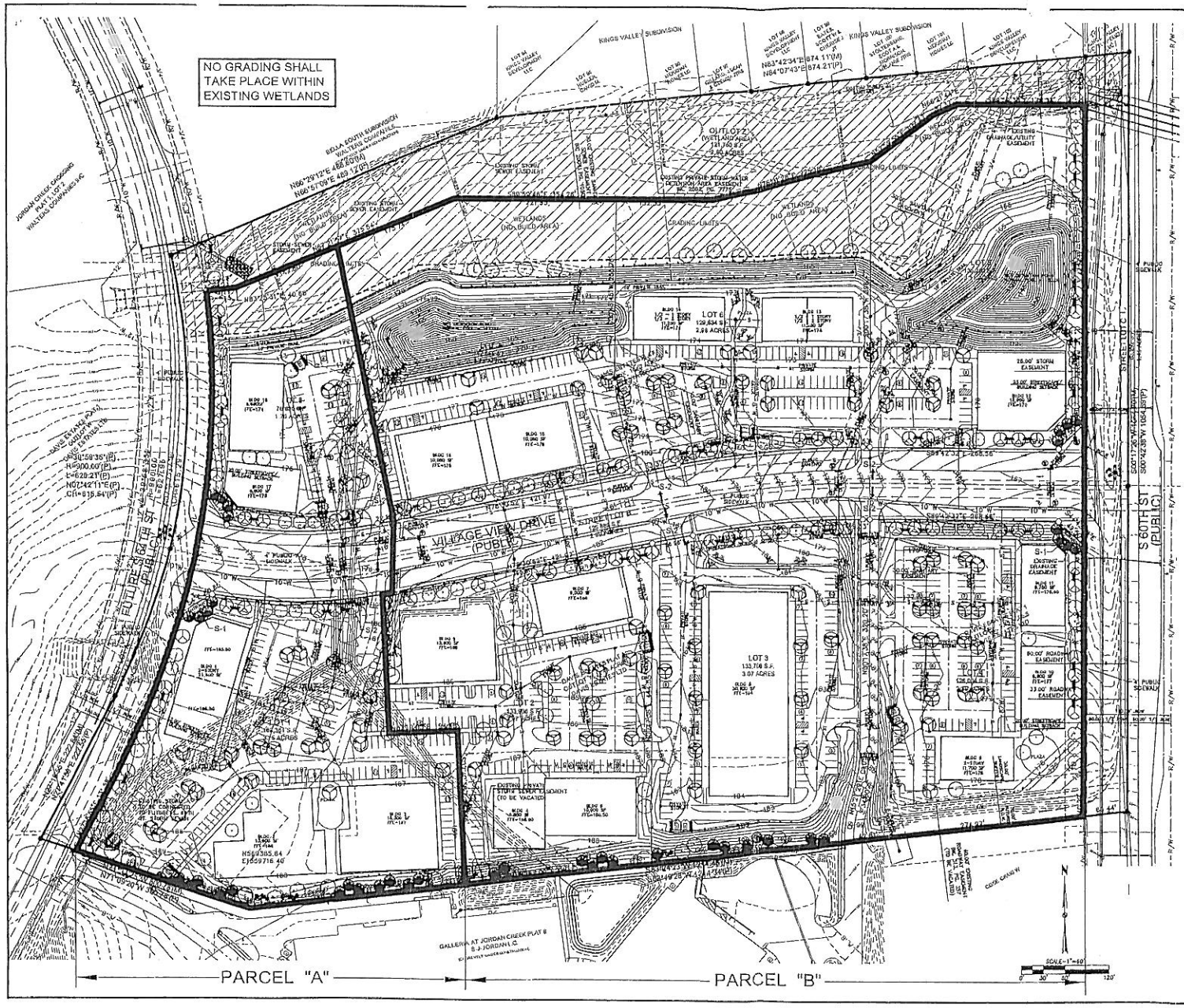


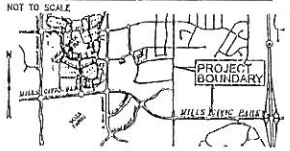
JORDAN CREEK BUSINESS PARK

SPECIFIC PLAN

EXHIBIT B

VICINITY MAP

NOT TO SCALE



OWNER/DEVELOPER:

JORDAN CREEK COMMONS, L.L.C.
2841 S. 60TH STREET
URBANDALE, IA 50322

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
5501 NW 112th STREET, SUITE G
GRIMES, IOWA 50111
515-369-4400

ZONING:

EXISTING: UNZONED
PROPOSED: JORDAN CREEK BUSINESS PARK SPECIFIC PLAN

COMPREHENSIVE PLAN LAND USE:

LOTS 1,8 – REGIONAL COMMERCIAL (PARCEL "A")
LOTS 2–7– OFFICE (PCP) (PARCEL "B")

DATE OF SURVEY:

DECEMBER 2005

BENCHMARK

BM #117 200 BLOCK OF SOUTH 60TH STREET, EAST HEADWALL OF TWIN 12'x8' RCB, STANDARD ALUMINUM NGS BENCHMARK IN CAP SET IN TOP OF CONCRETE HEADWALL
ELEV = 180.88

BM #116 NORTHEAST CORNER OF INTERSECTION OF SOUTH 60TH STREET AND MILLS CIVIC PARKWAY, 18.5 FEET SOUTHEAST OF TRAFFIC SIGNAL POLE, 1.5 FEET SOUTHEAST OF FACE OF SIDEWALK, 31 FEET WEST OF FIRE HYDRANT, STANDARD BENCHMARK.
ELEV = 201.57

PLAT DESCRIPTION:

PARCELS "A" AND "B" AS SHOWN ON THE PLAT OF SURVEY IN BOOK 2006, PAGE 8554 OF OUTLOT "A", DAWS ESTATES PLAT 1, AN OFFICIAL PLAT AND PARCELS "A" AND "B" AS SHOWN ON THE PLAT OF SURVEY IN BOOK 2006, PAGE 8556 OF OUTLOT "Y", DAWS ESTATES PLAT 1 AND OUTLOT "I", DAWS ESTATES PLAT 1 ALL BEING IN THE CITY OF WEST DES MOINES, DALLAS COUNTY.

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°16'47"	1150.00	227.06	N21°37'31"E	226.70
C2	14°04'13"	1150.00	282.41	N00°27'37"E	281.70
C3	3°16'02"	1150.00	66.25	N08°13'30"W	66.24
C4	21°35'06"	550.00	207.48	N88°19'31"E	206.45
C5	11°46'36"	1250.00	256.93	S84°24'10"W	256.47
C6	11°46'36"	1150.00	236.37	S84°24'10"W	235.96
C7	1°11'19"	650.00	13.48	N79°06'31"E	13.48
C8	20°41'23"	650.00	234.72	S89°57'06"E	233.44
C9	15°01'32"	180.00	47.20	S07°58'43"W	47.07
C10	15°59'51"	180.00	47.84	N07°52'34"E	47.69

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, CAP #15080 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
SILT FENCE		
PERMANENT EASEMENT		
WETLANDS		
FULL ACCESS LOCATION	→	
TRAFFIC SIGNAL 50% EAST DEVELOPER/ 50% WEST DEVELOPER		
DEVELOPMENT IDENTIFICATION SIGN	S-1	
BUSINESS IDENTIFICATION SIGN (MULTIPLE TENANTS)	S-2	

NOTES:

1. PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, CONSTRUCTION PLANS FOR SAID IMPROVEMENTS MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.
2. PUBLIC SIDEWALK TO BE CONSTRUCTED AT THE TIME OF SPECIFIC DEVELOPMENT.
3. NO WALL PACK LIGHTING SHALL BE ALLOWED.

DATE	REVISIONS
5-11-06	THIRD SUBMITTAL
5-11-06	SECOND SUBMITTAL
5-11-06	INITIAL SUBMITTAL

CIVIL DESIGN ADVANTAGE
5501 NW 112th SUITE G GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410
ENGINEER: G.L.R. TECH: DAM

JORDAN CREEK BUSINESS PARK

SPECIFIC PLAN

WEST DES MOINES, IOWA

1/1

0610.210