

# Concept Plan - The Landing at Shadow Creek

Waukee, Iowa

Property Owner / Developer  
Diligent Alice's Road, LLC  
12119 Stratford Drive, Ste B  
Clive, IA 50325

Zoning  
Current: R-2 One and Two Family Residential  
R-3 Rental Multi-Family Residential  
R-4 Row Dwelling and Townhouse District

Setback Requirements  
R-2: Front Yard: 30 Feet  
Side Yard: 7 Feet min., 15 Feet Total  
Rear Yard: 30 Feet

Proposed: R-2 One and Two Family Residential  
R-4 Row Dwelling and Townhouse District

## Legal Description (R-2 Rezoning Boundary)

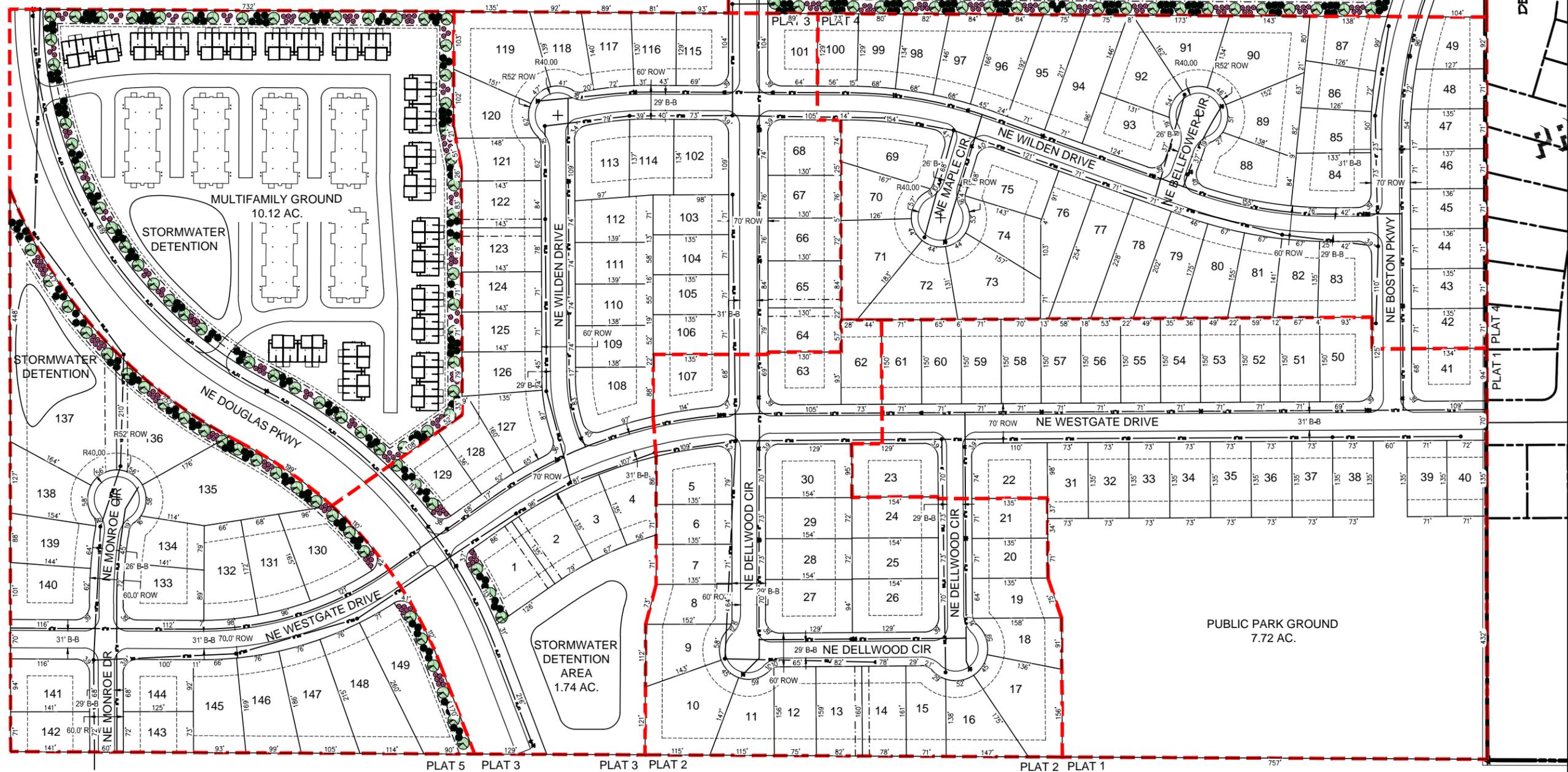
A parcel of land located in the West Half of the Northeast Quarter of Section 27, Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa being more particularly described as follows:

Beginning at the Center of said Section 27; thence along the west line of said West Half of the Northeast Quarter N00°17'47"E, 13190.06 feet; thence northeasterly along a 2000 foot radius curve concave northwesterly, 1260.30 feet (chord bears N65°13'31"E, 12396.55 feet); thence S89°36'58"E, 197.15 feet to the East Line of said West Half of the Northeast Quarter; thence along said East Line S00°18'07"W, 1836.51 feet to the South line of said West Half of the Northeast Quarter; thence along said South Line S89°58'14"W, 1319.76 feet to the Point of Beginning. Described land contains 47.12 acres and is subject to easements and restrictions of record.

## Legal Description (R-4 Rezoning Boundary)

A parcel of land located in the West Half of the Northeast Quarter of Section 27, Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa being more particularly described as follows:

Beginning at the NE Corner of said West Half of the Northeast Quarter; thence along the east line of said West Half of the Northeast Quarter S00°18'07"W, 586.37 feet; thence S41°50'10"W, 65.68 feet; thence southwesterly along a 2000 foot radius curve concave northwesterly, 222.77 feet (chord bears S43°58'54"W, 222.65 feet); thence S80°00'42"W, 77.87 feet; thence S89°55'25"W, 442.21 feet; thence N34°41'43"W, 224.15 feet; thence northeasterly along a 800 foot radius curve concave northwesterly, 228.56 feet (chord bears N35°02'19"E, 227.79 feet); thence northeasterly along a 800 foot radius curve concave southeasterly, 885.01 feet to the NE Corner and East Line of said West Half of the Northeast Quarter (chord bears N58°32'46"E, 840.57 feet) to the Point of Beginning. Described land contains 11.23 acres and is subject to easements and restrictions of record.

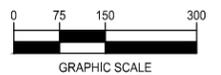


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Shadow Creek  
Concept Plan  
Waukee, Iowa  
22143024-00  
February 2014

REVISIONS

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C. Smith

DRAWN BY  
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CHECKED BY

FIELD BOOK NO.

DRAWING NO.

SHEET NO.