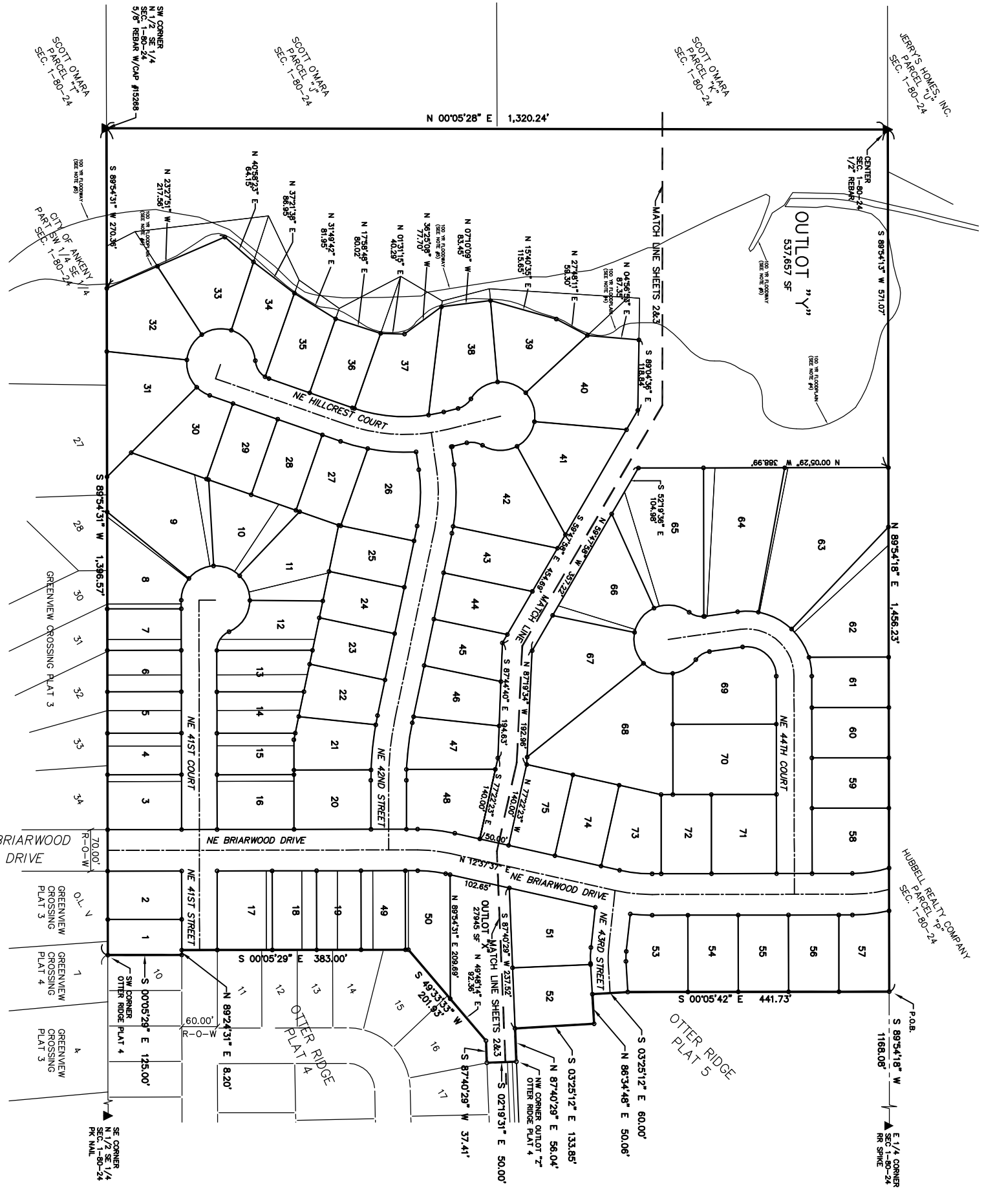


LEGAL DESCRIPTION

PARCEL "Z" LOCATED IN A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED JUNE 4, 2004, IN BOOK 10576 AT PAGE 198, IN THE RECORDS OF THE POLK COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE SOUTH 89°54'18" WEST, 1168.08 FEET ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF BEGINNING; THENCE SOUTH 03°25'12" EAST, 60.00 FEET; THENCE NORTH 86°34'48" EAST, 50.06 FEET; THENCE SOUTH 03°25'12" EAST, 133.85 FEET; THENCE NORTH 87°40'29" EAST, 56.04 FEET TO THE NORTHWEST CORNER OF OUTLOT "Z" IN OTHER RIDGE PLAT 4, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA; THENCE ALONG THE WEST LINE OF SAID OTHER RIDGE PLAT 4 THE FOLLOWING SIX (6) COURSES: (1) SOUTH 02°19'31" EAST, 50.00 FEET; (2) SOUTH 87°40'29" WEST, 37.41 FEET; (3) SOUTH 49°33'33" WEST, 201.93 FEET; (4) SOUTH 00°05'29" EAST, 8.20 FEET; (5) NORTH 89°54'31" EAST, 8.20 FEET; (6) SOUTH 00°05'29" EAST, 125.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 89°54'31" WEST, 1,396.57 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 00°05'28" EAST, 1,320.24 FEET ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE CENTER OF SAID SECTION 1; THENCE NORTH 89°54'18" EAST, 1,456.23 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF BEGINNING.

CONTAINING 43.710 ACRES. SUBJECT TO EASEMENTS OF RECORD.



FINAL PLAT
OTTER RIDGE PLAT 6
SHEET 1 OF 3

PREPARED FOR/OWNER
FIVE STAR DEVELOPMENT No. 1, L.L.C.
2171 GRAND AVENUE
WEST DES MOINES, IA 50265

ZONING

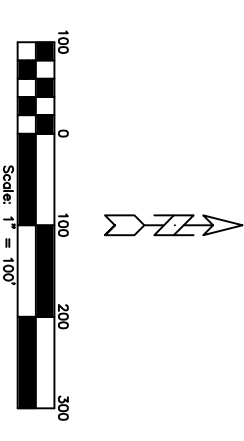
P.U.D.	
SETBACKS:	
AREA "A"	AREA "C"
LOTS 1-217:	LOTS 53-75:
FRONT YARD SETBACK: 30'	FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 30'	REAR YARD SETBACK: 35'
SIDE YARD SETBACK: 5'	SIDE YARD SETBACK: 8' MIN., 18' TOTAL EXCEPT LOTS 15' TOTAL, 7' MIN.
AREA "B"	AREA "D"
LOTS 18-19, 49-50:	LOTS 31-52:
FRONT YARD SETBACK: 30'	FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 35'	REAR YARD SETBACK: 35'
SIDE YARD SETBACK: 7'	SIDE YARD SETBACK: 7'
AREA "E"	AREA "F"
LOTS 20-48:	LOTS 3-16:
FRONT YARD SETBACK: 30'	FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 35'	REAR YARD SETBACK: 35'
SIDE YARD SETBACK: 7'	SIDE YARD SETBACK: 7'

NOTES

1. LOTS A, B, C, & D ARE TO BE DEDICATED TO THE CITY OF ANKENY, IOWA FOR PUBLIC RIGHT-OF-WAY.
2. PROPERTY CORNER MONUMENTS SHOWN AS BEING SET SHALL BE SET WITHIN ONE (1) YEAR AFTER THE RECORDING OF THIS PLAT. SET MONUMENTS ARE DESCRIBED AS A 30-INCH LONG, 5/8 - INCH DIAMETER REBAR WITH A PLASTIC YELLOW CAP BEARING PLUS 152888.
3. FENCES ALONG LOT LINES THAT ABOUT ANY GREEN BELT THROUGH OTTER RIDGE THAT ARE WITHIN TWENTY FEET (20') OF SUCH LOT LINE SHALL BE EITHER PAINTED WOOD, METAL, OR VINYL OPEN "PICKET" TYPE OR BLACK CHAIN LINK AND A MAXIMUM OF 42" HIGH.
4. THE LINE SHOWN AND DESIGNATED AS THE 100 YEAR FLOODPLAIN IS SHOWN AS ESTABLISHED BY THE CITY OF ANKENY, IOWA. NO FIELD MEASUREMENTS HAVE BEEN MADE BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THIS LINE.
5. THE LINE SHOWN AND DESIGNATED AS THE 100 YEAR FLOODPLAIN IS SHOWN AS ESTABLISHED BY THE CITY OF ANKENY, IOWA. NO FIELD MEASUREMENTS HAVE BEEN MADE BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THIS LINE.

LEGEND

- ▲ SECTION CORNER MONUMENT FOUND (AS NOTED)
- △ SECTION CORNER MONUMENT SET (AS NOTED)
- OTHER MONUMENT FOUND (5/8" REBAR W/CAP #15288, UNLESS NOTED)
- OTHER MONUMENT TO BE SET (5/8" REBAR W/CAP #15288)
- CENTERLINE ROAD CONTROL POINT
- P.O.B. POINT OF BEGINNING
- R-O-W RIGHT OF WAY
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT



CERTIFICATION

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.

DANIEL F. RITTEL
IOWA LICENSE NO. 15288
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005. CERTIFICATION COVERS SHEETS 1,2,&3.

<p>ERG Engineering Resource Group, Inc. Engineers and Surveyors 2413 GRAND AVENUE DES MOINES, IOWA 50312 (515) 288-4823</p>				FINAL PLAT - OTTER RIDGE PLAT 6																				
				NO.	REVISION	DATE	BY	FOR:	LOCATION:															
<table border="1" style="width: 100%;"> <tr> <td>SCALE:</td> <td>1" = 100'</td> <td>DESIGNED BY:</td> <td>DJS</td> <td>DRAWN BY:</td> <td>DFR</td> </tr> <tr> <td>DWG:</td> <td>4061FP.DWG</td> <td>CHECKED BY:</td> <td>DFR</td> <td>DATE:</td> <td>10/18/04</td> </tr> <tr> <td>FIELD BOOK:</td> <td></td> <td>SHEET:</td> <td>1 OF 3</td> <td>FILE NO.:</td> <td>4061</td> </tr> </table>							SCALE:	1" = 100'	DESIGNED BY:	DJS	DRAWN BY:	DFR	DWG:	4061FP.DWG	CHECKED BY:	DFR	DATE:	10/18/04	FIELD BOOK:		SHEET:	1 OF 3	FILE NO.:	4061
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