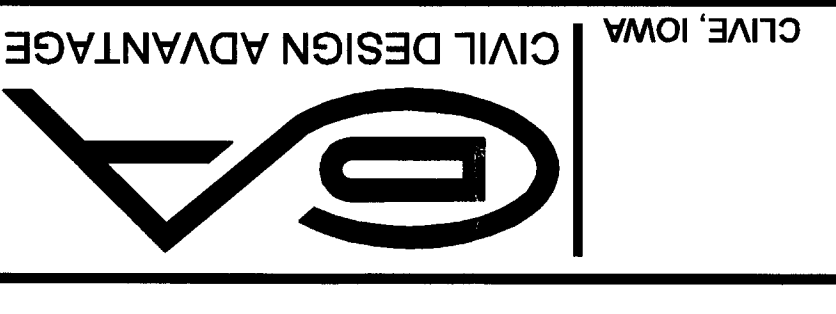


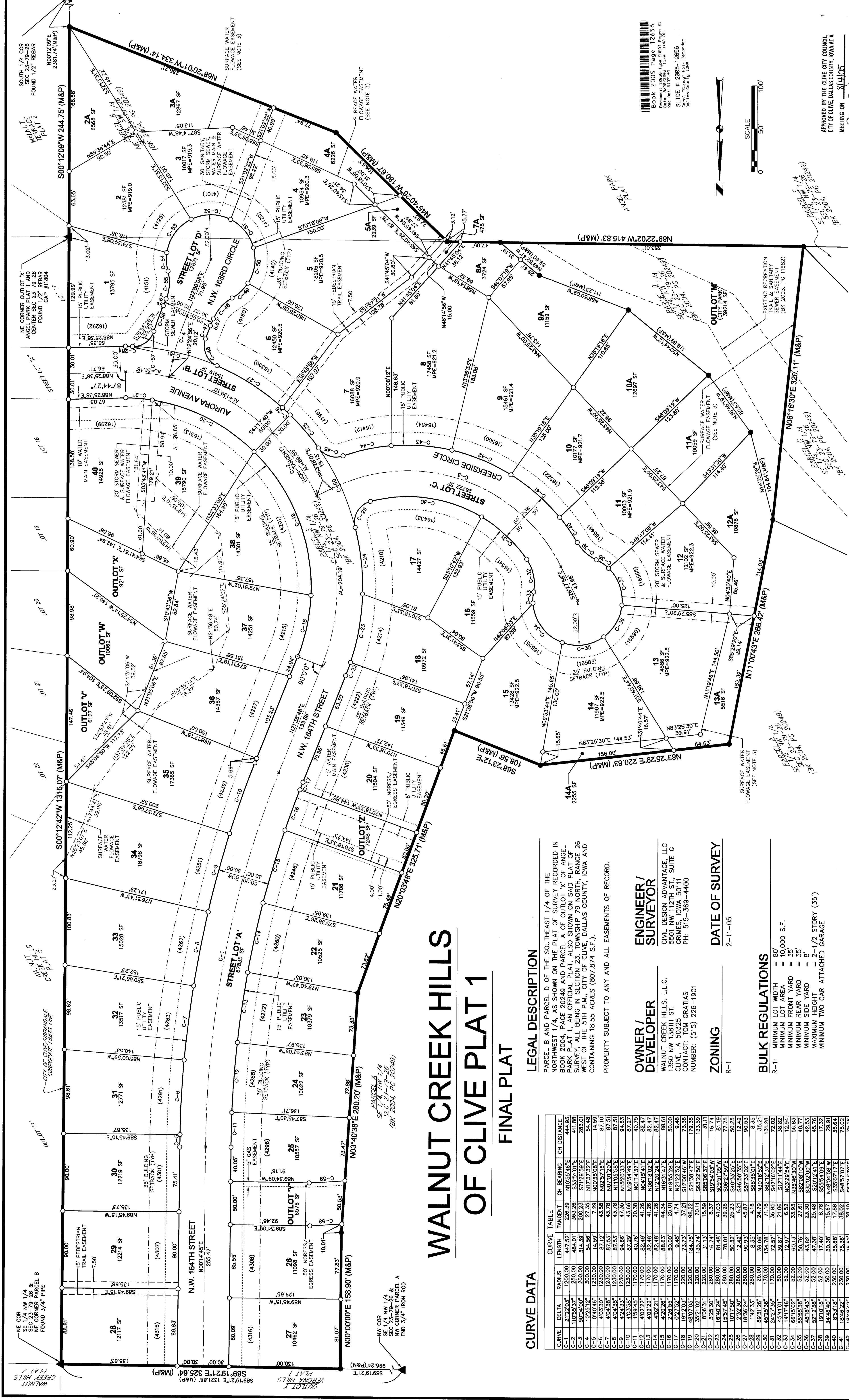
DATE	REVISIONS
07/28/05	LOT LINE REVISION (LOT 3 & 3A)
06/18/05	SECOND SUBMITTAL (FINAL PLAN)
04/18/05	FIRST SUBMITTAL (FINAL PLAN)

5501 NW 112th SITE G GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410
 ENGINEER: RDR
 TECH: LMK

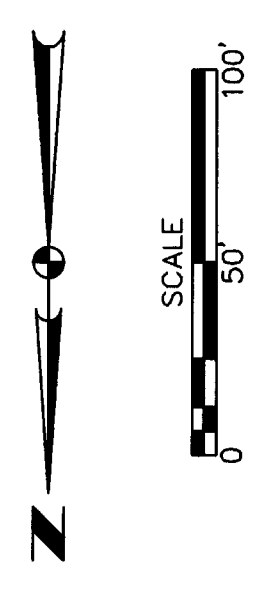


WALNUT CREEK HILLS OF CLIVE PLAT 1 FINAL PLAT

1/1
0404039



BOOK 2005 Page 12656
 Document: 19858, Legal Sheet: Page 21
 Date: 11/11/05
 Scale: 1" = 40.00'
 Surveyor: Michael A. Brooner, P.L.S.
 License: 15980
 Date: 11/11/05



APPROVED BY THE CLIVE CITY COUNCIL
 CITY OF CLIVE, DALLAS COUNTY, IOWA AT A
 MEETING ON 11/11/05
 Michael A. Brooner, P.L.S.
 Surveyor

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
 MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND
 THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE
 LAWS OF THE STATE OF IOWA.

Michael A. Brooner, P.L.S.
 LICENSE NUMBER: 15980
 DATE: 11/11/05

- ### NOTES
- LOTS 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A AND 14A ARE TO BE CONVEYED WITH LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 RESPECTIVELY.
 - THE REAR PROPERTY LINE FOR HOMES CONSTRUCTED ON AFOREMENTIONED LOTS 2-5 AND 7-14 IN NOTE 1 SHALL BE THE REAR PROPERTY LINE OF THE RESPECTIVE LOTS 2A-5A AND 7A-14A FOR THE PURPOSE OF ESTABLISHING THE REAR YARD SETBACK DIMENSION.
 - A SURFACE WATER FLOWAGE EASEMENT COVERS LOTS 2A, 3A, 4A, 5A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A AND OUTLOT 'M'.
 - OUTLOTS 'Y' AND 'Z' SHALL BE DEEDED TO THE TOWNHOMES OF WALNUT CREEK HILLS HOMEOWNERS ASSOCIATION.
 - OUTLOT 'M' SHALL BE DEEDED TO THE CITY OF CLIVE FOR PARKLAND.
 - OUTLOTS 'Y', 'W' AND 'X' ARE TO BE CONVEYED WITH LOTS 35, 36 AND 37 RESPECTIVELY. THEY ARE NOT SOLD TO LOTS 21, 35-37 ARE SOLD.

CURVE DATA

CURVE	DELTA	BEARING	TANGENT	CH BEARING	CH DISTANCE
C-1	100.00	S00°12'42"W	1315.07	(M&P)	
C-2	100.00	S00°12'42"W	1315.07	(M&P)	
C-3	100.00	S00°12'42"W	1315.07	(M&P)	
C-4	100.00	S00°12'42"W	1315.07	(M&P)	
C-5	100.00	S00°12'42"W	1315.07	(M&P)	
C-6	100.00	S00°12'42"W	1315.07	(M&P)	
C-7	100.00	S00°12'42"W	1315.07	(M&P)	
C-8	100.00	S00°12'42"W	1315.07	(M&P)	
C-9	100.00	S00°12'42"W	1315.07	(M&P)	
C-10	100.00	S00°12'42"W	1315.07	(M&P)	
C-11	100.00	S00°12'42"W	1315.07	(M&P)	
C-12	100.00	S00°12'42"W	1315.07	(M&P)	
C-13	100.00	S00°12'42"W	1315.07	(M&P)	
C-14	100.00	S00°12'42"W	1315.07	(M&P)	
C-15	100.00	S00°12'42"W	1315.07	(M&P)	
C-16	100.00	S00°12'42"W	1315.07	(M&P)	
C-17	100.00	S00°12'42"W	1315.07	(M&P)	
C-18	100.00	S00°12'42"W	1315.07	(M&P)	
C-19	100.00	S00°12'42"W	1315.07	(M&P)	
C-20	100.00	S00°12'42"W	1315.07	(M&P)	
C-21	100.00	S00°12'42"W	1315.07	(M&P)	
C-22	100.00	S00°12'42"W	1315.07	(M&P)	
C-23	100.00	S00°12'42"W	1315.07	(M&P)	
C-24	100.00	S00°12'42"W	1315.07	(M&P)	
C-25	100.00	S00°12'42"W	1315.07	(M&P)	
C-26	100.00	S00°12'42"W	1315.07	(M&P)	
C-27	100.00	S00°12'42"W	1315.07	(M&P)	
C-28	100.00	S00°12'42"W	1315.07	(M&P)	
C-29	100.00	S00°12'42"W	1315.07	(M&P)	
C-30	100.00	S00°12'42"W	1315.07	(M&P)	
C-31	100.00	S00°12'42"W	1315.07	(M&P)	
C-32	100.00	S00°12'42"W	1315.07	(M&P)	
C-33	100.00	S00°12'42"W	1315.07	(M&P)	
C-34	100.00	S00°12'42"W	1315.07	(M&P)	
C-35	100.00	S00°12'42"W	1315.07	(M&P)	
C-36	100.00	S00°12'42"W	1315.07	(M&P)	
C-37	100.00	S00°12'42"W	1315.07	(M&P)	
C-38	100.00	S00°12'42"W	1315.07	(M&P)	
C-39	100.00	S00°12'42"W	1315.07	(M&P)	
C-40	100.00	S00°12'42"W	1315.07	(M&P)	
C-41	100.00	S00°12'42"W	1315.07	(M&P)	
C-42	100.00	S00°12'42"W	1315.07	(M&P)	
C-43	100.00	S00°12'42"W	1315.07	(M&P)	
C-44	100.00	S00°12'42"W	1315.07	(M&P)	
C-45	100.00	S00°12'42"W	1315.07	(M&P)	
C-46	100.00	S00°12'42"W	1315.07	(M&P)	
C-47	100.00	S00°12'42"W	1315.07	(M&P)	
C-48	100.00	S00°12'42"W	1315.07	(M&P)	
C-49	100.00	S00°12'42"W	1315.07	(M&P)	
C-50	100.00	S00°12'42"W	1315.07	(M&P)	
C-51	100.00	S00°12'42"W	1315.07	(M&P)	
C-52	100.00	S00°12'42"W	1315.07	(M&P)	
C-53	100.00	S00°12'42"W	1315.07	(M&P)	
C-54	100.00	S00°12'42"W	1315.07	(M&P)	
C-55	100.00	S00°12'42"W	1315.07	(M&P)	
C-56	100.00	S00°12'42"W	1315.07	(M&P)	
C-57	100.00	S00°12'42"W	1315.07	(M&P)	
C-58	100.00	S00°12'42"W	1315.07	(M&P)	
C-59	100.00	S00°12'42"W	1315.07	(M&P)	
C-60	100.00	S00°12'42"W	1315.07	(M&P)	
C-61	100.00	S00°12'42"W	1315.07	(M&P)	

LEGAL DESCRIPTION

PARCEL B AND PARCEL D OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 20249 AND PARCEL A OF OUTLOT 'X' OF ANGEL PARK PLAT 1, AN OFFICIAL PLAT, ALSO SHOWN ON SAID PLAT OF SURVEY, ALL BEING IN SECTION 23, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF CLIVE, DALLAS COUNTY, IOWA AND CONTAINING 18.35 ACRES (807,874 S.F.).
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER
 WALNUT CREEK HILLS, L.L.C.
 1350 NW 138TH ST.
 CLIVE, IA 50325
 CONTACT: TOM GRATIAS
 NUMBER: (515) 226-1901

ENGINEER/SURVEYOR
 CIVIL DESIGN ADVANTAGE, LLC
 5501 NW 112TH ST., SUITE 6
 GRIMES, IOWA 50111
 PH: 515-369-4400

DATE OF SURVEY
 2-11-05

ZONING
 R-1

BULK REGULATIONS
 R-1:
 MINIMUM LOT WIDTH = 80'
 MINIMUM LOT AREA = 10,000 S.F.
 MINIMUM FRONT YARD = 35'
 MINIMUM REAR YARD = 35'
 MINIMUM SIDE YARD = 8'
 MAXIMUM HEIGHT = 2-1/2 STORY (35')
 MINIMUM TWO CAR ATTACHED GARAGE

LEGEND

SECTION CORNER AS NOTED
 1/4" BEARING (UNLESS OTHERWISE NOTED)
 PLATTED BEARING & DISTANCE
 MEASURED BEARING & DISTANCE
 RECORDED BEARING & DISTANCE
 DEEDED BEARING & DISTANCE
 MINIMUM PROTECTION ELEVATION
 CENTERLINE
 SECTON LINE
 EASEMENT LINE
 PLAT BOUNDARY

FOUND SET

▲ ○
 ● ○
 P M R D
 MPE

WALNUT CREEK HILLS OF CLIVE PLAT 1 FINAL PLAT