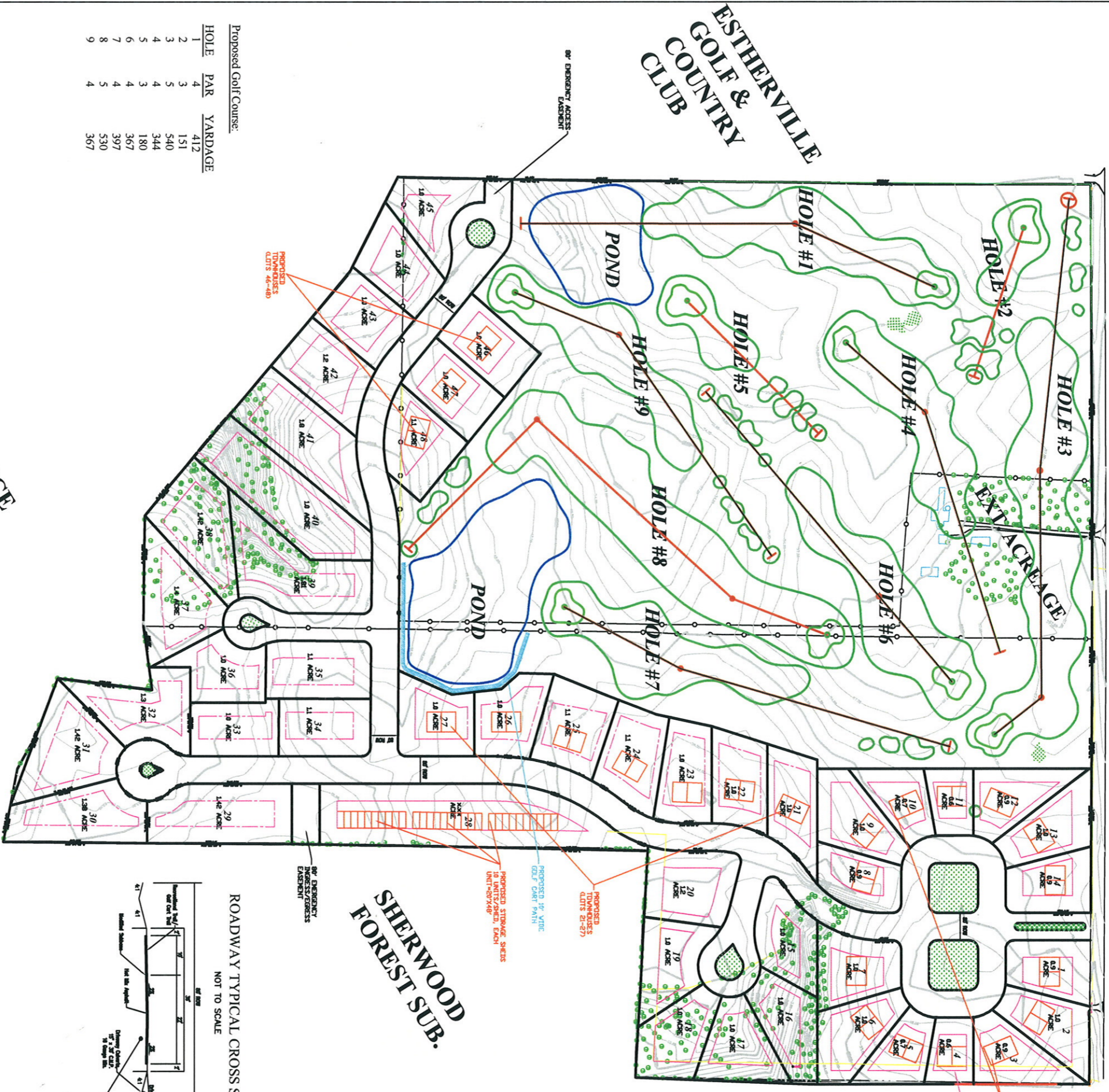


Proposed Utilities:  
 -Water: City of Estherville (Lots 1-20)  
 Clay County Rural Water (Remainder of Lots)  
 -Sanitary Sewer: City of Estherville (Lots 1-22)  
 Septic Systems (Remainder of Lots)  
 -Electric: Iowa Lakes Electric Cooperative  
 -Telephone: Qwest  
 -Gas: Aquila  
 -Cable TV: Mediacom



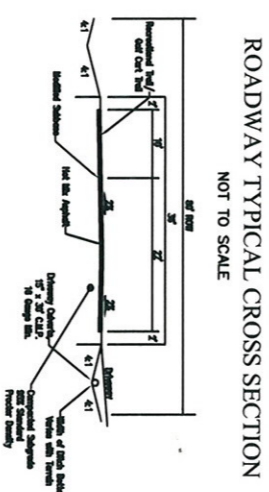
170TH ST.



Proposed Golf Course:

HOLE	PAR	YARDAGE
1	4	412
2	3	151
3	5	540
4	4	344
5	3	180
6	4	367
7	4	397
8	5	530
9	4	367

Existing Zoning: Agricultural  
 Proposed Zoning: Rural Residential  
 1.) Single Family (Lots 15-20, 29-45)  
 \*Lot Requirements:  
 -Minimum Lot Width-150 ft.  
 -Minimum Front Yard Setback-50 ft.  
 -Minimum Side Yard Setback-20 ft.  
 -Minimum Rear Yard Setback-40 ft.  
 -Maximum Height-35 ft.  
 -Minimum Lot Area-1 Acre  
 2.) Multi-Family (Lots 1-14, 21-28, 46-48)  
 \*Lot Requirements:  
 -Minimum Lot Width-70 ft.  
 -Minimum Front Yard Setback-50 ft.  
 -Minimum Side Yard Setback-20 ft.  
 -Minimum Rear Yard Setback-40 ft.  
 -Maximum Height-35 ft.  
 -Minimum Lot Area-1 Acre



FORT DEFIANCE



Drawn	1-8-07 By BMB	Checked by	BMB	Project No.	S009096
Reviewed					
				TimberWood Estates	
				Beck Engineering, Inc.	
				Beck Engineering, Inc. 2803 15th Street P.O. Box 948 Spott Lake, Iowa 51360 (712) 336-3396	
				CLIENT: J&J Land Inc. 333 West 2nd St. N. Estherville, IA 51334	