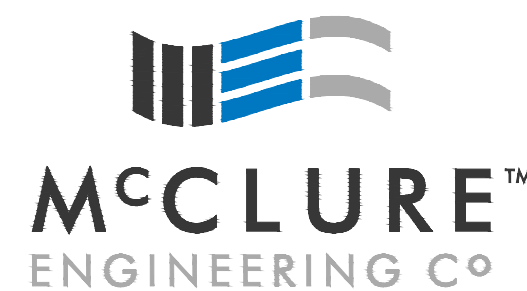


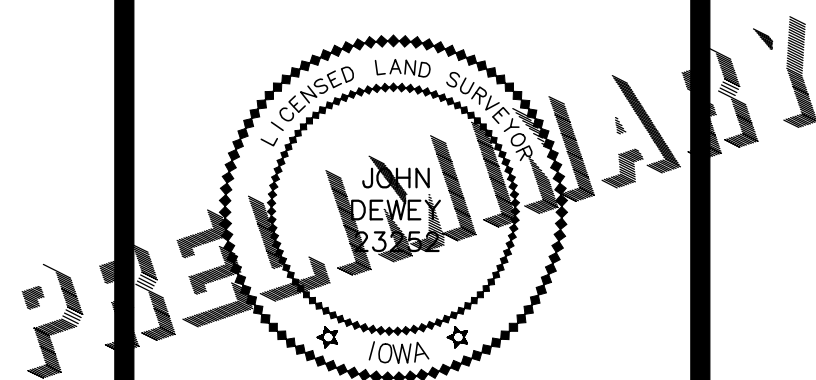
THE PRESERVE ON GRAND FINAL PLAT PLAT 1 WEST DES MOINES, IOWA



building **strong** communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: _____
JOHN DEWEY, PLS
NO. 23252
MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY
THIS SEAL:
SHEETS 01 - 05

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa
2210034
AUGUST 28, 2017

REVISIONS
09/20/2017
...
...
...
...

ENGINEER
C. SMITH
DRAWN BY
B. FLAHERTY
CHECKED BY
J. DEWEY
FIELD BOOK NO.
-

DRAWING NO.
FP-01
SHEET NO.
01 / 06

INDEX LEGEND	
CITY: WEST DES MOINES	COUNTY: POLK
TRS: SECTION 21, T78N, R25W	
ALIQUOT PART: NWNE, SWNE	
PROPRIETOR: DILIGENT GRAND AVENUE 67, LLC	
REQUESTED BY: DILIGENT GRAND AVENUE 67, LLC	
SURVEYOR: JOHN DEWEY	
COMPANY: MCCLURE ENGINEERING COMPANY	
RETURN TO: JOHN DEWEY 1360 NW 121ST STREET, STE A CLIVE, IOWA 50325 / 515-964-1229	

ENGINEER:
MCCLURE ENGINEERING
1360 NW 121ST STREET
CLIVE, IA 50325
(515) 964-1229
CSMITH@MECRESLTS.COM
ATTN: CALEB SMITH

ZONING:
PUD - THE PRESERVE ON GRAND

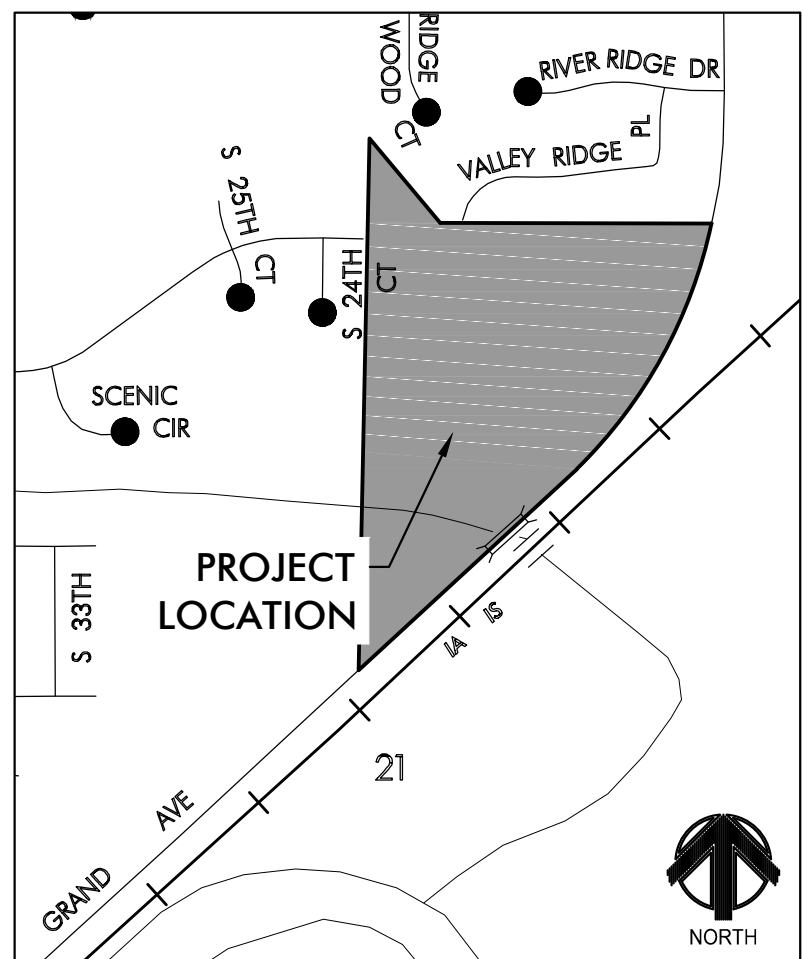
LOT	COMP PLAN	ZONING
1 - 72	SINGLE FAMILY RESIDENTIAL	PUD - R-1
73 - 92	MEDIUM DENSITY RESIDENTIAL	PUD - R-1/RM-6
OUTLOT Z	OPEN SPACE	PUD-OS
LOT A	PUBLIC RIGHT-OF-WAY	

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT H, AND PART OF LOT B, LOT C, LOT J AND OUTLOT D, OF EIGHT-WAYS FARM, FINAL PLAT RECORDED IN POLK COUNTY RECORDS IN BOOK 6473 PAGE 455, IN SECTION 21, TOWNSHIP 78 NORTH, RANGE 25TH WEST OF THE 5TH P.M., BEING A PART THE CITY OF WEST DES MOINES, COUNTY OF POLK, STATE OF IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER S00°14'32"W, 214.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE S00°14'32"W, 2104.09 FEET; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF GRAND AVENUE, RECORDED IN POLK COUNTY RECORDS BOOK 13267 PAGE 709, N47°22'34"E, 915.53 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY OF GRAND AVENUE, 1213.80 FEET ALONG A 2060.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING N30°30'51"E, 1196.32 FEET; THENCE N89°36'46"W, 659.44 FEET; THENCE S00°09'46"W, 41.87 FEET; THENCE 119.53 FEET ALONG A 280.00 FOOT RADIUS CURVE, CONCAVE SOUTH, CHORD BEARING N81°44'08"W, 118.63 FEET; THENCE S86°06'56"W, 141.85 FEET; THENCE N36°11'38"W, 599.02 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 31.03 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL LEGEND	
—	BOUNDARY LINE
- - -	PROPERTY LINE
- - -	SECTION LINE
- - -	EASEMENT LINE
- - -	FIELD FENCE
CORNERS FOUND:	
▲	SECTION CORNER (TYPE AS NOTED)
●	FOUND IRON ROD 1/2" REBAR W/ YPC #7844 (UNLESS NOTED OTHERWISE)
CORNERS SET:	
○	BOUNDARY CORNER 1/2" REBAR OPC #23252
△	SECTION CORNER 1/2" REBAR OPC #23252
ABBREVIATIONS:	
ROW	RIGHT-OF-WAY
BK, PG	BOOK AND PAGE
(M)	MEASURED DISTANCE/ANGLE
(R)	RECORD DISTANCE/ANGLE
PUE	PUBLIC UTILITY EASEMENT
YPC	YELLOW PLASTIC CAP
OPC	ORANGE PLASTIC CAP
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



VICINITY SKETCH- NTS

UTILITIES:

WATER: WEST DES MOINES WATER WORKS
SEWER: CITY OF WEST DES MOINES
NATURAL GAS: MID-AMERICAN ENERGY COMPANY
ELECTRIC: MID-AMERICAN ENERGY COMPANY
TELEPHONE: CENTURYLINK
CABLE TV: MEDIACOM CABLE

NOTES:

- 1) ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES. BASIS OF BEARINGS IS IOWA STATE PLANES, ZOUTH ZONE, US SURVEY FOOT.
- 2) THE SIGNING OF THIS PLAT CONFIRMS THAT THE ERROR OF CLOSURE IS WITHIN THE ALLOWABLE LIMITS:
-1:10000 FOR SUBDIVISION BOUNDARY
-1:5000 FOR INDIVIDUAL LOTS
- 3) EXISTING ROAD ROW:
-SCENIC VALLEY DRIVE: 60'
-VALLEY RIDGE PLACE: 60'
- 4) SEE ELEVATION, MPO & FEMA EXHIBIT FOR ELEVATION INFORMATION

SETBACK SUMMARY:

SINGLE FAMILY
FRONT YARD: 30 FEET
REAR YARD: 35 FEET
SIDE YARD: 7 FEET (MIN.) 15 FEET (MIN. TOTAL)

MULTI FAMILY
FRONT YARD: 30 FEET
REAR YARD: 20 FEET
SIDE YARD: 7 FEET (MIN.) 15 FEET MIN. TOTAL)

CITY OF WEST
DES MOINES
(BK: 6920 PG: 836)

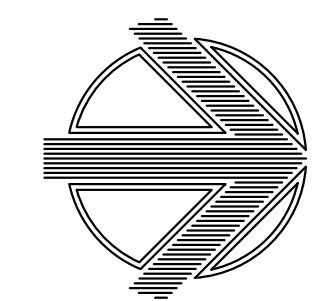
CITY OF WEST DES MOINES
(BK: 6484 PG: 785)

HEATHER WOOD
ESTATES PLAT 7
(BK: 6647 PG: 23-43)

DILIGENT GRAND AVENUE 67 LLC
(BK: 15078 PG: 908)

OUT LOT D
EIGHT-WAYS FARM
(BK: 6473 PG: 455)

LOT C
EIGHT-WAYS FARM
(BK: 6473 PG: 455)

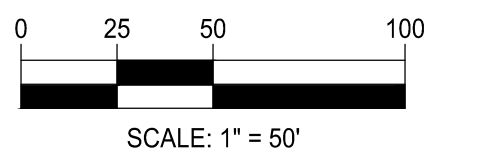


0 50 100 200
SCALE: 1" = 100'

SHEET INDEX	
SHEET 1: COVER SHEET/OVERALL LAYOUT	
SHEET 2: DETAILED PROPERTY INFORMATION, NORTH	
SHEET 3: DETAILED PROPERTY INFORMATION, SOUTH	
SHEET 4: DETAILED EASEMENT INFORMATION, NORTH	
SHEET 5: DETAILED EASEMENT INFORMATION, SOUTH	
SHEET 6: ADJOINING LANDOWNER INFORMATION	

BOUNDARY CURVES					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	1213.80	2060.00	33° 45' 36"	N30° 30' 51"E	1196.32
C2	119.53	280.00	24° 27' 35"	N81° 44' 08"W	118.63

PRELIMINARY



**THE PRESERVE ON GRAND
FINAL PLAT PLAT 1**

West Des Moines, Iowa
2210034
AUGUST 28, 2017

REVISIONS
09/20/2017

ENGINEER
C. SMITH

DRAWN BY
B. FLAHERTY

CHECKED BY
J. DEWEY

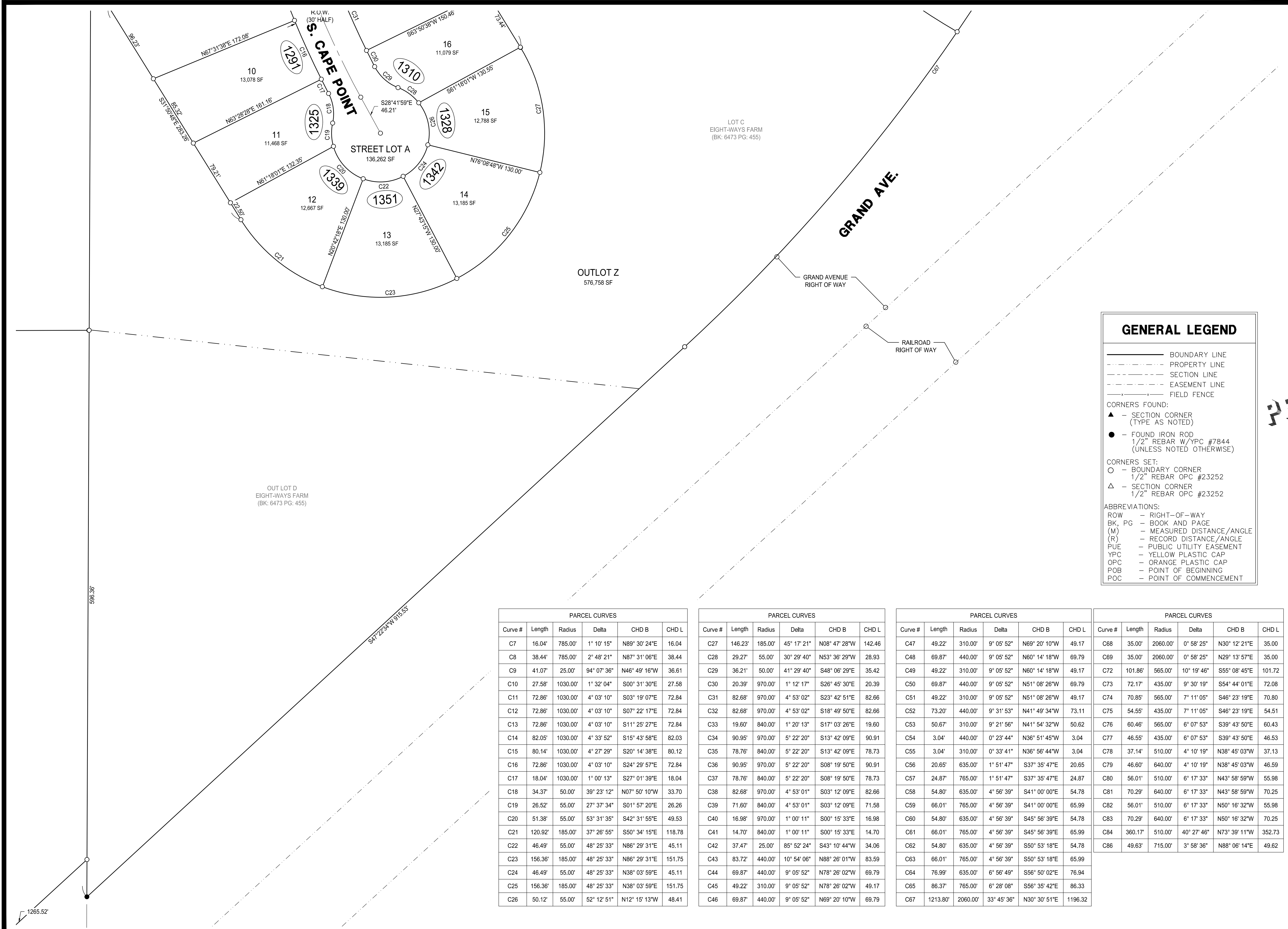
DRAWING NO.
FP-01

SHEET NO.
02 / 06

ROADWAY CENTERLINE CURVES					
Curve #	Length	Radius	Delta	CHD B	CHD L
C3	52.05'	750.00'	3° 58' 36"	N88° 06' 14"E	52.04
C4	474.37'	475.00'	57° 13' 11"	S65° 16' 29"E	454.90
C5	247.90'	600.00'	23° 40' 21"	S48° 30' 04"E	246.14
C6	505.13'	1000.00'	28° 56' 31"	S14° 13' 43"E	499.78

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GENERAL LEGEND

— BOUNDARY LINE
- - - PROPERTY LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - FIELD FENCE

CORNERS FOUND:
▲ - SECTION CORNER (TYPE AS NOTED)
● - FOUND IRON ROD 1/2" REBAR W/ YPC #7844 (UNLESS NOTED OTHERWISE)

CORNERS SET:
○ - BOUNDARY CORNER 1/2" REBAR OPC #23252
△ - SECTION CORNER 1/2" REBAR OPC #23252

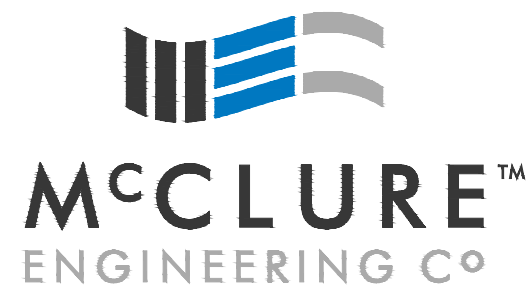
ABBREVIATIONS:
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BK, PG - BOOK AND PAGE
(M) - MEASURED DISTANCE/ANGLE
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PUE - PUBLIC UTILITY EASEMENT
YPC - YELLOW PLASTIC CAP
OPC - ORANGE PLASTIC CAP
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT

PARCEL CURVES					
Curve #	Length	Radius	Delta	CHD B	CHD L
C7	16.04'	785.00'	1° 10' 15"	N89° 30' 24"E	16.04
C8	38.44'	785.00'	2° 48' 21"	N87° 31' 06"E	38.44
C9	41.07'	25.00'	94° 07' 36"	N46° 49' 16"W	36.61
C10	27.58'	1030.00'	1° 32' 04"	S00° 31' 30"E	27.58
C11	72.86'	1030.00'	4° 03' 10"	S03° 19' 07"E	72.84
C12	72.86'	1030.00'	4° 03' 10"	S07° 22' 17"E	72.84
C13	72.86'	1030.00'	4° 03' 10"	S11° 25' 27"E	72.84
C14	82.05'	1030.00'	4° 33' 52"	S15° 43' 58"E	82.03
C15	80.14'	1030.00'	4° 27' 29"	S20° 14' 38"E	80.12
C16	72.86'	1030.00'	4° 03' 10"	S24° 29' 57"E	72.84
C17	18.04'	1030.00'	1° 00' 13"	S27° 01' 39"E	18.04
C18	34.37'	50.00'	39° 23' 12"	N07° 50' 10"W	33.70
C19	26.52'	55.00'	27° 37' 34"	S01° 57' 20"E	26.26
C20	51.38'	55.00'	53° 31' 35"	S42° 31' 55"E	49.53
C21	120.92'	185.00'	37° 26' 55"	S50° 34' 15"E	118.78
C22	46.49'	55.00'	48° 25' 33"	N86° 29' 31"E	45.11
C23	156.36'	185.00'	48° 25' 33"	N86° 29' 31"E	151.75
C24	46.49'	55.00'	48° 25' 33"	N38° 03' 59"E	45.11
C25	156.36'	185.00'	48° 25' 33"	N38° 03' 59"E	151.75
C26	50.12'	55.00'	52° 12' 51"	N12° 15' 13"W	48.41

PARCEL CURVES					
Curve #	Length	Radius	Delta	CHD B	CHD L
C27	146.23'	185.00'	45° 17' 21"	N08° 47' 28"W	142.46
C28	29.27'	55.00'	30° 29' 40"	N53° 36' 29"W	28.93
C29	36.21'	50.00'	41° 29' 40"	S48° 06' 29"E	35.42
C30	20.39'	970.00'	1° 12' 17"	S26° 45' 30"E	20.39
C31	82.68'	970.00'	4° 53' 02"	S23° 42' 51"E	82.66
C32	82.68'	970.00'	4° 53' 02"	S18° 49' 50"E	82.66
C33	19.60'	840.00'	1° 20' 13"	S17° 03' 26"E	19.60
C34	90.95'	970.00'	5° 22' 20"	S13° 42' 09"E	90.91
C35	78.76'	840.00'	5° 22' 20"	S13° 42' 09"E	78.73
C36	90.95'	970.00'	5° 22' 20"	S08° 19' 50"E	90.91
C37	78.76'	840.00'	5° 22' 20"	S08° 19' 50"E	78.73
C38	82.68'	970.00'	4° 53' 01"	S03° 12' 09"E	82.66
C39	71.60'	840.00'	4° 53' 01"	S03° 12' 09"E	71.58
C40	16.98'	970.00'	1° 00' 11"	S00° 15' 33"E	16.98
C41	14.70'	840.00'	1° 00' 11"	S00° 15' 33"E	14.70
C42	37.47'	25.00'	85° 52' 24"	S43° 10' 44"W	34.06
C43	83.72'	440.00'	10° 54' 06"	N88° 26' 01"W	83.59
C44	69.87'	440.00'	9° 05' 52"	N78° 26' 02"W	69.79
C45	49.22'	310.00'	9° 05' 52"	N78° 26' 02"W	49.17
C46	69.87'	440.00'	9° 05' 52"	N69° 20' 10"W	69.79

PARCEL CURVES					
Curve #	Length	Radius	Delta	CHD B	CHD L
C47	49.22'	310.00'	9° 05' 52"	N69° 20' 10"W	49.17
C48	69.87'	440.00'	9° 05' 52"	N60° 14' 18"W	69.79
C49	49.22'	310.00'	9° 05' 52"	N60° 14' 18"W	49.17
C50	69.87'	440.00'	9° 05' 52"	N51° 08' 26"W	69.79
C51	49.22'	310.00'	9° 05' 52"	N51° 08' 26"W	49.17
C52	73.20'	440.00'	9° 31' 53"	N41° 49' 34"W	73.11
C53	50.67'	310.00'	9° 21' 56"	N41° 54' 32"W	50.62
C54	3.04'	440.00'	0° 23' 44"	N36° 51' 45"W	3.04
C55	3.04'	310.00'	0° 33' 41"	N36° 56' 44"W	3.04
C56	20.65'	635.00'	1° 51' 47"	S37° 35' 47"E	20.65
C57	24.87'	765.00'	1° 51' 47"	S37° 35' 47"E	24.87
C58	54.80'	635.00'	4° 56' 39"	S41° 00' 00"E	54.78
C59	66.01'	765.00'	4° 56' 39"	S41° 00' 00"E	65.99
C60	54.80'	635.00'	4° 56' 39"	S45° 56' 39"E	54.78
C61	66.01'	765.00'	4° 56' 39"	S45° 56' 39"E	65.99
C62	54.80'	635.00'	4° 56' 39"	S50° 53' 18"E	54.78
C63	66.01'	765.00'	4° 56' 39"	S50° 53' 18"E	65.99
C64	76.99'	635.00'	6° 56' 49"	S56° 50' 02"E	76.94
C65	86.37'	765.00'	6° 28' 08"	S56° 35' 42"E	86.33
C67	1213.80'	2060.00'	33° 45' 36"	N30° 30' 51"E	1196.32

PARCEL CURVES					
Curve #	Length	Radius	Delta	CHD B	CHD L
C68	35.00'	2060.00'	0° 58' 25"	N30° 12' 21"E	35.00
C69	35.00'	2060.00'	0° 58' 25"	N29° 13' 57"E	35.00
C72	101.86'	565.00'	10° 19' 46"	S55° 08' 45"E	101.72
C73	72.17'	435.00'	9° 30' 19"	S54° 44' 01"E	72.08
C74	70.85'	565.00'	7° 11' 05"	S46° 23' 19"E	70.80
C75	54.55'	435.00'	7° 11' 05"	S46° 23' 19"E	54.51
C76	60.46'	565.00'	6° 07' 53"	S39° 43' 50"E	60.43
C77	46.55'	435.00'	6° 07' 53"	S39° 43' 50"E	46.53
C78	37.14'	510.00'	4° 10' 19"	N38° 45' 03"W	37.13
C79	46.60'	640.00'	4° 10' 19"	N38° 45' 03"W	46.59
C80	56.01'	510.00'	6° 17' 33"	N43° 58' 59"W	55.98
C81	70.29'	640.00'	6° 17' 33"	N43° 58' 59"W	70.25
C82	56.01'	510.00'	6° 17' 33"	N50° 16' 32"W	55.98
C83	70.29'	640.00'	6° 17' 33"	N50° 16' 32"W	70.25
C84	360.17'	510.00'	40° 27' 46"	N73° 39' 11"W	352.73
C86	49.63'	715.00'	3° 58' 36"	N88° 06' 14"E	49.62



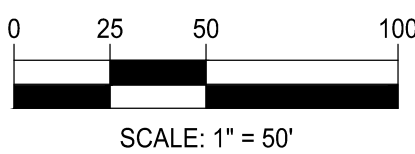
building strong communities.

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NORTH



THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa
2210034
AUGUST 28, 2017

REVISIONS
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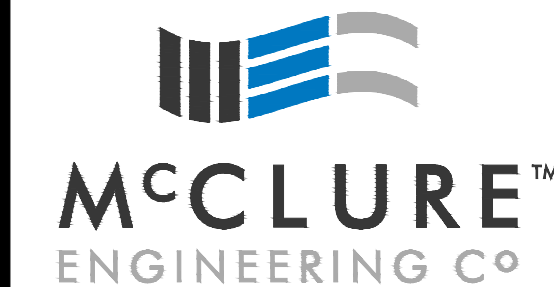
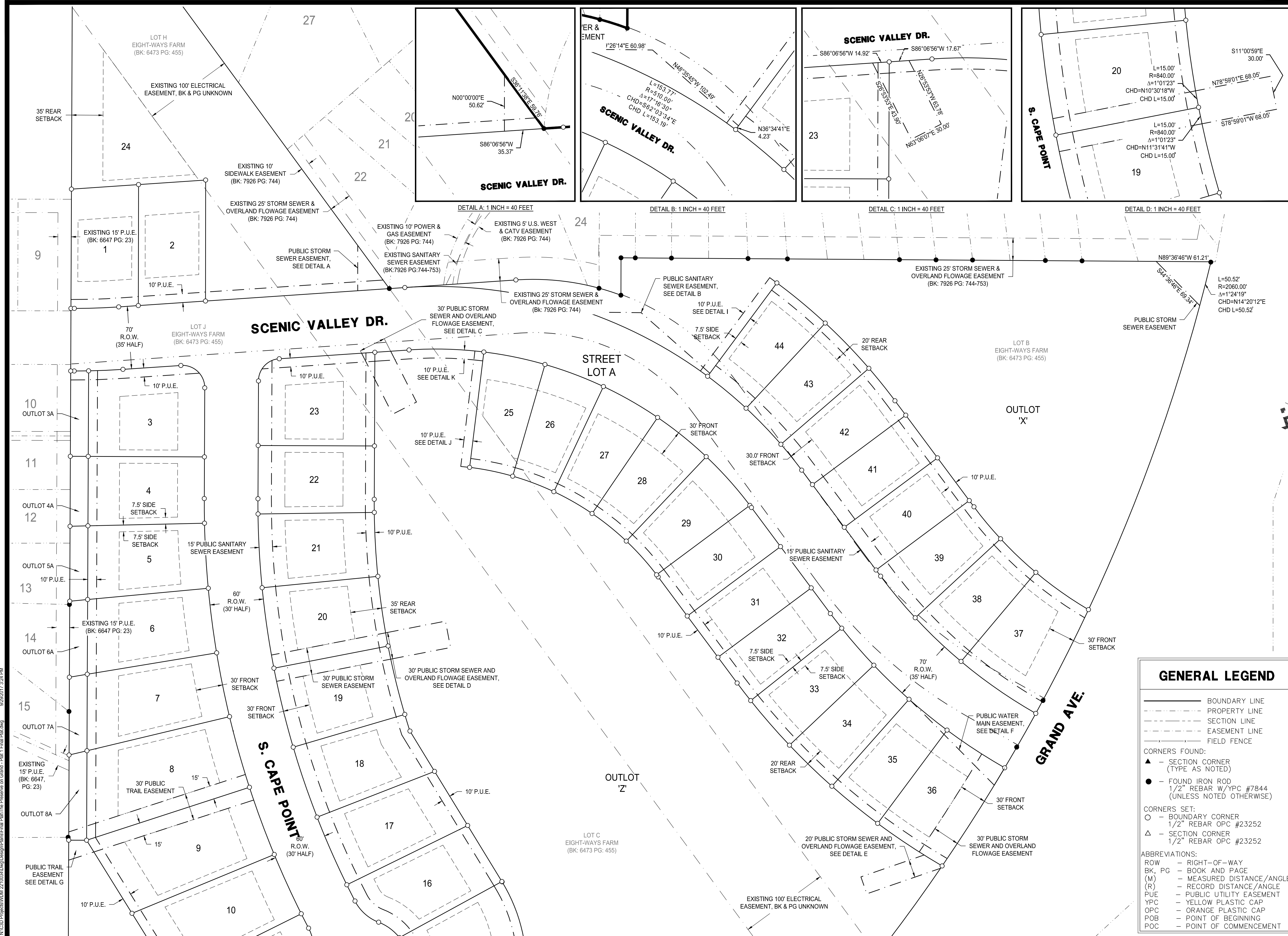
ENGINEER
C. SMITH
CHECKED BY
J. DEWEY

DRAWN BY
B. FLAHERTY
FIELD BOOK NO.
-

DRAWING NO.
FP-01

SHEET NO.
03 / 06

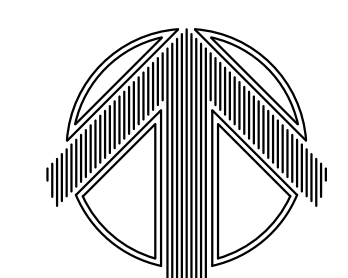
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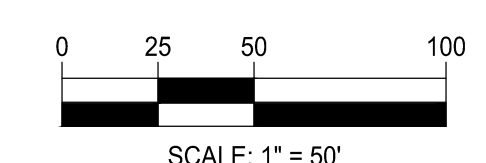
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NORTH



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THE PRESERVE ON GRAND FINAL PLAT PLAT 1

West Des Moines, Iowa
2210034
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ENGINEER
C. SMITH

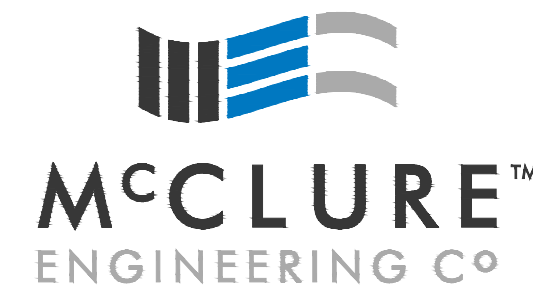
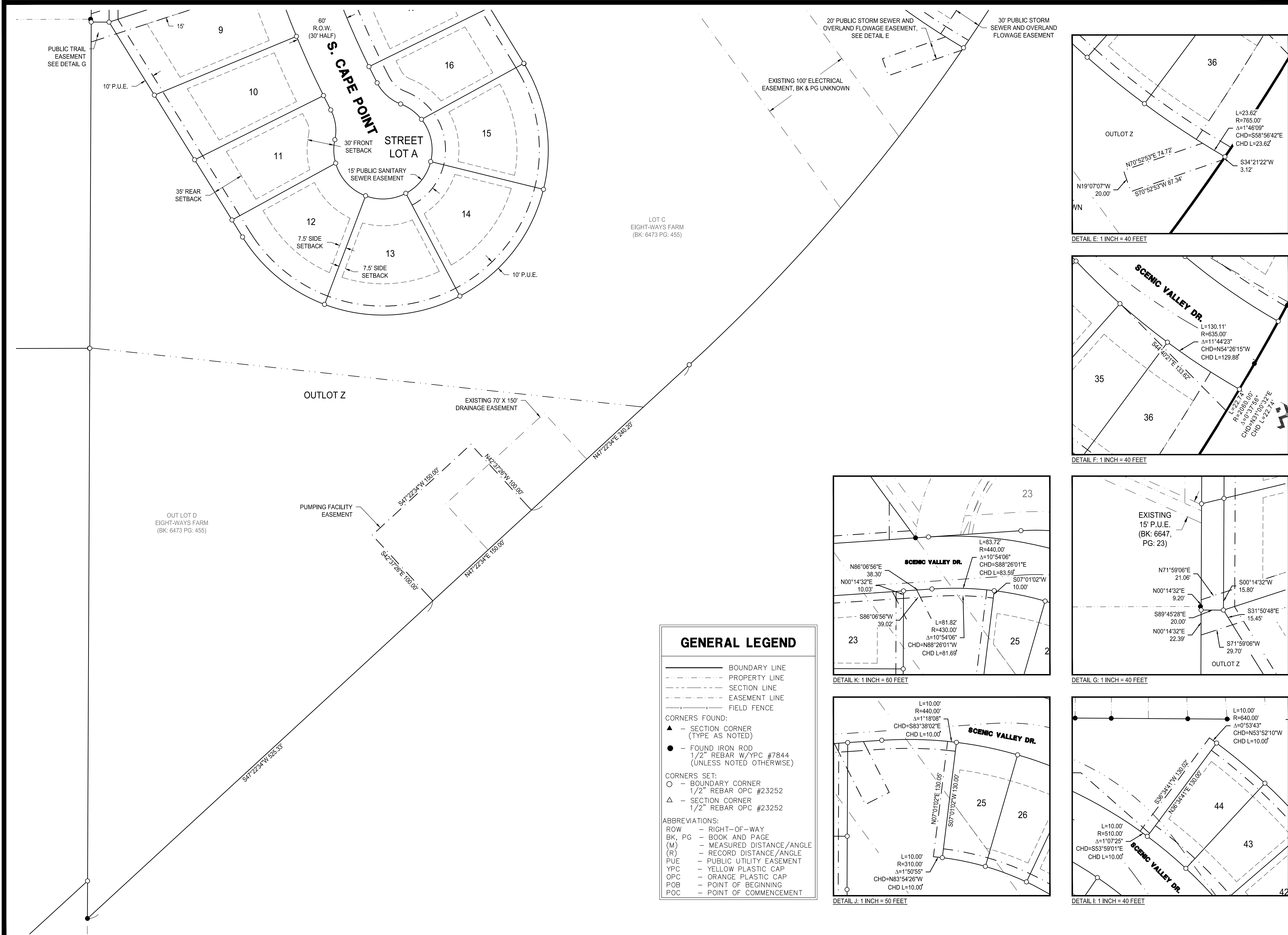
DRAWN BY
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CHECKED BY
J. DEWEY

FIELD BOOK NO.
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DRAWING NO.
FP-01

SHEET NO.
04 / 06



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PRELIMINARY



0 25 50 100
SCALE: 1" = 50'

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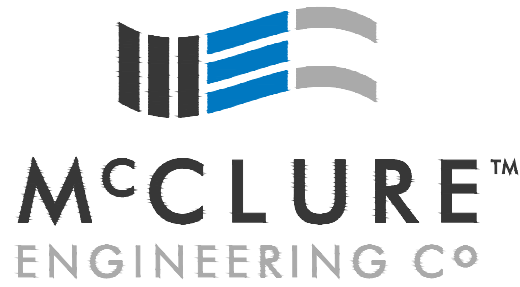
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SHEET NO.
05 / 06

GRAND WOODS TOWNHOMES PLAT 1		
LOT 22		PETERSON, MARK & CAROL 2357 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 16050, PG 502)
LOT 23		RENZI, ANTHONY & ANN 2350 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8060, PG 710)
LOT 24		ERICKSON, JAMES & BETTY 2348 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8912, PG 350)
LOT 25		FORTUNE, DONALD & BONNY 2346 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8202, PG 103)
LOT 26		NAGEL, DAVID & CAROLYN 2344 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8237, PG 557)
LOT 27		EGESDAL, KAREN 2342 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 9722, PG 527)
LOT 28		SMITH, SALLY & SCHMALTZ, RONALD 2340 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 13293, PG 577)
LOT 29		JANICE HELEN DOUGLAS TRUST 2338 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 14720, PG 391)
LOT 30		JORDAN, MARCIA 2336 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 12373, PG 898)
LOT 31		ISENBERGER, KARL 2334 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 9085, PG 475)
LOT 32		ALLEN, JOHN 2332 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 15548, PG 498)
LOT 33		PALMER, JOELLE 2330 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 12190, PG 375)
LOT 34		ROWLEY, RYAN 2328 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 15186, PG 46)
LOT 35		WENTZ, KRISTIN 2326 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 8531, PG 282)
LOT 36		CAROL TOWNER STONE TRUST 2324 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 16110, PG 862)
LOT 37		PAULSON, JACK AND VIRGINIA 2322 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 14620, PG 511)
LOT 38		VAN RYSWYK, DONNA & DONNA L VAN RYSWYK REV LIV TRUST 2320 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 13662, PG 57)
LOT 39		REDD, MARCIA 2318 VALLEY RIDGE PL WEST DES MOINES, IA 50265 (DEED BK 12587, PG 148)

GRAND WOODS TOWNHOMES PLAT 4		
LOT 24		CROSS, JACOB & JENNIFER 1017 RIDGEWOOD CT WEST DES MOINES, IA 50265 (DEED BK 15753, PG 429)
LOT 25		MALLO, RYAN & JULIE 1021 RIDGEWOOD CT WEST DES MOINES, IA 50265 (DEED BK 13892, PG 820)
LOT 26		LARSON, DAVID & LEANN 1025 RIDGEWOOD CT WEST DES MOINES, IA 50265 (DEED BK 7942, PG 438)
LOT 27		SIMPSON, TAMMY & DAVID 1029 RIDGEWOOD CT WEST DES MOINES, IA 50265 (DEED BK 14807, PG 963)

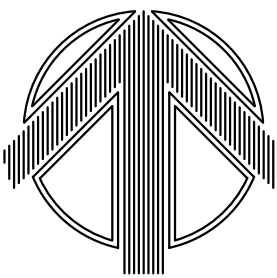
HEATHER WOOD ESTATES PLAT 7		
LOT 9		RECTOR, JONATHAN 2373 SCENIC VALLEY DR WEST DES MOINES, IA 50265 (DEED BK 15652, PG 532)
LOT 10		BOYCE, CHRISTOPHER 1202 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 7007, PG 459)
LOT 11		SIMMONS, CURTIS & JENNIFER 1206 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 12686, PG 822)
LOT 12		WRIGHT, JAMIE 1210 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 15915, PG 180)
LOT 13		WEST, TYLER 1214 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 14891, PG 916)
LOT 14		PALETTA, STEPHANIE 1218 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 16561, PG 50)
LOT 15		HICKOK, WILLIAM & EMILEY 1222 S 24TH CT WEST WEST DES MOINES, IA 50265 (DEED BK 7128, PG 391)



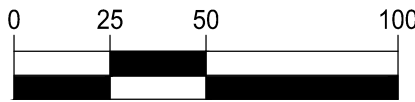
building **strong** communities.

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NORTH



SCALE: 1" = 50'

THE PRESERVE ON GRAND
FINAL PLAT PLAT 1

West Des Moines, Iowa
2210034
AUGUST 28, 2017

REVISIONS
09/20/2017

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...

ENGINEER
C. SMITH

DRAWN BY
B. FLAHERTY

CHECKED BY
J. DEWEY

FIELD BOOK NO.
-

DRAWING NO.

FP-01

SHEET NO.

06 / 06