PRELIMINARY SALES PLAT 06/25/06

COUNTRY CLUB RIDGE PLAT 7

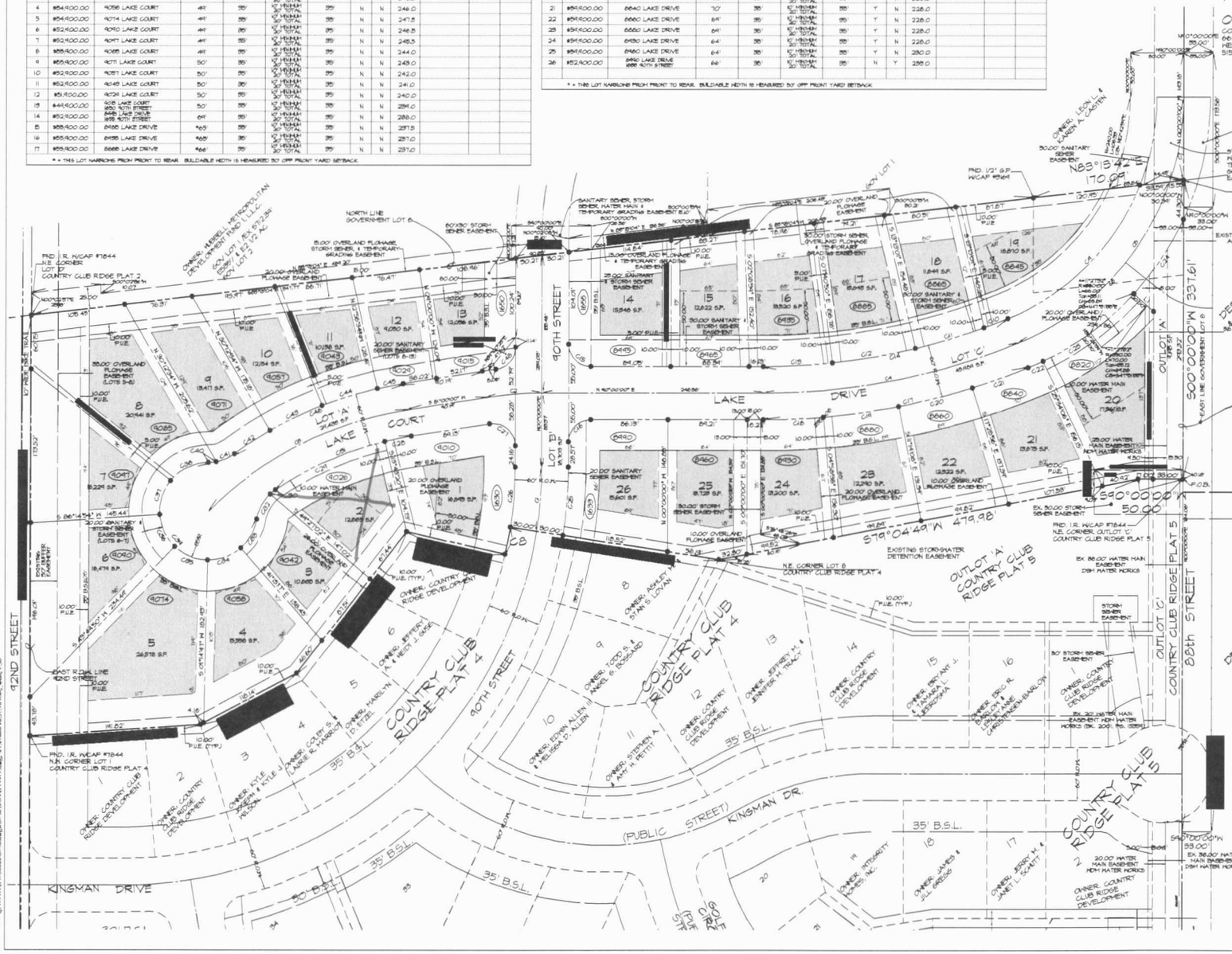
PLAT INFORMATION - SINGLE FAMILY LOTS

LOT	LOT PRICE	ADDRESS	BUILDABLE WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	W.O.	D.L	M.O.E	GARAGE LOCATION	MODEL TYPE	SIDING COLOR
1	$50,000.00	6650 90TH STREET	*82'	35'	10' MINIMUM 30' TOTAL	35'	N	N	242.5			
2	$52,000.00	9036 LAKE COURT	*51'	35'	10' MINIMUM 30' TOTAL	35'	N	N	244.5			
3	$52,000.00	9042 LAKE COURT	54'	35'	10' MINIMUM 30' TOTAL	35'	N	N	245.5			
4	$54,000.00	9056 LAKE COURT	49'	35'	10' MINIMUM 30' TOTAL	35'	N	N	246.0			
5	$54,000.00	9074 LAKE COURT	49'	35'	10' MINIMUM 30' TOTAL	35'	N	N	247.5			
6	$52,000.00	9090 LAKE COURT	49'	35'	10' MINIMUM 30' TOTAL	35'	N	N	246.5			
7	$52,000.00	9097 LAKE COURT	49'	35'	10' MINIMUM 30' TOTAL	35'	N	N	245.5			
8	$55,000.00	9085 LAKE COURT	49'	35'	10' MINIMUM 30' TOTAL	35'	N	N	244.0			
9	$55,000.00	9071 LAKE COURT	50'	35'	10' MINIMUM 30' TOTAL	35'	N	N	243.0			
10	$52,000.00	9057 LAKE COURT	50'	35'	10' MINIMUM 30' TOTAL	35'	N	N	242.0			
11	$52,000.00	9043 LAKE COURT	50'	35'	10' MINIMUM 30' TOTAL	35'	N	N	241.0			
12	$51,000.00	9024 LAKE COURT	50'	35'	10' MINIMUM 30' TOTAL	35'	N	N	240.0			
13	$44,000.00	9015 LAKE COURT 9050 90TH STREET	50'	35'	10' MINIMUM 30' TOTAL	35'	N	N	239.0			
14	$52,000.00	8445 LAKE DRIVE 8455 90TH STREET	64'	35'	10' MINIMUM 30' TOTAL	35'	N	N	238.0			
15	$55,000.00	8465 LAKE DRIVE	*65'	35'	10' MINIMUM 30' TOTAL	35'	N	N	237.5			
16	$55,000.00	8485 LAKE DRIVE	*65'	35'	10' MINIMUM 30' TOTAL	35'	N	N	237.0			
17	$55,000.00	8665 LAKE DRIVE	*66'	35'	10' MINIMUM 30' TOTAL	35'	N	N	237.0			

* = THIS LOT NARROWS FROM FRONT TO REAR. BUILDABLE WIDTH IS MEASURED BY OFF FRONT YARD SETBACK

LOT	LOT PRICE	ADDRESS	BUILDABLE WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	W.O.	D.L	M.O.E	GARAGE LOCATION	MODEL TYPE	SIDING COLOR
18	$55,000.00	8645 LAKE DRIVE	60'	35'	10' MINIMUM 30' TOTAL	35'	N	N	237.0			
19	$55,000.00	8645 LAKE DRIVE	*46'	35'	10' MINIMUM 30' TOTAL	35'	N	N	237.5			
20	$55,000.00	8630 LAKE DRIVE	*82'	35'	10' MINIMUM 30' TOTAL	35'	Y	N	238.0			
21	$54,000.00	8640 LAKE DRIVE	70'	35'	10' MINIMUM 30' TOTAL	35'	Y	N	238.0			
22	$54,000.00	8660 LAKE DRIVE	64'	35'	10' MINIMUM 30' TOTAL	35'	Y	N	238.0			
23	$54,000.00	8680 LAKE DRIVE	64'	35'	10' MINIMUM 30' TOTAL	35'	Y	N	238.0			
24	$54,000.00	8690 LAKE DRIVE	64'	35'	10' MINIMUM 30' TOTAL	35'	Y	N	238.0			
25	$54,000.00	8690 LAKE DRIVE	64'	35'	10' MINIMUM 30' TOTAL	35'	Y	N	238.0			
26	$52,000.00	8690 LAKE DRIVE 8665 90TH STREET	64'	35'	10' MINIMUM 30' TOTAL	35'	N	Y	238.0			

* = THIS LOT NARROWS FROM FRONT TO REAR. BUILDABLE WIDTH IS MEASURED BY OFF FRONT YARD SETBACK



OWNER/DEVELOPER

COUNTRY CLUB RIDGE DEVELOPMENT, L.C.
8600 HESTON PARKWAY
WEST DES MOINES, IA 50266
515-270-1447

LINE TABLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.02'	N47°52'11"W

ZONING

R-1

LEGAL DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT LOT 8 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'C', COUNTRY CLUB RIDGE PLAT 5, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA; THENCE S40°00'00"W, 50.00 FEET ALONG THE NORTH LINE OF SAID PLAT 5 TO A POINT; THENCE S79°04'44"W, 479.98 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF LOT 8, COUNTRY CLUB RIDGE PLAT 4, AN OFFICIAL PLAT; THENCE N83°06'18"W, 236.11 FEET ALONG THE NORTH LINE OF SAID PLAT 4 TO A POINT; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, A CHORD BEARING OF S07°52'39"W, AND AN ARC LENGTH OF 31.02 FEET ALONG THE NORTH LINE OF SAID PLAT 4 TO A POINT; THENCE N77°05'55"W, 113.77 FEET ALONG THE NORTH LINE OF SAID PLAT 4 TO A POINT; THENCE S87°40'12"W, 201.56 FEET ALONG THE NORTH LINE OF SAID PLAT 4 TO A POINT; THENCE S61°57'04"W, 122.30 FEET ALONG THE NORTH LINE OF SAID PLAT 4 TO A POINT; THENCE S86°05'18"W, 181.82 FEET ALONG THE NORTH LINE OF SAID PLAT 4 TO THE NORTHWEST CORNER OF LOT 1, IN SAID PLAT 4; THENCE N00°02'57"E, 474.01 FEET ALONG THE EAST LINE OF COUNTRY CLUB RIDGE PLAT 2, AN OFFICIAL PLAT TO THE NORTHEAST CORNER OF LOT 'D' OF SAID PLAT 2; THENCE N83°13'04"E, 1182.84 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 8 TO A POINT; THENCE N83°13'42"E, 170.04 FEET ALONG THE NORTH LINE OF GOVERNMENT LOT 8 TO THE NORTHEAST CORNER OF GOVERNMENT LOT 8; THENCE S00°00'00"W, 337.61 FEET ALONG THE EAST LINE OF GOVERNMENT LOT 8 TO THE POINT OF BEGINNING CONTAINING 11.07 ACRES MORE OR LESS.

CERTIFICATION

LICENSED LAND SURVEYOR JERRY P. OLIVER 7844 IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. OLIVER, IOWA REG. NO. 7844 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006
PAGES OR SHEETS COVERED BY THIS SEAL:

LEGEND

EXISTING/PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- SECTION CORNERS
- FOUND CORNER W/ 5/8" I.R. W/CAP #7844 UNLESS NOTED
- SET CORNER W/ 5/8" I.R. W/CAP #7884
- I.R. IRON ROD
- G.P. GAS PIPE
- D. DEEDED DISTANCE
- M. MEASURED DISTANCE
- P. PREVIOUSLY RECORDED DISTANCE
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- (9400) ADDRESS
- P.O.B. POINT OF BEGINNING

NORTH
SCALE: 1"=50'

CEC CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379
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