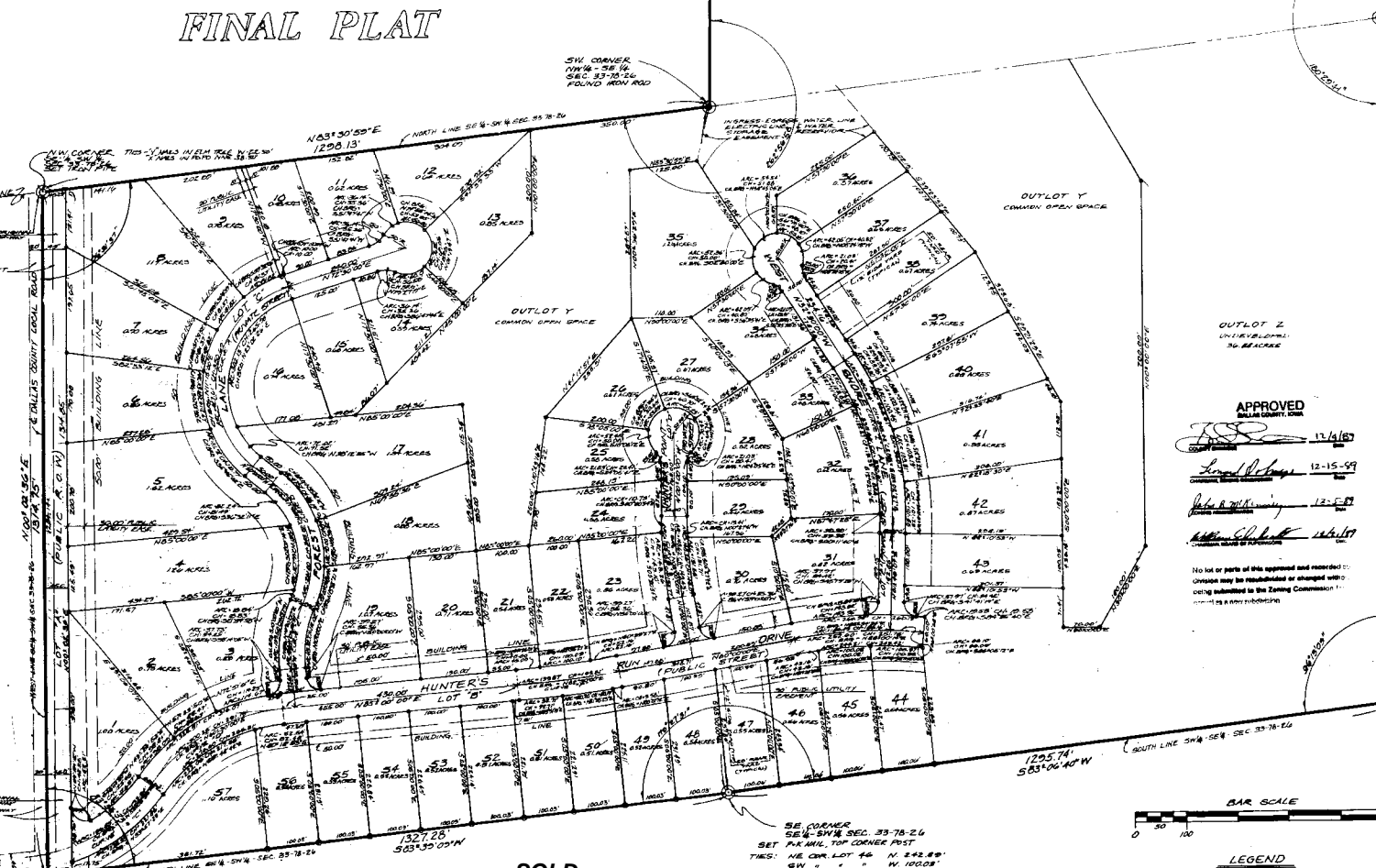


DEER HUNTERS' RUN FINAL PLAT

See attached for Plat 2

CURVE DATA

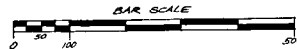
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- CURVE 41**
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- CURVE 42**
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- CURVE 43**
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- CURVE 44**
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- CURVE 45**
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- CURVE 49**
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- CURVE 50**
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L: 180.00'
D: 110.00'



APPROVED
SALLAS COUNTY, IOWA

[Signature] 12/14/16
[Signature] 12-15-19
[Signature] 12-15-19

No lot or part of this approval and recorded...
 create may be established or changed with...
 being submitted to the Zoning Commission...



- LEGEND**
- ◆ SECTION CORNER, FOUND AS NOTED
 - ⊙ PLAT CORNER, SET IRON PIPE
 - ⊙ LOT CORNER, FOUND
 - LOT CORNER, SET IRON PIPE
 - (R) LETTER DESIGNATION FOR EACH EASEMENT

**SOLD
PENDING**

updated 10/19/16

Bishop Engineering Company
 3501 104th Street
 Des Moines, Iowa

UTILITY SYMBOLS

WATER MAINS	—
SANITARY SEWERS	—
STORM SEWERS	—
TELEPHONE CABLES	—
ELECTRICAL CABLES	—
FENCE LINES	—

I HEREBY CERTIFY THAT I HAVE SURVEYED FOR AND PREPARED THESE PLANS, THAT SAID SURVEYS AND PLANS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED CIVIL ENGINEER AND LAND SURVEYOR IN THE STATE OF IOWA.

BY: *[Signature]* BARRY A. BISHOP P.E. L.S. 3169
 DATE: 10/19/16
 SCALE: 1"=100'
 FOR: DEER HUNTERS' RUN
 1212 THUNDER HOLE
 EL CAMINO, CA 92020



NO.	DESCRIPTION OF INSTRUMENT	DATE	BY
1	DEER HUNTERS' RUN PLAT 2	12-15-19	BAR
2	WEST BOUNDARY LINES	12-15-19	BAR
3	DEER HUNTERS' RUN	12-15-19	BAR

PROJECT: DEER HUNTERS' RUN FINAL PLAT

SHEET 1 OF 2

**SOLD
PENDING**

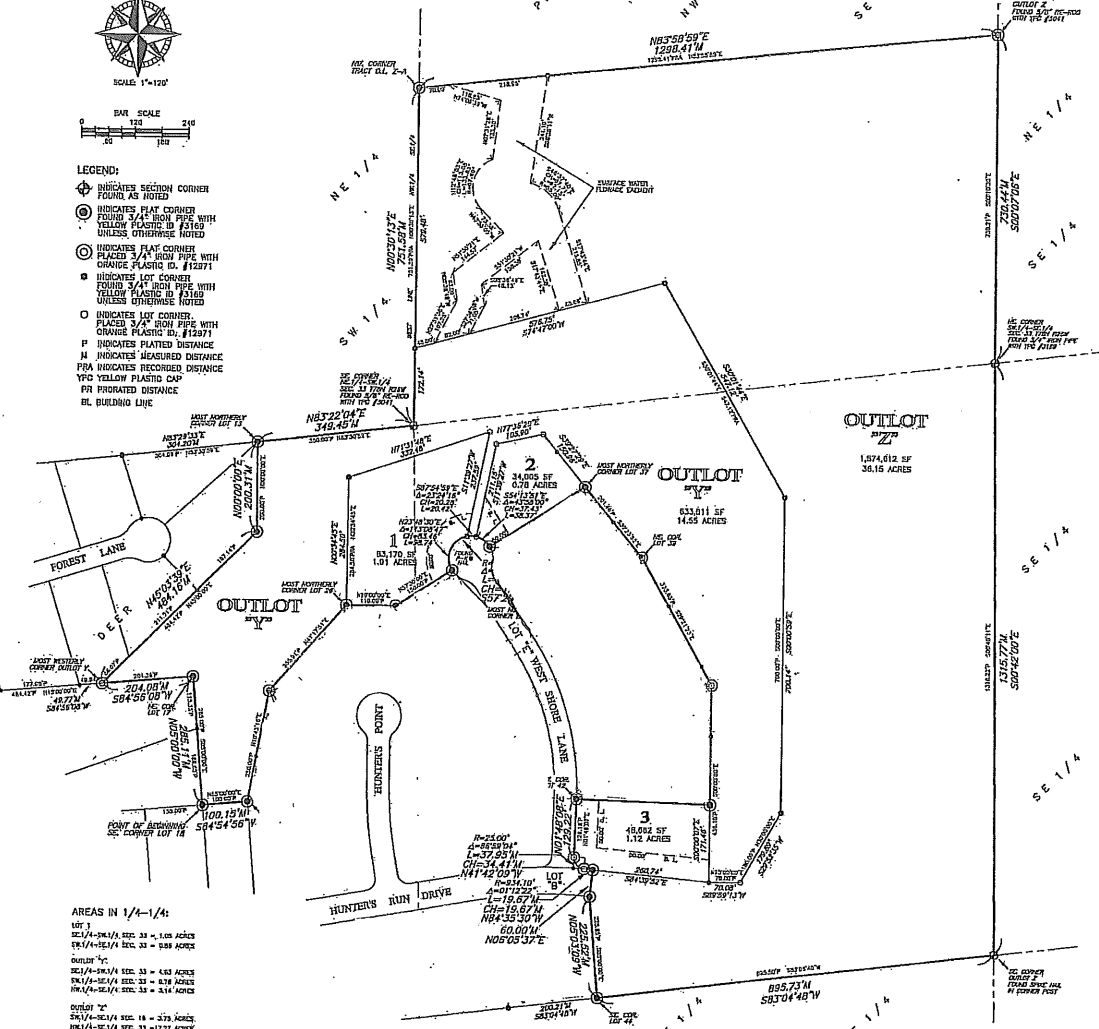
Deer Hunter's Run Plat Two

An Official Replat



BAR SCALE
0 100 200
FEET

- LEGEND:**
- ⊕ INDICATES SECTION CORNER FOUND AS NOTED
 - ⊙ INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC ID #1297 UNLESS OTHERWISE NOTED
 - ⊙ INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC ID #1297 UNLESS OTHERWISE NOTED
 - ⊙ INDICATES LOT CORNER FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC ID #1297 UNLESS OTHERWISE NOTED
 - ⊙ INDICATES LOT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC ID #1297 UNLESS OTHERWISE NOTED
 - P INDICATES PLATTED DISTANCE
 - M INDICATES MEASURED DISTANCE
 - PRM INDICATES RECORDED DISTANCE
 - PRY YELLOW PLASTIC CAP FOR FORWARDED DISTANCE
 - BL BUILDING LINE



PROPERTY DESCRIPTION:

AN OFFICIAL REPLAT OF LOT 35, LOT 36, LOT 43, OUTLOT Y AND OUTLOT Z IN DEER HUNTER'S RUN, AN OFFICIAL PLAT, DALLAS COUNTY, TEXAS INCLUDING TRACT D.L. Z-A AS RECORDED IN BOOK 2007 PAGE 4988 AND TRACTS 33-A AND 36-A AS BEING PART OF THE SOUTHWEST QUARTER OF LOT 11 IN SAID DEER HUNTER'S RUN, THENCE N05°00'00\"/>

NOTES:

THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.
 ALL LOT CORNERS HAVE BEEN MARKED WITH A 3/4\"/>

ZONING REGULATIONS: R-1

- LOT WIDTH: 100 FEET
- FRONT YARD: 50 FEET
- SIDE YARDS: 12 FEET MINIMUM PRINCIPAL BUILDING
- REAR YARD: 50 FEET, EXCEPT FOR ACCESSORY NON-AGRICULTURAL BUILDINGS
- MAXIMUM HEIGHT: 35 FEET PRINCIPAL BUILDING, ACCESSORY BUILDING 20 FEET
- MAXIMUM NUMBER OF STORIES: 3 STORIES PRINCIPAL BUILDING, ACCESSORY BUILDING 1 STORY

PROPRIETOR:

NW 77 JV
 SURVEY FOR:
 VISTA REAL ESTATE &
 INVESTMENT CORPORATION
 c/o DAVE HARMMEYER
 2400 68th STREET
 DES MOINES, IOWA
 50322-4306

Bishop Engineering
 "Elevating Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3035
 Civil Engineering & Land Surveying Established 1959

LINE LEGEND

BOUNDARY LINE	---
LOT LINE	---
CENTER LINE	---
EASEMENT LINE	---
BUILDING LINE	---
FENCE LINE	---

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE SUPERVISION AND STATE OF IOWA.
 BY: **DAVE HARMMEYER PLS 12971**
 SCALE: 1"=120'
 FOR: **VISTA DEVELOPMENT** SIGNED: _____ DATE: _____



3			
2			
1			
PREPARED BY	REVISIONS	DATE	BY

Deer Hunter's Run Plat Two
 final plat

PLAT NUMBER	'06
PLAT NUMBER	0630
SHEET #	1 OF 1

Deer Hunters Run - Van Meter

Plat	Lot #	Acres	Price
Plat 1	12	0.64	SALE PENDING
	32	0.62	SALE PENDING
	33	0.48	SALE PENDING
	* 35	1.19	SALE PENDING
	42	0.87	SALE PENDING
	** 43	1.12	SALE PENDING
	45	0.56	SALE PENDING
	46	0.56	SALE PENDING
	49	0.52	SALE PENDING
	55	0.53	SALE PENDING

* Replatted as Lot 1 of Plat 2

** Replatted as Lot 3 of Plat 2

► Contract sales available for qualified buyers! Contact seller for details.

Set Backs: Front 50', Rear 50', Side yard 12'

Minimum Home Size Requirements:

Ranch: 1,500 sf

1 ½ Story: 950 sf of finished area on ground level and total finished area of the ground and second floor must no be less than 1,600 sf

2 Story: 850 sf of finished area on ground level and total finished area of the ground and second floor must no be less than 1,600 sf

Split Level: Must have 1,150 sf of finished are on the level or levels directly under the roof and a total finished area of not less that 1,600 sf

Thorpe Water Development: \$1,500 per lot

Yearly Association Dues: \$280 per occupied lot, \$140 per empty lot

Check out the website for all up to date sales information - www.vistalots.com

Seller does not guarantee the information describing these properties. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals. Prices are subject to change without notice.

Please refer to local city and/or project engineer for MPE's and MOE's.



Derek Temple
Cell: 515-778-2601
Dave Harmeyer Cell:
515-554-4151
Scott Temple
Cell: 515-202-3173



Updated 10/19/2016