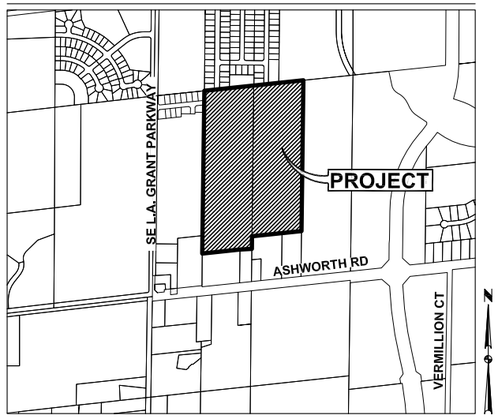
VICINITY MAP



OWNER/APPLICANT

JERRY'S HOMES
CONTACT: CHIP CLASSON
10430 NEW YORK AVENUE, SUITE C
URBANDALE, IOWA 50322

ZONING

EXISTING: A–1 – AGRICULTURAL DISTRICT

PROPOSED: R–2 – ONE AND TWO FAMILY RESIDENTIAL DISTRICT

REZONING DESCRIPTION - AREA 'A'

A PART OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND ALL OF THE NORTH THREE–FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

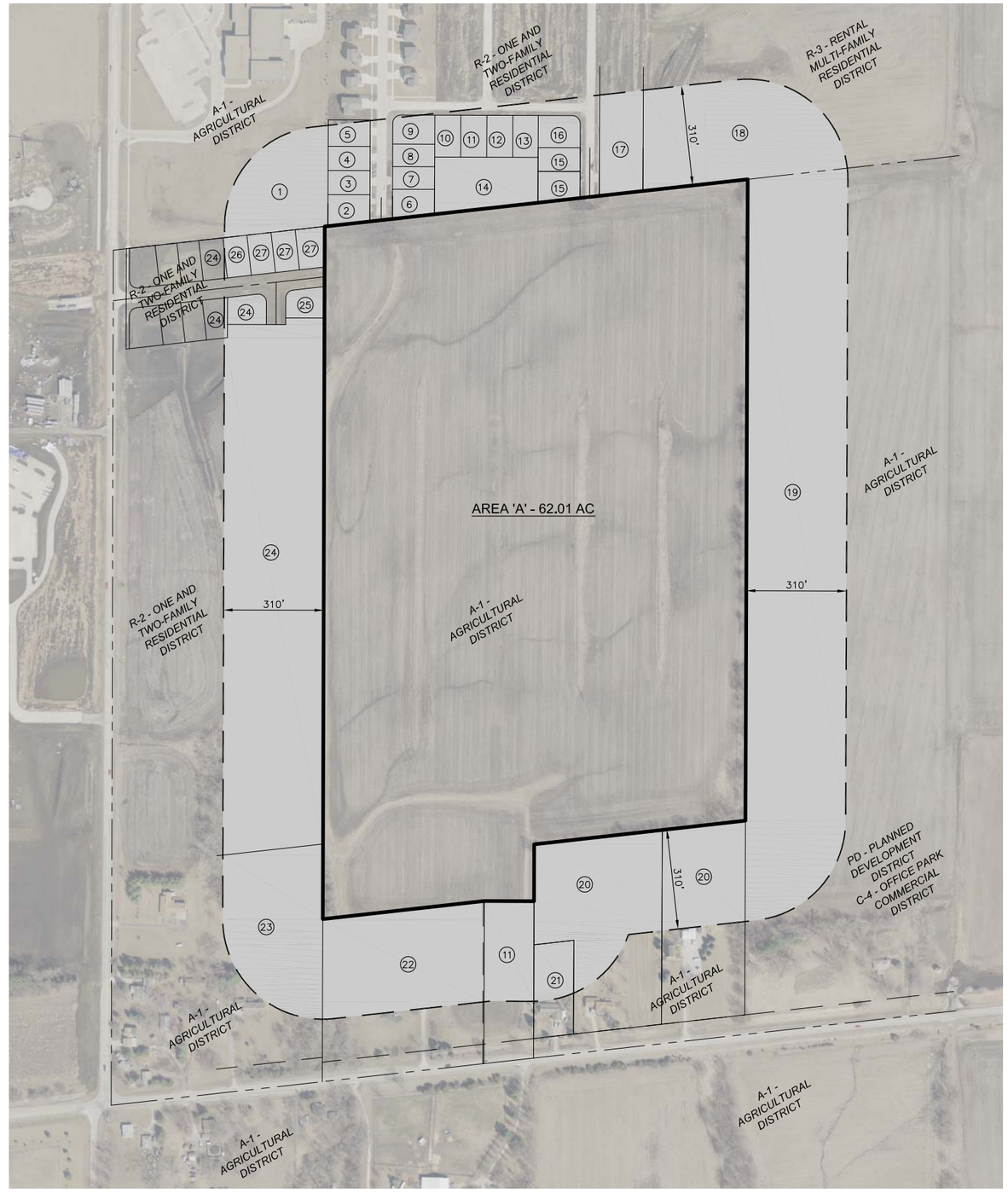
BEGINNING AT THE NORTHEAST CORNER OF BLUESTEM PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 86°05'27" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 9.60 FEET TO THE SOUTHWEST CORNER OF WESTOWN MEADOWS PLAT 1, AN OFFICAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 83°37'43" EAST CONTINUING ALONG SAID NORTH LINE, 1307.66 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°12'06" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, 1985.05 FEET TO THE SOUTHEAST CORNER OF SAID NORTH THREE–FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°36'55" WEST ALONG THE SOUTH LINE OF SAID NORTH THREE–FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, 657.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTH THREE–FOURTHS OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°10'36" WEST ALONG THE EAST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 175.88 FEET; THENCE NORTH 89°49'24" WEST, 153.60 FEET TO THE NORTHEAST CORNER OF THE WEST 500 FEET OF THE SOUTH 500 FEET OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°36'55" WEST ALONG THE NORTH LINE OF SAID WEST 500 FEET OF THE SOUTH 500 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 503.30 FEET TO THE NORTHWEST CORNER OF SAID WEST 500 FEET OF THE SOUTH 500 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 0°10'55" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 232.39 FEET TO THE SOUTHEAST CORNER OF LOT 1, SNYDER CORNER, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE NORTH 0°09'25" EAST CONTINUING ALONG SAID WEST LINE, 1911.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.01 AC (2,701,171 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP - AREA 'A'

				CONSENTING
1.	WAUKEE COMMUNITY SCHOOL DISTRICT	1.93 AC	3.63%	
2.	MASTER CRAFTED HOMES, INC	0.27 AC	0.51%	
3.	JOSHUA & NICOLE R HAKES	0.22 AC	0.42%	
4.	JAMES M & DEBORAH J COLLISON	0.22 AC	0.42%	
5.	CURTISS L & KATE E ALBERT	0.22 AC	0.41%	
6.	NOLAN LISAC & MEGAN MCCORMICK	0.25 AC	0.48%	
7.	TERESA L SCHROEDER	0.21 AC	0.39%	
8.	SARVENDRA AGRAHARI	0.21 AC	0.39%	
9.	CONNIE & GERALD G SHEPHERD	0.26 AC	0.49%	
10.	CORNERSTONE HOMES LTD	0.24 AC	0.45%	
11.	JERRY'S HOMES INC	1.33 AC	2.51%	X
12.	GREGORY KAYKO	0.24 AC	0.45%	
13.	MATTHEW R & DANA M WALSH	0.23 AC	0.44%	
14.	WESTOWN MEADOWS PLAT 2 OWNERS	1.17 AC	2.19%	
15.	GRAYHAWK HOMES OF IOWA, INC	0.49 AC	0.92%	
16.	CASEY J & ANNA M FREY	0.30 AC	0.55%	
17.	CITY OF WAUKEE	0.97 AC	––	
18.	TRIPLE T DEVELOPMENT LLC	3.93 AC	7.39%	X
19.	ARAC LLC	15.99 AC	30.08%	X
20.	CHARLES GOODALL	5.09 AC	9.58%	
21.	NEIL T HENDERSON	0.49 AC	0.93%	
22.	MYRNA S BOOTH	3.58 AC	6.74%	
23.	LARRY L SNYDER & PATRICIA A BEAL–SNYDER	3.26 AC	6.13%	
24.	DILIGENT BSP HOLDINGS LLC	11.89 AC	22.37%	X
25.	BABAR HUSSAIN	0.25 AC	0.46%	
26.	KURT S & KALEN N LUDWIG	0.21 AC	0.40%	
27.	AMERICAN HERITAGE HOMES LLC	0.67 AC	1.27%	
TOTAL		53.15 AC	100%	62.35%

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



SCALE
0' 100' 200' 400'

REVISIONS	DATE
SECOND SUBMITTAL	06/16/15
FIRST SUBMITTAL	06/01/15

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

BOOTH FAMILY FARM
REZONING MAP

WAUKEE, IOWA

1/1

1412.603

FILE: H:\2014\1412603\DWG\1412603-REZONING.DWG
PLOT DATE: 6/17/2015 8:58 AM COMMENT:
PLOTTED BY: ERIN OLENDIKE TECH: ENG: