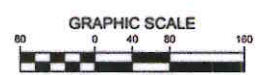




ELDORADO ESTATES

CONCEPT LAYOUT

Bishop Engineering
 "Planning Your Successful Development"
 3501 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515)276-0467 Fax: (515)276-0217
 Civil Engineering & Land Surveying Established 1959



ELDORADO ESTATES

FINAL PLAT

PROPERTY DESCRIPTION:

LOT 2, ROGERS FARM, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD SAID TRACT OF LAND CONTAINS 35.99 ACRES MORE OR LESS

OWNER:

CHAYSE HOLDINGS LLC
773 NE 47TH PLACE
DES MOINES, IA 50313
ATTN: TOBY TORSTENSON
PH: (515)208-8325

PREPARED FOR:

ARROW PROPERTIES
475 ALICE'S ROAD, SUITE B
WAUKEE, IA 50263
ATTN: MARK TROST
PH: (515)225-1450

ENGINEER/SURVEYOR:

BISHOP ENGINEERING
ATTN: CHARLES BISHOP
3501 104TH ST.
URBANDALE, IA 50322
PH: (515) 276-0467

COMPREHENSIVE LAND USE:

EXISTING & PROPOSED:
LOW DENSITY RESIDENTIAL

EXISTING ZONING:

PUD

PROPOSED ZONING:

PUD

BULK REGULATIONS:

MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 100 FEET AS MEASURED AT BUILDING SETBACK
FRONT YARD SETBACK: 35 FEET
REAR YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 20 FEET
MINIMUM STREET FRONTAGE: 40 FEET
*INFORMATION OBTAINED FROM WWW.STERLINGCODIFIERS.COM FOR THE CITY OF WEST DES MOINES, IA

FLOODPLAIN:

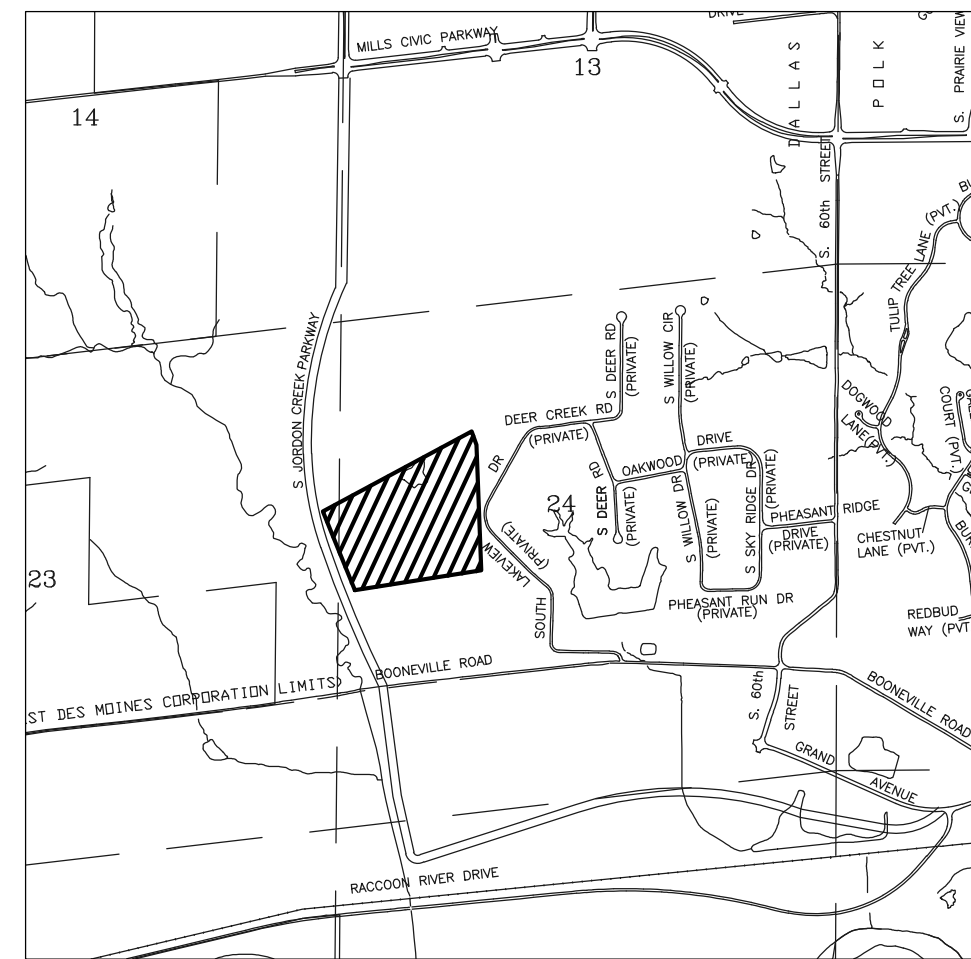
THE DEVELOPER WILL FILE CLOMA WITH FEMA TO REDUCE THE FLOODPLAIN AREA DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE AREA.

PLAT NOTES:

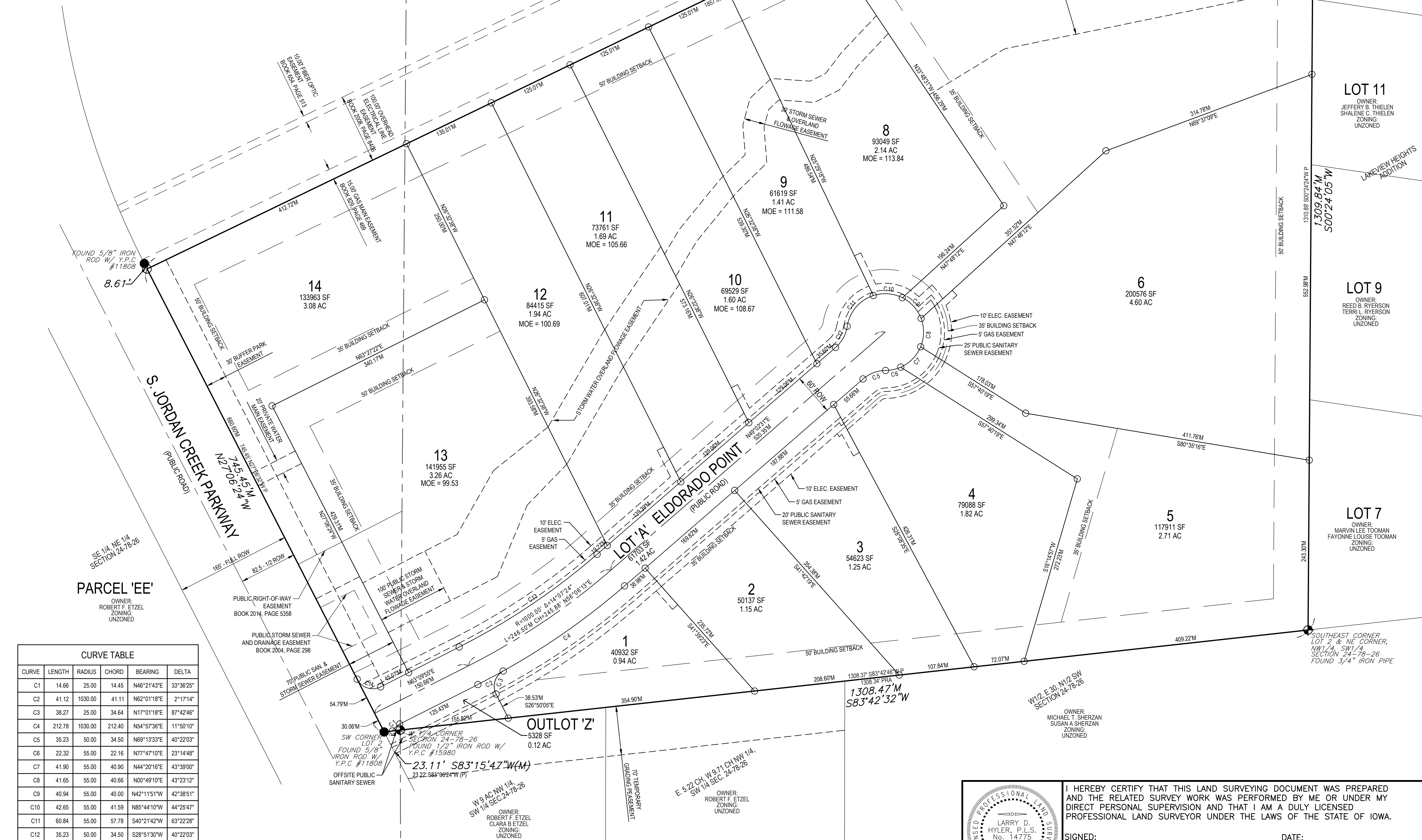
- LOT 13 & 14 WILL HAVE A SHARED DRIVEWAY. DRIVEWAY MUST BE AT LEAST 75 FEET FROM BACK OF CURB ON S. JORDAN CREEK PARKWAY.
- OUTLOT Z TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
- HOUSE NUMBER IDENTIFICATION PLATES SHOULD BE LOCATED AT THE DRIVEWAY/STREET FOR ANY HOMES SETBACK FROM THE ROAD OR OTHERWISE NOT VISIBLE DUE TO VEGETATION.
- PRIVATE DETENTION FACILITIES AND STORM SEWER SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE 30' BUFFER PARK ALONG JORDAN CREEK PARKWAY WILL BE INSTALLED BY THE DEVELOPER AFTER THE GRADING HAS BEEN COMPLETED. THE BUFFER WILL BE MAINTAINED BY THE PROPOSED HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT. NO DRIVEWAYS OR STRUCTURES, INCLUDING SHEDS, FENCES, PLAY STRUCTURES, GAZEBOES, ETC. MAY BE CONSTRUCTED WITHIN THE BUFFER PARK EASEMENT.
- NO SINGLE FAMILY DRIVEWAYS ARE TO BE LOCATED DIRECTLY TO SOUTH JORDAN CREEK PARKWAY.

ADDRESS LIST:

LOT 1	7266 ELDORADO POINT
LOT 2	7248 ELDORADO POINT
LOT 3	7174 ELDORADO POINT
LOT 4	7152 ELDORADO POINT
LOT 5	7136 ELDORADO POINT
LOT 6	7080 ELDORADO POINT
LOT 7	7065 ELDORADO POINT
LOT 8	7121 ELDORADO POINT
LOT 9	7149 ELDORADO POINT
LOT 10	7167 ELDORADO POINT
LOT 11	7183 ELDORADO POINT
LOT 12	7255 ELDORADO POINT
LOT 13	7271 ELDORADO POINT
LOT 14	7293 ELDORADO POINT



VICINITY MAP
NOT TO SCALE



LEGEND:

- SECTION CORNER- FOUND AS NOTED
- PROPERTY CORNER- 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775 OR FOUND AS NOTED
- PROPERTY CORNER- PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #14775
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

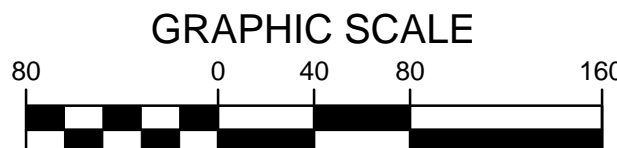
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- Y.P.C. YELLOW PLASTIC CAP
- ROW RIGHT OF WAY
- MOE MINIMUM OPENING ELEVATION
- MBE MINIMUM BASEMENT ELEVATION
- MGS MINIMUM GRADE AT STRUCTURE
- (100) STREET ADDRESS

ABBREVIATIONS:

- AC ACRES
- BK BOOK
- EX EXISTING
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRA PREVIOUSLY RECORDED AS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- N NORTH
- S SOUTH
- E EAST
- W WEST

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	14.66	25.00	14.45	N46°21'43"E	33°38'29"
C2	41.12	1030.00	41.11	N62°01'18"E	2°17'14"
C3	38.27	25.00	34.64	N17°01'18"E	87°42'46"
C4	212.78	1030.00	212.40	N54°57'36"E	11°50'10"
C5	35.23	50.00	34.50	N69°13'30"E	40°22'00"
C6	22.32	55.00	22.16	N77°47'10"E	23°14'48"
C7	41.90	55.00	40.90	N44°20'18"E	43°39'00"
C8	41.65	55.00	40.66	N00°49'10"E	43°23'12"
C9	40.94	55.00	40.00	N42°11'51"W	42°38'51"
C10	42.65	55.00	41.59	N85°44'10"W	44°25'47"
C11	60.84	55.00	57.78	S40°21'42"W	63°22'28"
C12	35.23	50.00	34.50	S28°51'30"W	40°22'00"
C13	238.76	970.00	238.15	N56°05'36"E	14°06'10"
C14	39.20	25.00	35.31	S72°01'44"E	89°50'40"



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ELDORADO ESTATES
S. JORDAN CREEK PARKWAY

FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:

EWM

CHECKED BY:

CJB

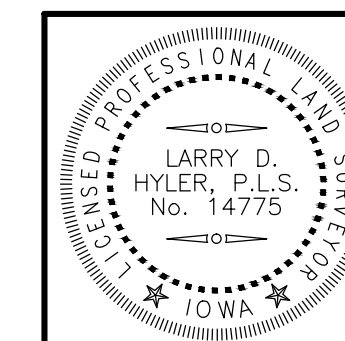
REVISION DATE:

PROJECT NUMBER:

140333

SHEET NUMBER:

1 OF 2



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE:

LICENSE RENEWAL DATE: DEC. 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL:

Eldorado Estates

Lot	Price
1	CLOSED
2	\$239,000
3	\$249,900
4	CLOSED
5	CLOSED
6	SOLD
7	\$429,000
8	\$399,900
9	CLOSED
10	CLOSED
11	\$279,900
12	CLOSED
13	\$239,900
14	\$239,900

Updated 06-14-2016. Prices are subject to change without notice.