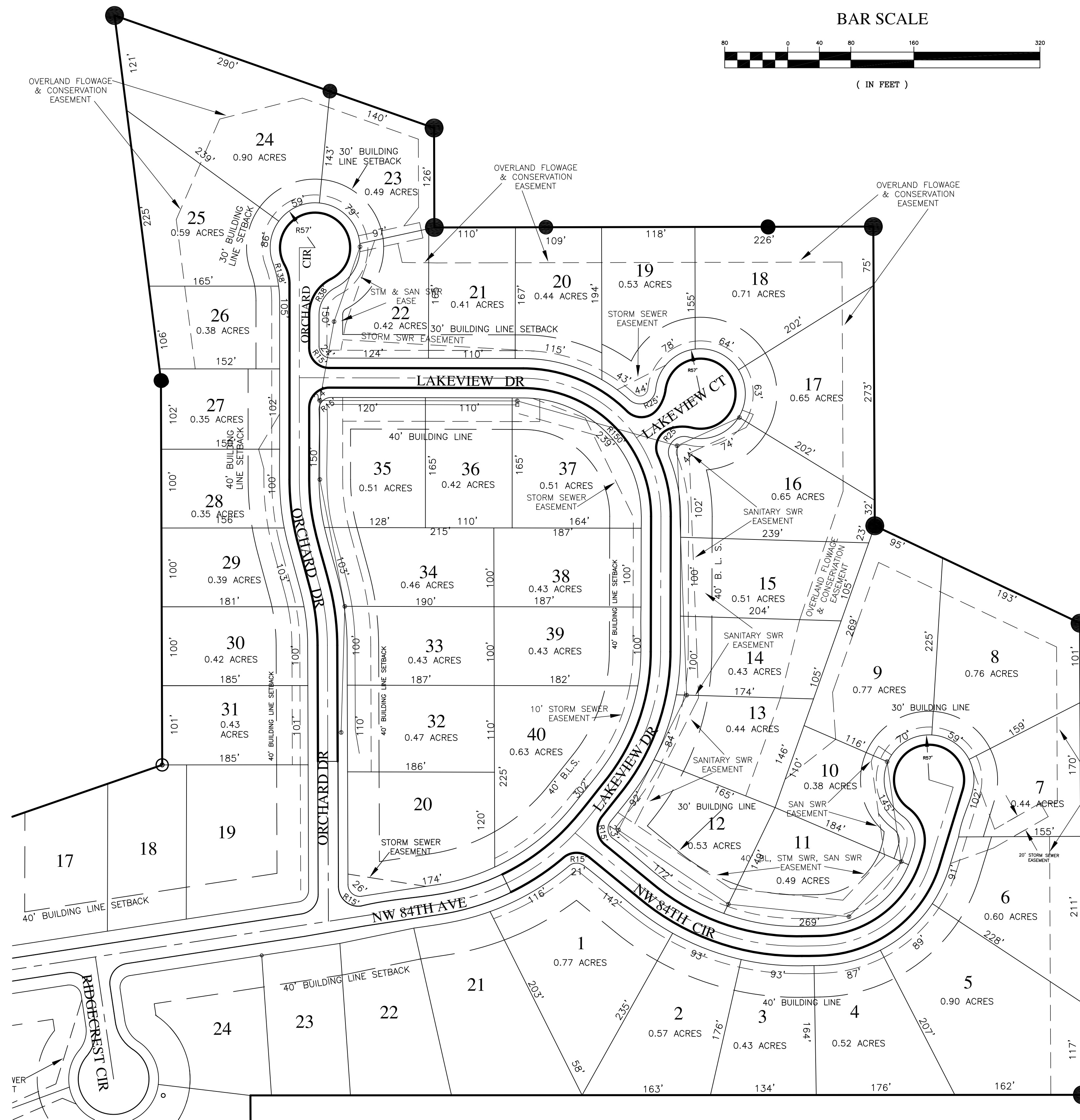
THIS SITE IS LOCATED IN A ZONE "X". AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 190745 0001 D, WITH AN EFFECTIVE DATE OF JULY 19, 2000, IN CITY OF JOHNSTON,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

### 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.



### 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 300.23 FEET; THENCE S61°07'44"W ALONG A JOG IN THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 209.00 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 315.71 FEET TO THE SOUTHWEST 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 1055.62 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°33'55"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 173.81 FEET TO THE SOUTHWEST 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.

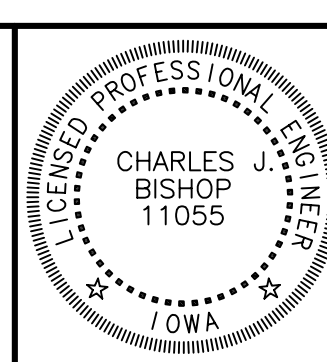
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 49.20 ACRES MORE OR LESS.

**Bishop Engineering**  
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NUMBER	REVISIONS	DATE	BY	

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  
REFERENCE NUMBER: \_\_\_\_\_  
DRAWN BY: JEJ  
PROJECT NUMBER: **05  
0560**  
SHEET 1 OF 1