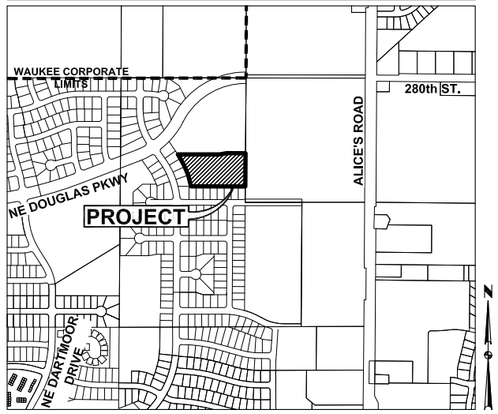
VICINITY MAP



OWNER/APPLICANT

LANDING AT SHADOW CREEK LLC
3405 SE CROSSROADS DR SUITE E
GRIMES, IA 50111

ZONING

EXISTING:	R-2 – ONE AND TWO FAMILY RESIDENTIAL DISTRICT
PROPOSED:	R-4 ROW DWELLING AND TOWNHOME DISTRICT

REZONING DESCRIPTION - AREA 'A'

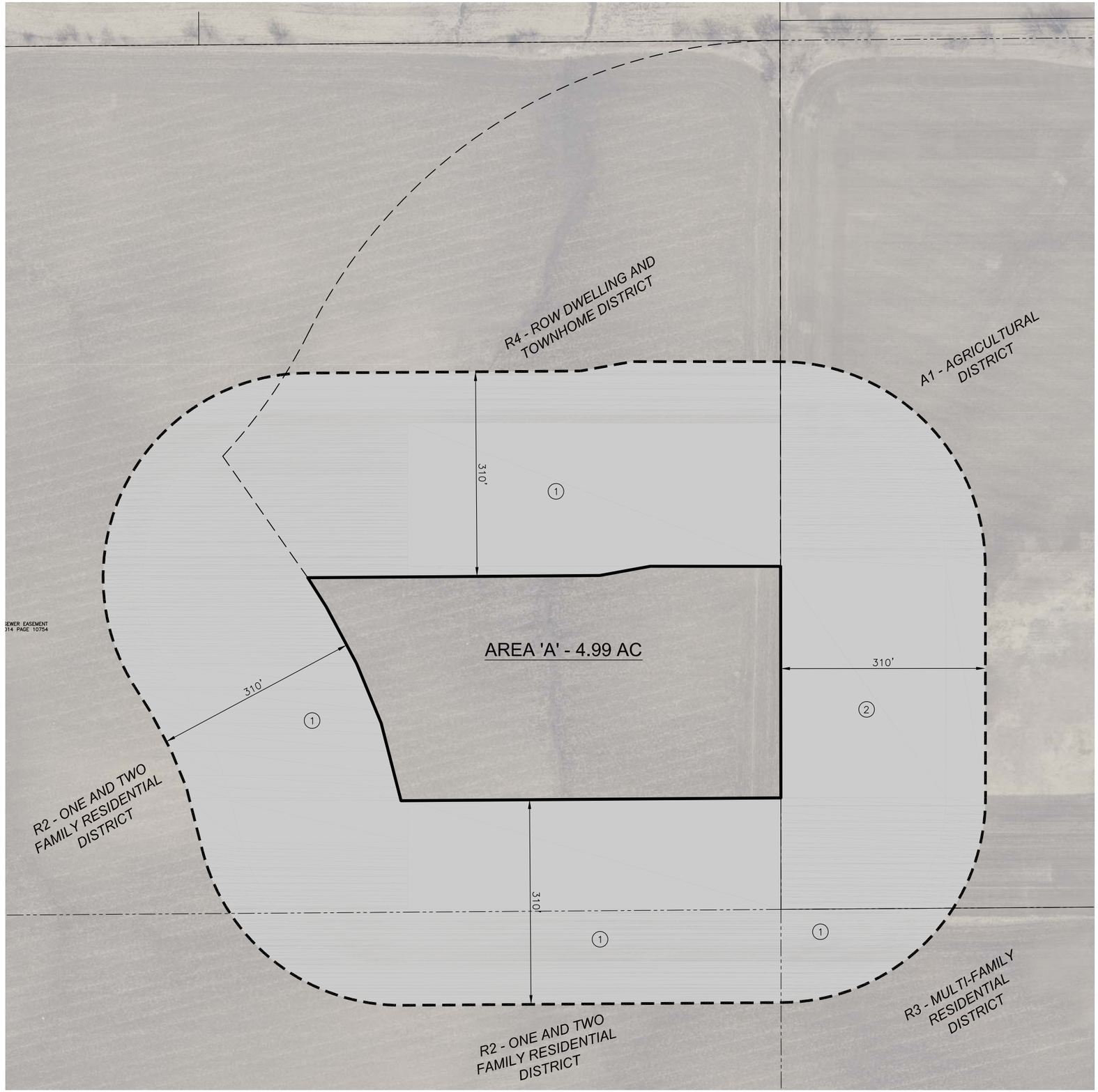
A PART OF PARCEL 'BB', IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 0°03'35" WEST ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, 168.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°03'35" WEST ALONG SAID EASTERLY LINE, 350.85 FEET; THENCE NORTH 89°58'40" WEST, 197.32 FEET; THENCE SOUTH 79°39'00" WEST, 77.87 FEET; THENCE SOUTH 89°34'12" WEST, 442.21 FEET; THENCE SOUTH 32°19'34" EAST, 52.08 FEET; THENCE SOUTH 28°09'59" EAST, 97.56 FEET; THENCE SOUTH 22°24'05" EAST, 97.56 FEET; THENCE SOUTH 14°20'17" EAST, 121.44 FEET; THENCE NORTH 89°34'37" EAST, 575.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.99 ACRES (217,558 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'A'

			CONSENTING
1. LANDING AT SHADOW CREEK LLC	15.89 AC	74.8%	X
2. BEASLEY, BYRON T & STEPHEN T	5.36 AC	25.2%	
TOTAL	21.25 AC	100%	74.8%

* CITY OF WAUKEE OR DALLAS COUNTY PROPERTY IS NOT INCLUDED IN THE AREA PERCENTAGES.



REVISIONS	DATE
2ND SUBMITTAL	3/10/15
PREPARED	2/18/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: JJN
CIVIL DESIGN ADVANTAGE

THE LANDING AT SHADOW CREEK MULTI-FAMILY REZONING MAP

WAUKEE, IOWA

1/1

1408.409

FILE: H:\2014\1408409\DWG\1408409-REZONING.DWG
PLOT DATE: 2/18/2015 DATE PLOTTED: 3/10/2015 9:01 AM
PLOTTED BY: ERIN OLLENDIKE TECH:
COMMENT:
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