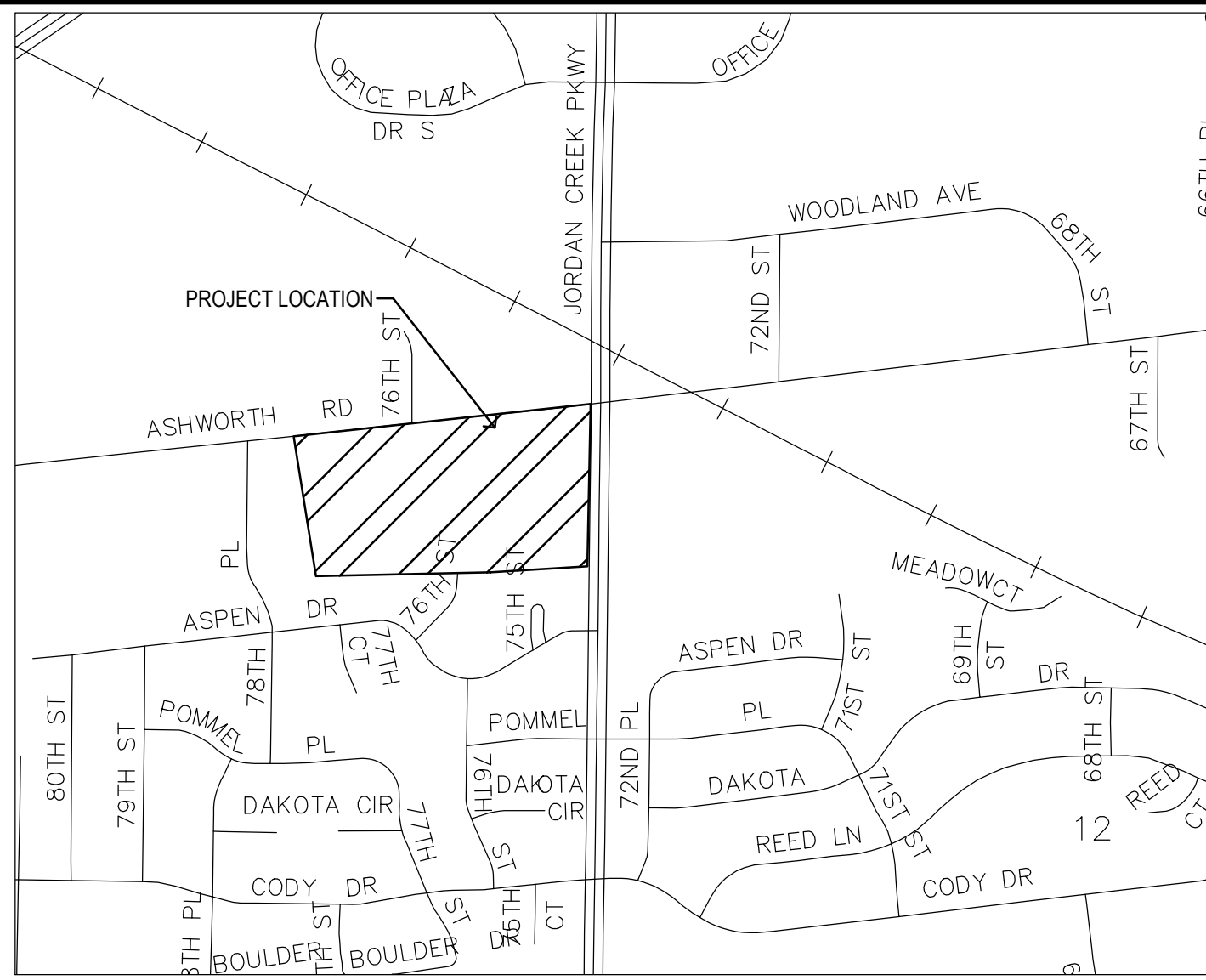


PRELIMINARY- NOT FOR CONSTRUCTION

VILLAGES ON JORDAN CREEK PUD SKETCH PLAN



VICINITY MAP
NOT TO SCALE

OWNERS:
DENNIS SHAFFER AND TERESA MOON
KEVIN AND STEPHANI JOHNSON
MICHAEL GLASA AND ANNETTE HITCHCOCK
KARLA STESSMAN
STONY LAKE, LLC
CZECH MATE, LLC

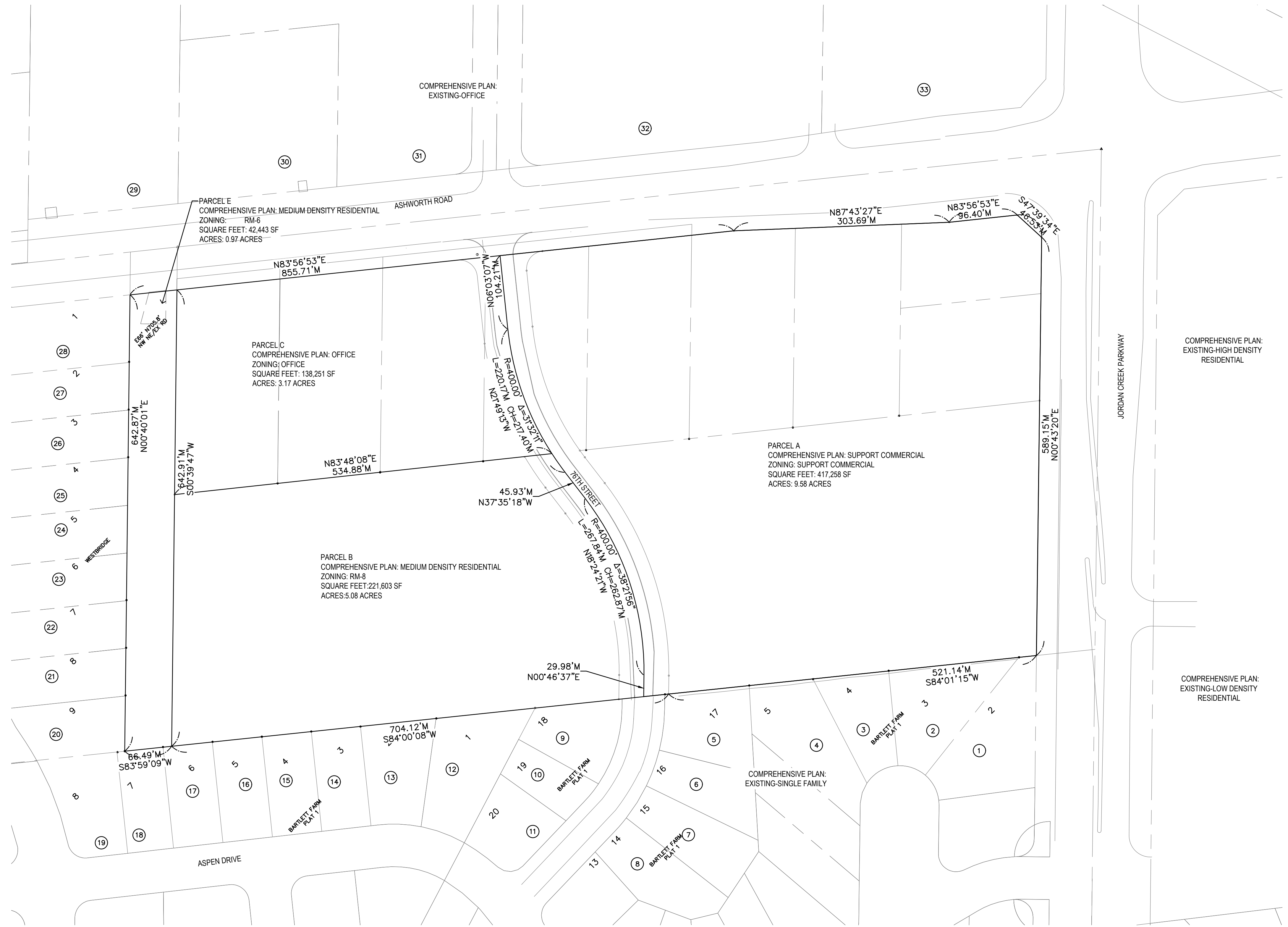
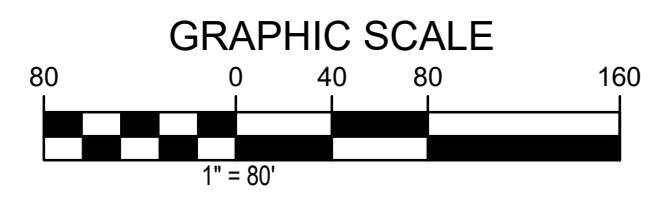
PREPARED FOR:
JORDAN CREEK ASSOCIATES LLC
805 CITY CENTER DRIVE SUITE 160
CARMEL, INDIANA 46032
JOHN LASSAUX

PREPARED BY:
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

LEGAL DESCRIPTION :

A PARCEL OF LAND IN THE NW1/4 NE1/4 & NE1/4 NE1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID SECTION 11; THENCE S00°43'20"W, 704.85 FEET ALONG THE EAST LINE OF SAID NE1/4 NE1/4 TO THE NE CORNER OF BARTLETT FARM PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 1998, PAGE 10365 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S84°01'15"W, 83.07 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 1 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JORDAN CREEK PARKWAY AS IT IS PRESENTLY ESTABLISHED AND RECORDED IN BOOK 2003, PAGE 13188 AT THE DALLAS COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S84°01'15"W, 710.06 FEET ALONG SAID NORTH LINE OF BARTLETT FARM PLAT 1 TO THE NW CORNER OF SAID BARTLETT FARM PLAT 1, SAID NW CORNER ALSO BEING THE NE CORNER OF BARTLETT FARM PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 2000, PAGE 2911 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S83°59'43"W, 515.19 FEET ALONG THE NORTH LINE OF SAID BARTLETT FARM PLAT 2 TO A POINT ON THE WEST LINE OF SAID NE1/4 NE1/4; THENCE S83°59'09"W, 66.45 FEET ALONG SAID NORTH LINE TO A POINT ON THE SE CORNER OF WESTBRIDGE, AN OFFICIAL PLAT RECORDED IN BOOK 1999, PAGE 13841 AT THE DALLAS COUNTY RECORDER'S OFFICE, SAID SE CORNER ALSO BEING ON THE SW CORNER OF THE EAST 66.00 FEET OF THE NORTH 705.8 FEET OF THE NW1/4 NE1/4 OF SAID SECTION 11; THENCE N00°39'47"E, 642.86 FEET ALONG THE WEST LINE OF SAID WESTBRIDGE, SAID WEST LINE ALSO BEING THE WEST LINE OF THE SAID EAST 66.00 FEET OF THE NORTH 705.8 FEET OF THE NW1/4 NE1/4, TO THE NE CORNER OF LOT 1 OF SAID WESTBRIDGE, SAID NE CORNER ALSO BEING THE SW CORNER OF ACQUISITION PLAT RECORDED IN BOOK 2017, PAGE 17213 AT THE DALLAS COUNTY RECORDER'S OFFICE AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE N83°56'53"E, 789.25 FEET ALONG THE SOUTH LINE OF SAID ACQUISITION PLAT AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N87°43'27"E, 303.69 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N83°56'53"E, 96.40 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S47°39'34"E, 46.53 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID JORDAN CREEK PARKWAY; THENCE S00°43'20"W, 599.15 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 18.81 ACRES MORE OR LESS.

NAME	HOUSE NUMBER	STREET
1 ROBERT AND LAURA DEEVER	817	75TH PLACE
2 MINNETTE D. HEARN	821	75TH PLACE
3 DENNIS AND CHARLOTTE STARK	822	75TH PLACE
4 MATTHEW ALLEN AND NELLANNE GLENN-ALLEN	818	75th PLACE
5 JEFFREY HACKEL AND ASHLEIGH O'CONNELL	861	76TH STREET
6 JOANNA AND CHAD NELSON	843	76TH STREET
7 MICHAEL SMITH	839	76TH STREET
8 JAYDEEP TASE AND SIDDIH SHETTY	825	76TH STREET
9 ADAM AND TONI BAST	856	76TH STREET
10 KENDRA MEYER	830	76TH STREET
11 HONG LE AND JULIE MAI	7655	ASPEN DR
12 PAULEY FAMILY REV TRUST	7673	ASPEN DR
13 JAMES AND LINDA KNOWLES	7681	ASPEN DR
14 JOSEPH BARDEEN AND ERIN STEVENS	7705	ASPEN DR
15 DANIEL AND JESSICA MOORE	7729	ASPEN DR
16 SHAWN AND AUBREY LEISINGER	7755	ASPEN DR
17 MCKENZIE AND ALEXANDER HOFFMAN	7784	ASPEN DR
18 HOLLY AND RONALD SHORTENHAUS	7803	ASPEN DR
19 PAUL KERNES AND JENNIFER JOHNSON- KERNES	7815	ASPEN DR
20 DEBORAH HANNAH	871	78TH PLACE
21 JAMES AND ANDREA BOYD	905	78TH PLACE
22 BRANDON DUART	917	78TH PLACE
23 KRISTIN BROERS	929	78TH PLACE
24 JANET METZ	941	78TH PLACE
25 DANIEL AND DEBBIE DURANT	953	78TH PLACE
26 HEIDI TURNER AND JACOB MEYER	965	78TH PLACE
27 JOSEPH AND JACLYN YAUKOVIK	977	78TH PLACE
28 MATTHEW AND KIMBERLY JETER	991	78TH PLACE
29 MARK ALLEN	7775	ASHWORTH
30 SAXON AND BIRCH HOLDINGS LLC	7707	ASHWORTH
31 D & T REAL ESTATE HOLDINGS CORP	7659	ASHWORTH
32 74TH AND ASHWORTH LLC	7585	ASHWORTH
33 COMMERCIAL FEDERAL BANK	7465	ASHWORTH



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Civil Engineering & Land Surveying Established 1959

21WDM
SITE IMPROVEMENT PLAN/PRELIMINARY PLAT
PUD- SKETCH PLAN

REFERENCE NUMBER:
DRAWN BY: BGA
CHECKED BY: DDB
REVISION DATE: 2021-04-23 CITY SUBMITTAL
PROJECT NUMBER: 200656
SHEET NUMBER: 1 OF 1

6/1/2021 7:59:19 AM L:\LAND PROJECTS\2020\200656\DWG\COMPREHENSIVE PLANDWG