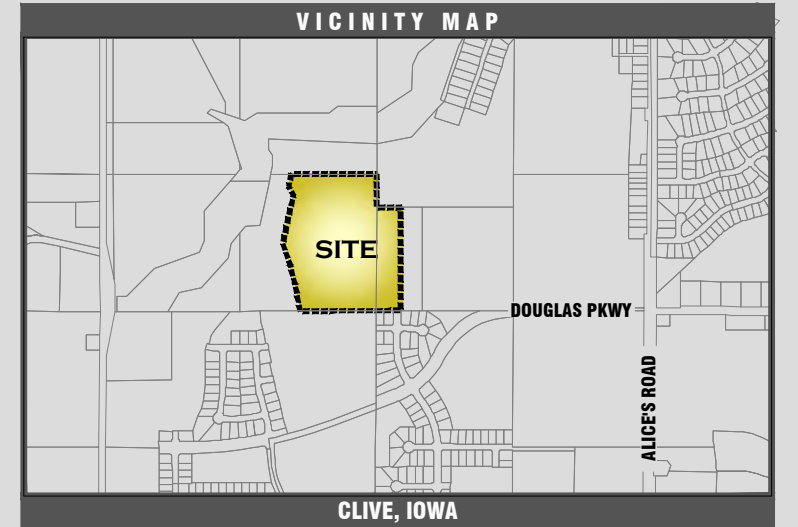
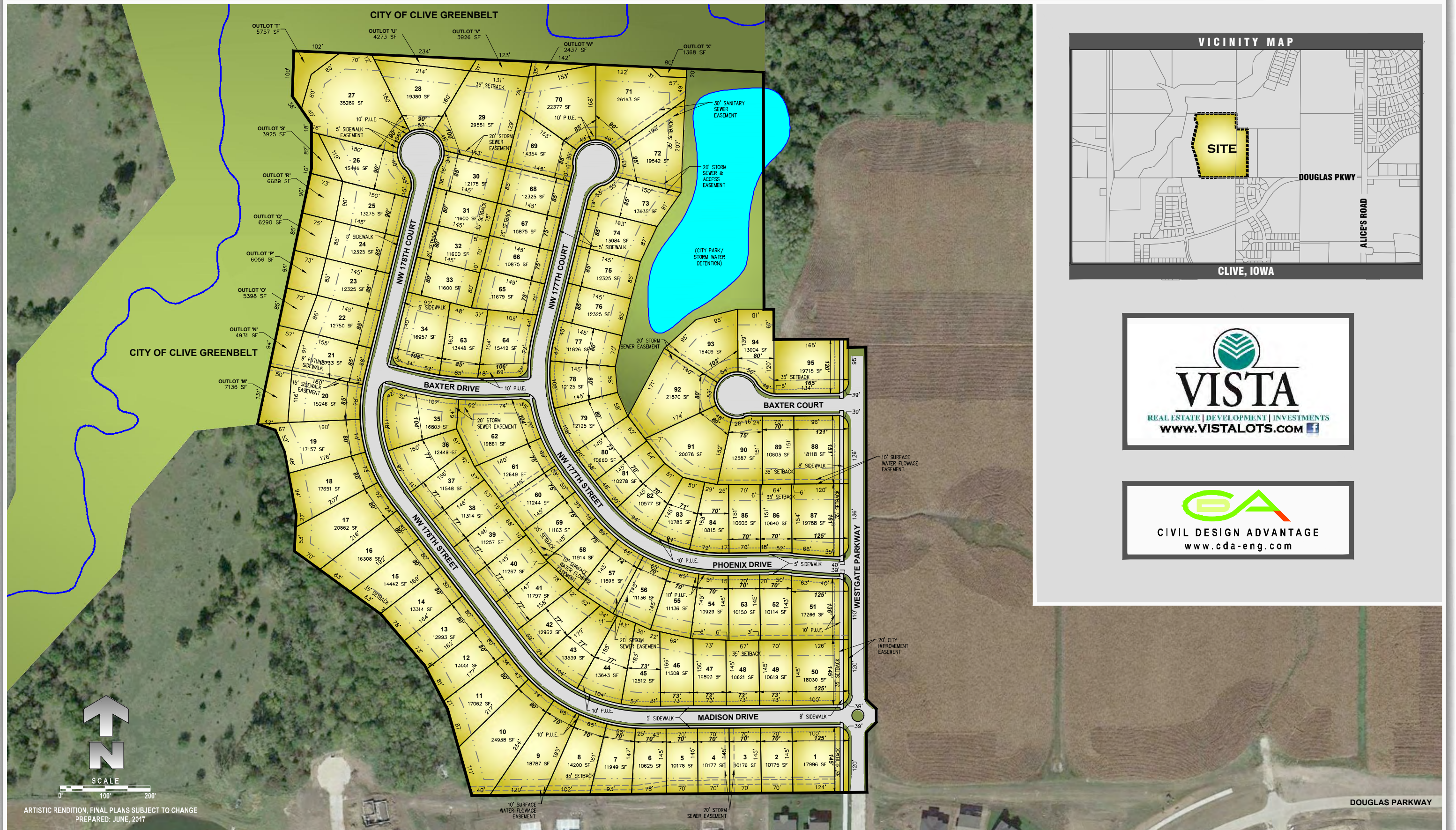


SHADOW CREEK PLAT 4

Clive, Iowa



Shadow Creek Plat 4

Plat 2	Lot #	Address	Price	Width of Lot at Setback	Grade	Description
	1		Not Available	125'/145'	Standard (level)	Corner lot
	2		Not Available	70'	Standard (level)	
	3		Not Available	70'	Standard (level)	
	4		\$80,900	70'	Standard (level)	
	5		\$82,900	70'	Standard (level)	
	6		\$83,900	70'	Standard (level)	
	7		\$85,900	70'	Standard (level)	
	8		\$89,900	70'	Standard (level)	
	9		Not Available	70'	Standard (level)	
	10		Not Available	80'	Daylight	Backs to trees
	11		Not Available	80'	Walk-out	Backs to trees
	12		\$129,900	80'	Walk-out	Backs to trees
	13		\$135,900	80'	Walk-out	Backs to trees
	14		\$139,900	80'	Walk-out	Backs to trees
	15		\$150,000	80'	Walk-out	Backs to trees with pond view
	16		\$159,900	80'	Walk-out	Backs to trees with pond view
	17		\$159,900	80'	Walk-out	Backs to trees with pond view
	18		\$165,000	80'	Walk-out	Backs to trees
	19		\$165,000	80'	Walk-out	Backs to trees
	20		\$175,000	85'	Walk-out	Backs to Clive Greenbelt
	21		Not Available	85'	Walk-out	Backs to Clive Greenbelt
	22		Not Available	85'	Walk-out	Backs to Clive Greenbelt
	23		Not Available	85'	Walk-out	Backs to Clive Greenbelt
	24		Not Available	85'	Walk-out	Backs to Clive Greenbelt
	25		\$189,900	90'	Walk-out	Backs to Clive Greenbelt
	26		\$189,900	90'	Walk-out	Backs to Clive Greenbelt
	27		\$245,000	90'	Standard (level)	Backs to Clive Greenbelt
	28		\$235,000	90'	Walk-out	Backs to Clive Greenbelt
	29		\$220,000	100'	Walk-out	Backs to Clive Greenbelt
	30		\$115,000	85'	Walk-out	
	31		\$107,500	80'	Daylight	
	32		\$107,500	80'	Daylight	
	33		\$102,500	80'	Daylight	
	34		\$89,900	108'/140'	Standard (level)	Corner lot
	35		\$82,900	104'	Standard (level)	
	36		\$85,900	77'	Standard (level)	
	37		\$87,900	77'	Possible Daylight	
	38		\$89,900	77'	Daylight	
	39		\$89,900	77'	Daylight	
	40		\$89,900	77'	Daylight	
	41		\$89,900	77'	Daylight	
	42		\$89,900	77'	Walk-out	
	43		\$89,900	77'	Walk-out	
	44		\$89,900	77'	Walk-out	
	45		\$89,900	73'	Walk-out	
	46		\$89,900	73'	Walk-out	
	47		\$89,900	73'	Walk-out	
	48		\$89,900	73'	Walk-out	
	49		\$89,900	73'	Walk-out	
	50		\$84,900	125'/145'	Walk-out	Corner lot
	51		\$80,900	125'/145'	Standard (level)	Corner lot
	52		\$82,900	70'	Standard (level)	
	53		\$82,900	70'	Standard (level)	
	54		\$84,900	70'	Standard (level)	

Plat 2	Lot #	Address	Price	Width of Lot at Setback	Grade	Description
	55		\$84,900	70'	Standard (level)	
	56		\$84,900	70'	Standard (level)	
	57		\$84,900	74'	Standard (level)	
	58		Not Available	75'	Standard (level)	
	59		Not Available	75'	Standard (level)	
	60		Not Available	75'	Standard (level)	
	61		\$85,900	75'	Standard (level)	
	62		\$83,900	104'	Standard (level)	Corner lot
	63		\$98,900	85'	Standard (level)	
	64		\$89,900	106'	Standard (level)	
	65		\$92,500	75'	Standard (level)	
	66		\$92,500	75'	Standard (level)	
	67		\$98,500	75'	Daylight	
	68		\$110,000	85'	Daylight	
	69		\$129,900	85'	Daylight	
	70		\$230,000	90'	Walk-out	Backs to Clive Greenbelt
	71		\$235,000	90'	Walk-out	Backs to Clive Greenbelt
	72		\$210,000	95'	Walk-out	Pond view
	73		\$175,000	85'	Walk-out	Pond view
	74		\$169,900	85'	Walk-out	Pond view
	75		\$169,900	85'	Walk-out	Pond view
	76		\$159,900	85'	Walk-out	Pond view
	77		\$149,900	80'	Walk-out	Pond view
	78		\$139,900	80'	Walk-out	Pond view
	79		\$139,900	80'	Walk-out	Pond view
	80		\$110,000	73'	Walk-out	Pond view
	81		\$98,900	70'	Daylight	Pond view
	82		\$92,500	70'	Daylight	
	83		\$92,500	71'	Daylight	
	84		\$92,500	70'	Daylight	
	85		\$89,900	70'	Daylight	
	86		\$89,900	70'	Daylight	
	87		\$85,900	125'/161'	Walk-out	Corner lot
	88		\$85,900	121'/151'	Daylight	Corner lot
	89		\$90,900	70'	Standard (level)	
	90		\$94,900	75'	Standard (level)	
	91		\$129,900	80'	Walk-out	
	92		\$179,900	80'	Walk-out	Pond view
	93		\$195,900	103'	Walk-out	Pond view
	94		\$169,900	80'	Walk-out	Pond view
	95		\$92,500	165'/120'	Walk-out	Corner lot

Minimum Home Size Requirements: Plat 4

Lots 1-9, 34-64, and 80-89

Ranch: 1,550 sq. ft.
1 1/2 story: 1,800 sq. ft.
2 story: 2,000 sq. ft.

Lots 10-21, 30-33, 65-68, 77-79, 90, 91, 95

Ranch: 1,800 sq. ft.
1 1/12 story: 2,000 sq. ft.
2 story: 2,200 sq. ft.

Lots 22-29, 69-76, 92-94

Ranch: 2,000 sq. ft.
1 1/2 story: 2,200 sq. ft.
2 story: 2,400 sq. ft.

Set Backs: Lots 1-21, 30-68, and 80-91: Front 30', Rear 30', Side yard: 7' minimum

Lots 22-29, 69-76, and 92-94:-Front 30', Rear 30', Side yard: 8' minimum

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.



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

PRELIMINARY PLAT

[illegible]

A PART OF PARCELS 'A' AND 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 5586 BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF CLIVE, DALLAS COUNTY, IOWA; AND A PART OF AMENDED PARCEL 17-177 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2017, PAGE 9070 BEING A PART OF OUTLOT 'S', SHADOW CREEK, AN OFFICIAL PLAT IN SAID CITY OF CLIVE; AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "AA"; THENCE SOUTH 89°32'42" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1320.01 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE SOUTH 89°32'02" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 657.25 FEET TO THE SOUTHEAST CORNER OF PARCEL 17-4 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 216, PAGE 1983 BEING PART OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 15°47'28" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 17-4, A DISTANCE OF 198.06 FEET; THENCE NORTH 27°06'29" WEST CONTINUING ALONG SAID EASTERLY LINE, 110.01 FEET; THENCE NORTH 40°33'49" WEST CONTINUING ALONG SAID EASTERLY LINE, 151.09 FEET; THENCE NORTH 53°53'36" WEST CONTINUING ALONG SAID EASTERLY LINE, 238.63 FEET; THENCE NORTH 30°32'28" EAST CONTINUING ALONG SAID EASTERLY LINE, 80.02 FEET; THENCE NORTH 10°18'51" WEST CONTINUING ALONG SAID EASTERLY LINE, 142.43 FEET; THENCE NORTH 22°49'28" WEST CONTINUING ALONG SAID EASTERLY LINE, 52.40 FEET; THENCE NORTH 70°50'25" WEST CONTINUING ALONG SAID EASTERLY LINE, 42.37 FEET TO A CORNER ON THE EASTERLY LINE OF PARCEL "BB" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 22091 BEING A PART OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 11°58'44" EAST ALONG SAID EASTERLY LINE, 429.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "BB"; THENCE CONTINUING NORTH 11°58'44" EAST ALONG THE SOUTHERLY LINE OF PARCEL "AA" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 216, PAGE 1983, BEING A PART OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 650.31 FEET; THENCE NORTH 0°00'00" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 100.00 FEET; THENCE NORTH 34°58'25" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 76.23 FEET; THENCE NORTH 2°35'38" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 100.00 FEET; THENCE SOUTH 87°24'22" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 1044.78 FEET TO THE NORTHWEST CORNER OF SAID AMENDED PARCEL 17-177; THENCE SOUTH 0°11'11" EAST ALONG THE WEST LINE OF SAID AMENDED PARCEL 17-177, A DISTANCE OF 527.34 FEET; THENCE NORTH 89°56'04" EAST, 19.74 FEET; THENCE SOUTH 0°35'56" EAST, 66.70 FEET; THENCE NORTH 89°56'04" EAST, 165.00 FEET; THENCE SOUTH 0°03'56" EAST, 38.14 FEET; THENCE NORTH 89°56'04" EAST, 40.00 FEET; THENCE NORTH 89°32'42" EAST, 345.00 FEET; THENCE NORTH 59°19'46" EAST, 39.74 FEET TO THE SOUTH LINE OF SAID AMENDED PARCEL 17-177; THENCE NORTH 89°32'42" EAST ALONG SAID SOUTH LINE, 448.92 FEET; THENCE SOUTH 43°10'49" EAST, 27.23 FEET; THENCE NORTH 89°32'42" EAST, 250.00 FEET TO THE EAST LINE OF SAID PARCEL "AA"; THENCE SOUTH 01°51'41" EAST ALONG SAID EAST LINE, 969.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.01 ACRES (2,875,308 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Site plan showing the layout of the Verona property. The LOT area is 5,086 SF. The plan includes a PROMENADE and a DRIVEWAY (25' MIN.). Setbacks are indicated as 5' and 87.33'.

SHADOW CREEK ESTATES LLC
2400 N.W. 86TH STREET, SUITE 24
URBANDALE, IOWA 50322

AREA 'A'
CLIVE LOTS LLC
2400 N.W. 86TH STREET, SUITE 24
URBANDALE, IOWA 50322
PH: 515-276-3456

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400
CONTACT: RYAN HARDISTY
EMAIL: RYANH@CDA-ENG.COM

CITY OF CLIVE BENCHMARK #36
CENTER OF CREEKSIDE CIRCLE CUL-DE-SAC
ELEVATION=928.107

1. ALL STREETS TO BE CONSTRUCTED PER CITY OF CLIVE PAVEMENT DESIGN AND CONSTRUCTION POLICY NO. 10.7.1. SIDE STREETS TO BE 26"B-B AND 7" JOINTED PLAIN CONCRETE PAVEMENT (JPCP) OR 6" JOINTED REINFORCED CONCRETE PAVEMENT (JRCP) (SUDAS DESIGN MANUAL FIGURE 50-2.11 FOR 26" WIDE PAVEMENT). WESTGATE PARKWAY TO BE 26"B-B AND 8" JOINTED PLAIN CONCRETE PAVEMENT (JPCP) WITH CD BASKETS
2. STREET LOTS WILL BE DEDICATED TO THE CITY OF CLIVE FOR PUBLIC STREET RIGHT-OF-WAY.
3. ALL CORNER LOT HOMES ADJACENT TO WESTGATE PARKWAY SHALL RESTRICT THEIR DRIVEWAYS TO THE SIDE STREETS AND HALF OF THE HOMES ALONG THE PARKWAY WITH SIDEWALKS FROM THE FRONT DOOR TO THE PARKWAY.
4. ALL STREET TREES AND SIDEWALKS TO BE INSTALLED WITH HOME CONSTRUCTION.
5. PHASING IS SUBJECT TO CHANGE BASED ON MARKET DEMAND.
6. OUTLOTS (M, N, O, P, Q, R, S, T, U, V, W & X) TO BE DEEDED AND OWNERSHIP TITLED TO RESPECTIVE ADJACENT LOT (20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 70 & 71).

The map shows a street grid with the following labels: N. WARRIOR LANE (vertical on the left), BERKSHIRE PARKWAY (horizontal at the top), ALICE'S ROAD (vertical on the right), and N.E. DOUGLAS PARKWAY (diagonal at the bottom). A shaded rectangular area is labeled 'SITE' and is situated between Berkshire Parkway and Alice's Road, south of N. Warrior Lane. A north arrow is located in the upper left corner of the map.

CLIVE, IOWA

SHADOW CREEK SOUTH PUD

REFER TO DEVELOPMENT AGREEMENT RECORDED IN BOOK XXXXX, PAGE XXXXX.

LOTS 1-9, 35-62, 65-67 & 80-90

- MIN. LOT WIDTH:	70'
- MIN. LOT SIZE:	8,500 SF
- MIN. FRONT YARD SETBACK:	30'
- MIN. SIDE YARD SETBACK:	7'
- MIN. REAR YARD SETBACK:	35'

LOTS 10-34, 63-64, 68-79 & 91-95

- MIN. LOT WIDTH:	80'
- MIN. LOT SIZE:	10,000 SF
- MIN. FRONT YARD SETBACK:	30'
- MIN. SIDE YARD SETBACK:	8'
- MIN. REAR YARD SETBACK:	35'

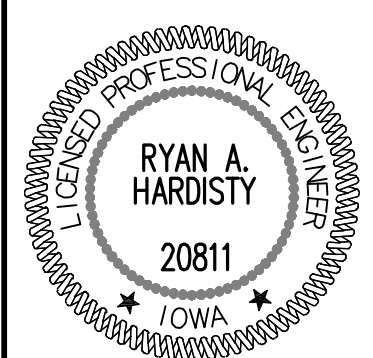
TOWNHOME LOTS 1-91

- MIN. SETBACK OF 35' ALONG WESTGATE PARKWAY
- MIN. SETBACK OF 25' ALONG INTERNAL STREETS
- MIN. SEPARATION OF 25' BETWEEN REAR ELEVATIONS

The diagram illustrates a proposed street layout for a 40-foot Right-of-Way (ROW). The layout is symmetrical around a central 13-foot travel lane. From left to right, the components are:

- 10' sidewalk
- 20' all-purpose easement (containing a tree, a 2' wide path, and a 6" wide curb)
- 13' travel lane
- 13' travel lane
- 20' all-purpose easement (containing a tree, a 2' wide path, and a 6" wide curb)
- 10' sidewalk

The total width is 40 feet. The diagram also shows streetlights, a car, and buildings on either side.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF IOWA.

RYAN A. HARDISTY, P.E.

10/26/2017
DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 - 3

PRELIMINARY PLAT



CODE	EVERGREEN TREES		SIZE
SP	EASTERN WHITE PINE	PINUS STROBUS	6'-7' HT
DF	DOUGLAS FIR	PSEUDOTSGA MENZIESII	6'-7' HT
BS	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6'-7' HT

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: _____ TECH: _____



CIVIL DESIGN ADVANTAGE

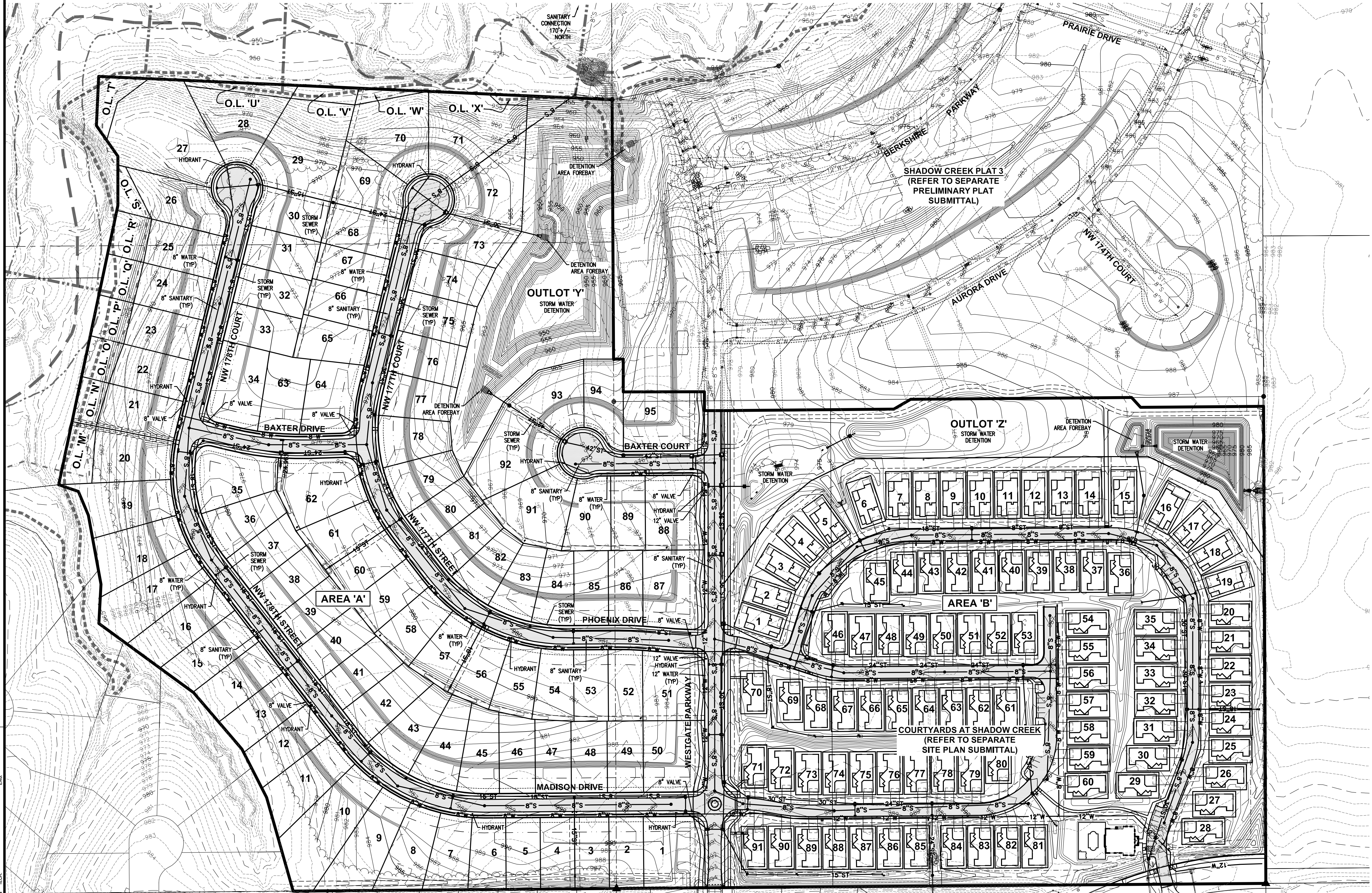
SHADOW CREEK PLAT 4

PRELIMINARY PLAT

$$\frac{2}{3}$$


SHADOW CREEK PLAT 4

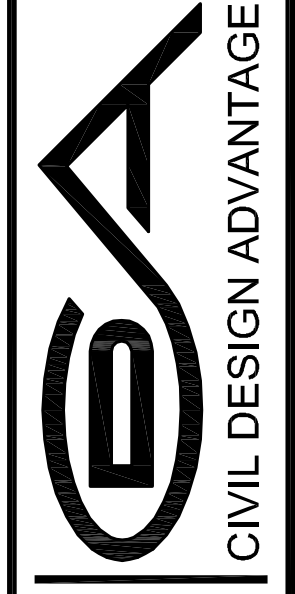
PRELIMINARY PLAT



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PLOT: 10/26/2017 9:33 AM
DRAWN BY: J. KLEBAN
CHECKED BY: J. KLEBAN

DATE	REVISIONS
10/26/17	SIGNED SUBMITTAL
08/10/17	THIRD SUBMITTAL
07/14/17	SECOND SUBMITTAL
06/19/17	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:



CIVIL DESIGN ADVANTAGE
CLIVE, IOWA

SHADOW CREEK PLAT 4 PRELIMINARY PLAT