



Rezoning Exhibit Willow Pines

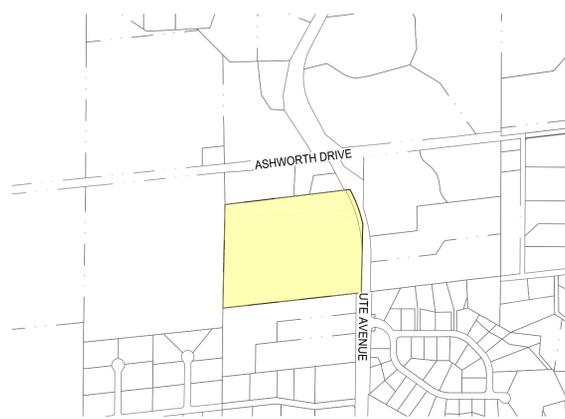
Waukee, Iowa

Property Owner: Mercy Foundation of Des Moines
32149 Ute Avenue
Waukee, IA, 50263

Developer: Willow Pines Development LLC
1213 Park Hill Drive,
Norwalk, IA, 50211

Zoning:
Current: A-1 Agricultural
Proposed: R-1 Single Family Residential

Legal Description (R-1 Rezoning)
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER N83°45'01"E, 1313.65 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER N01°14'33"E, 652.43 FEET TO THE CENTERLINE OF COUNTY HIGHWAY R-22 (UTE AVENUE); THENCE ALONG SAID CENTERLINE A DISTANCE OF 340.56 FEET ALONG A 1259.39 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, CHORD BEARING N20°42'21"W, 339.52 FEET TO THE SOUTH LINE OF LOT 1 OF JACOBSEN ACRES, AN OFFICIAL SUBDIVISION IN THE CITY OF WAUKEE; THENCE ALONG SAID LINE S83°09'43"W, 1188.50 FEET; THENCE S01°10'25"W, 971.58 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 28.85 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Vicinity Sketch
Scale: 1" = 800'

Rezoning Table (City Residents)

Parcel Number	Name of Property Owner	Legal Description	Mailing Address	Total Area of Property	Area within 200' of rezoning	% of Area within 200' of rezoning	% Consenting	% Nonconsenting
1	Phillips-Hamilton Inc	N 1/2 NW NW Sec 8, T 78 R 26	PO Box 500 Nevada, IA 50201	189676 sf	133295 sf	19.7%	0.0%	19.7%
2	Phillips-Hamilton Inc	NW NE and NE NE 7 N6 Ac Se NE Sec 7 T 78 R 26	PO Box 500 Nevada, IA 50201	1912407 sf	258432 sf	38.2%	0.0%	38.2%
3	Gary and Lisa Feaker	Leonards Subdivision Plat 2 Lot 18	3234 Oakview Ct, Waukee, IA 50263	60282 sf	525 sf	0.1%	0.0%	0.1%
4	Mark and Diane Foust	Leonards Subdivision Plat 1 Lot 1	32279 Ute Ave, Waukee, IA 50263	415086 sf	241248 sf	35.6%	0.0%	35.6%
5	Charles and Rita Garland	Leonards Subdivision Plat 1 Lot 2	32309 Ute Ave, Waukee, IA 50263	141410 sf	11830 sf	1.7%	1.7%	0.0%
6	Jared Nielsen & Hillary Hatt	Painted Woods Lot 1	335 Arrowhead Dr, Waukee IA 50263	52541 sf	31407 sf	4.6%	4.6%	0.0%
Total				676737 sf	676737 sf	100.0%	6.4%	93.6%

Rezoning Table (County Residents)

Parcel Number	Name of Property Owner	Legal Description	Mailing Address	Total Area of Property	Area within 200' of rezoning	% of Area within 200' of rezoning	% Consenting	% Nonconsenting
C-1	Kay Jacobsen-Grisby	Jacobsen Acres Lot 1	32047 Ute Ave, Waukee IA 50263	43560 sf	43560 sf	13.2%	13.2%	0.0%
C-2	Kay Jacobsen-Grisby	Jacobsen Acres Lot 2	32047 Ute Ave, Waukee IA 50263	68389 sf	41080 sf	12.4%	12.4%	0.0%
C-3	Amy and Matthew Brown	Parcel B of the NE NW Sec 8, T 78, R 26	32236 Ute Ave, Waukee IA 50263	407935 sf	55729 sf	16.8%	16.8%	0.0%
C-4	Joseph & Jane Levalley	Parcel A of the NE NW Sec 8, T 78, R 26	32166 Ute Ave, Waukee IA 50263	410461 sf	48203 sf	14.6%	14.6%	0.0%
C-5	Craig and Fran Wierson	Irregular Parcel of the N 1/2 NE NW Excluding 7.5 Acres lying East of Creek	32130 Ute Ave, Waukee IA 50263	456561 sf	131016 sf	39.6%	39.6%	0.0%
C-6	Larry and Diane Cross	NE Corner of the NW NW North and East of Road	32056 Ute Ave, Waukee IA 50263	27788 sf	11164 sf	3.4%	3.4%	0.0%
Total				330752 sf	330752 sf	100.0%	100.0%	0.0%



building strong communities.

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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.



NORTH



GRAPHIC SCALE

Willow Pines Development
Rezoning Exhibit

Waukee, Iowa
2213008
May 2013

REVISIONS
June 25, 2013 (Staff Comments)

ENGINEER: C. SMITH
DRAWN BY: C. SMITH

CHECKED BY: FIELD BOOK NO.
DRAWING NO. RZ-01
SHEET NO. 01 / 02