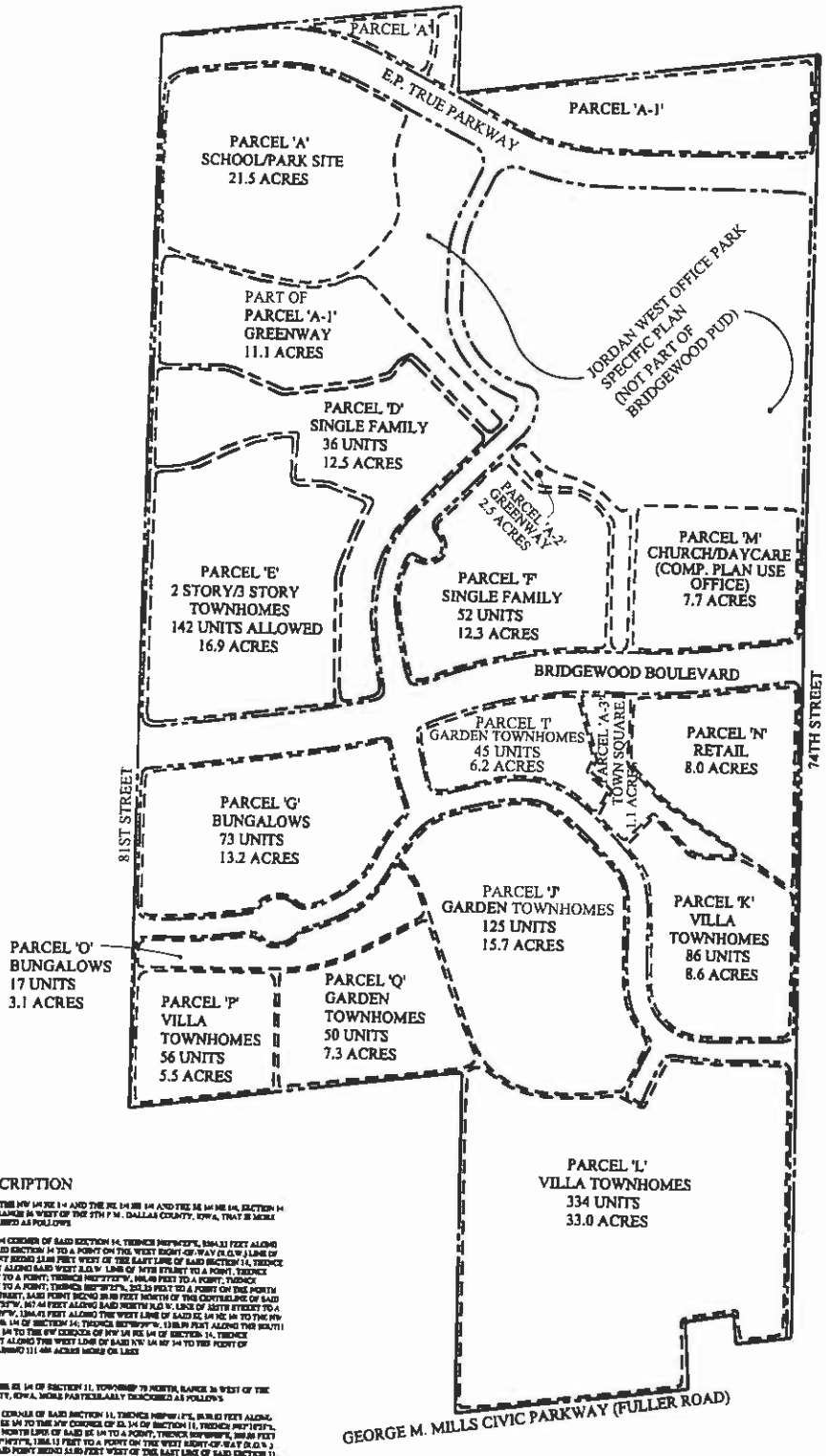


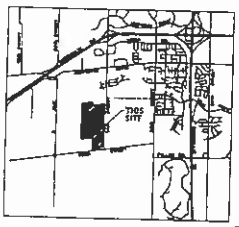
RESIDENTIAL LAND USE

PARCEL	TYPE OF UNIT	LOT SIZE	NO. OF UNITS
~~B~~	~~SINGLE FAMILY~~	~~7000 S.F.~~	~~[illegible]~~
~~C~~	~~SINGLE FAMILY~~	~~7000 S.F.~~	~~[illegible]~~
D	SINGLE FAMILY	6000 S.F.	36
E	VANTAGE & COACH TH	N/A	142
F	SINGLE FAMILY	5000 S.F.	52
G	BUNGALOWS	N/A	73
H	RANCH TOWNHOMES	N/A	48
J	RANCH TOWNHOMES	N/A	125
K	3 STORY TOWNHOMES	N/A	86
L	2 STORY TOWNHOMES	N/A	330
O	BUNGALOWS	N/A	17
P	2 STORY TOWNHOMES	N/A	56
Q	RANCH TOWNHOMES	N/A	50
TOTAL RESIDENTIAL UNITS			993 DU

NON-RESIDENTIAL LAND USE

PARCEL	TYPE OF UNIT	ACRES
A	SCHOOL/PARK	21.5
PART OF A-1	GREENWAY	11.1
~~PART OF A-1~~	~~GREENWAY~~	~~[illegible]~~
A-2	GREENWAY	2.5
A-3	TOWN SQUARE	1.1
M	OFFICE	7.7
N	RETAIL	8.0
TOTAL ACREAGE		234.77

TOTAL RESIDENTIAL UNITS 993 DU



VICINITY SKETCH

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NW 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 AND THE SE 1/4 NE 1/4, SECTION 14 TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 14; THENCE N89°46'23"E, 2664.33 FEET ALONG THE NORTH LINE OF SAID SECTION 14 TO A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF 74TH STREET, SAID POINT BEING 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14; THENCE S0°04'52"E, 2631.24 FEET ALONG SAID WEST R.O.W. LINE OF 74TH STREET TO A POINT; THENCE S0°23'25"W, 192.43 FEET TO A POINT; THENCE S02°37'52"W, 300.40 FEET TO A POINT; THENCE S00°49'25"W, 200.20 FEET TO A POINT; THENCE S02°37'52"E, 252.33 FEET TO A POINT ON THE NORTH R.O.W. LINE OF 105TH STREET, SAID POINT BEING 30.00 FEET NORTH OF THE CENTERLINE OF SAID STREET; THENCE S89°57'57"W, 367.44 FEET ALONG SAID NORTH R.O.W. LINE OF 105TH STREET TO A POINT; THENCE N00°02'03"W, 1304.01 FEET ALONG THE WEST LINE OF SAID SE 1/4 NE 1/4 TO THE NW CORNER OF THE SE 1/4 NE 1/4 OF SECTION 14; THENCE S89°55'0"W, 1318.00 FEET ALONG THE SOUTH LINE OF SAID NW 1/4 SE 1/4 TO THE SW CORNER OF NW 1/4 SE 1/4 OF SECTION 14; THENCE N00°02'00"W, 1311.02 FEET ALONG THE WEST LINE OF SAID NW 1/4 SE 1/4 TO THE POINT OF BEGINNING AND CONTAINING 111.484 ACRES MORE OR LESS

AND

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE S 1/4 CORNER OF SAID SECTION 11; THENCE N89°46'23"E, 1318.02 FEET ALONG THE WEST LINE OF SAID SE 1/4 TO THE NW CORNER OF SE 1/4 OF SECTION 11; THENCE N89°57'57"E, 1318.00 FEET ALONG THE NORTH LINE OF SAID SE 1/4 TO A POINT; THENCE S00°00'00"E, 300.00 FEET TO A POINT; THENCE N89°57'57"E, 1286.13 FEET TO A POINT ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF 74TH STREET, SAID POINT BEING 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 11; THENCE S00°00'00"E, 1700.FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S89°57'57"E, 300.57 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S00°00'00"E, 300.00 ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S02°46'50"E, 54.61 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S00°00'00"E, 1113.00 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S89°00'00"E, 33.00 FEET ALONG SAID WEST R.O.W. LINE TO A POINT; THENCE S00°00'00"E, 1320.00 FEET ALONG SAID WEST R.O.W. LINE TO A POINT ON THE SOUTH LINE OF SAID SE 1/4 OF SECTION 11. SAID POINT BEING 33.00 FEET WEST OF THE EAST LINE OF SECTION 11; THENCE S89°57'57"W 2664.33 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING AND CONTAINING 145.00 ACRES MORE OR LESS

NORTH
SCALE: 1"=200'

DATE: MAY 13, 2004

LAC LANDSCAPE ARCHITECTURAL CONSULTANTS, INC
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2400 86TH STREET UNIT 12 DES MOINES IOWA 50322-4179
PHONE: 515 276 9896 FAX 515 276 7064

P.U.D. SKETCH PLAN

BRIDGEWOOD
WEST DES MOINES, IOWA