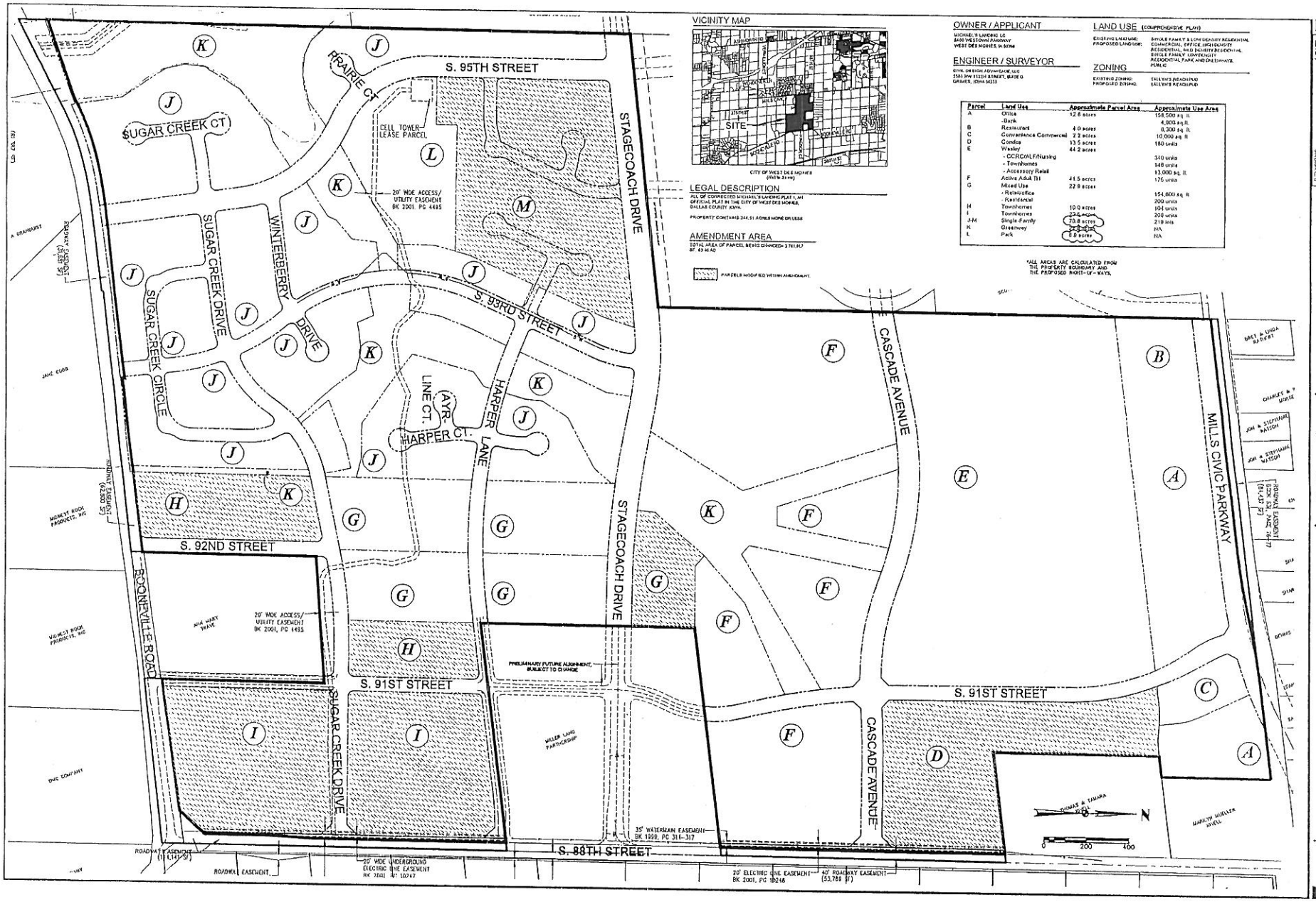

VICINITY MAP

CITY OF WEST DES MOINES (Not to Scale)

LEGAL DESCRIPTION

ALL OF CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 244.51 ACRES MORE OR LESS

AMENDMENT AREA

TOTAL AREA OF PARCEL BEING CHANGED= 2,761,917 SF, 63.40 AC

PARCELS MODIFIED WITHIN AMENDMENT.

OWNER / APPLICANT

MICHAEL'S LANDING LC
5400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
5501 NW 112TH STREET, SUITE G
GRIMES, IOWA 50111

LAND USE (COMPREHENSIVE PLAN)

EXISTING LAND USE: SINGLE FAMILY & LOW DENSITY RESIDENTIAL
PROPOSED LAND USE: COMMERCIAL, OFFICE, HIGH DENSITY RESIDENTIAL, MID DENSITY RESIDENTIAL, SINGLE FAMILY, LOW DENSITY RESIDENTIAL, PARK AND OREENWAYS, PUBLIC

ZONING

EXISTING ZONING: TALLYN'S REACH PUD
PROPOSED ZONING: TALLYN'S REACH PUD

Parcel	Land Use	Approximate Parcel Area	Approximate Use Area
A	Office	12.6 acres	158,500 sq. ft.
	- Bank		4,800 sq. ft.
B	Restaurant	4.0 acres	8,300 sq. ft.
C	Convenience Commercial	2.2 acres	10,000 sq. ft.
D	Condos	13.5 acres	180 units
E	Wesley	44.2 acres	
	- CCRC/ALF/Nursing		340 units
	- Townhomes		146 units
	- Accessory Retail		13,000 sq. ft.
F	Active Adult Tit	41.5 acres	175 units
G	Mixed Use	22.9 acres	
	- Retail/office		154,600 sq. ft.
	- Residential		200 units
H	Townhomes	10.0 acres	104 units
I	Townhomes	23.5 acres	200 units
J-M	Single-Family	70.8 acres	219 lots
K	Greenway	24.8 acres	NA
L	Park	8.0 acres	NA

*ALL AREAS ARE CALCULATED FROM THE PROPERTY BOUNDARY AND THE PROPOSED RIGHT-OF-WAYS.

REVISIONS	DATE
PUD AMENDMENT #5	5-4-07
PUD AMENDMENT #3	5-3-07
PUD AMENDMENT #2	5-5-07
PUD AMENDMENT #1	5-15-06
COMPREHENSIVE PUD PLAN	5-15-06
COMPREHENSIVE PUD PLAN #2	5-8-06

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

TALLYN'S REACH
PARCEL MAP

WEST DES MOINES, IOWA

1/1

0402019