

OWNER:

OAKLEAF PROPERTIES, LC
1200 35TH STREET, SUITE 705
WEST DES MOINES, IA 50266

APPLICANT:

KUM & GO L.C.
6400 WESTOWN PARKWAY
WEST DES MOINES, IA 50266
ATTN: NICK HALHE
PH: (515) 457-6290

ZONING:

EXISTING: A-1 (AGRICULTURAL
(AGRICULTURAL DISTRICT)
K-RR
PROPOSED: (KETTLESTONE REGIONAL RETAIL)

LEGAL DESCRIPTION:

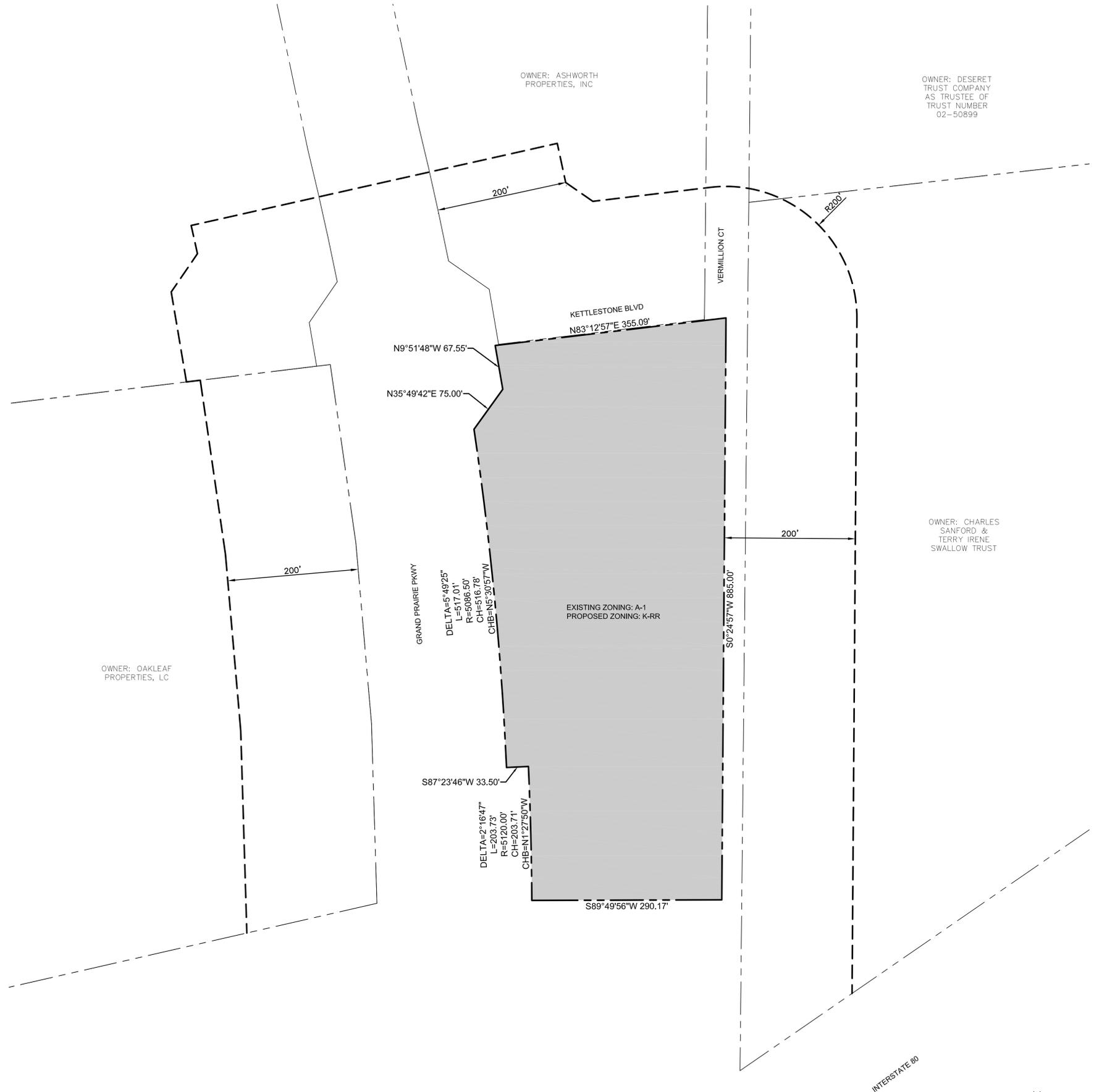
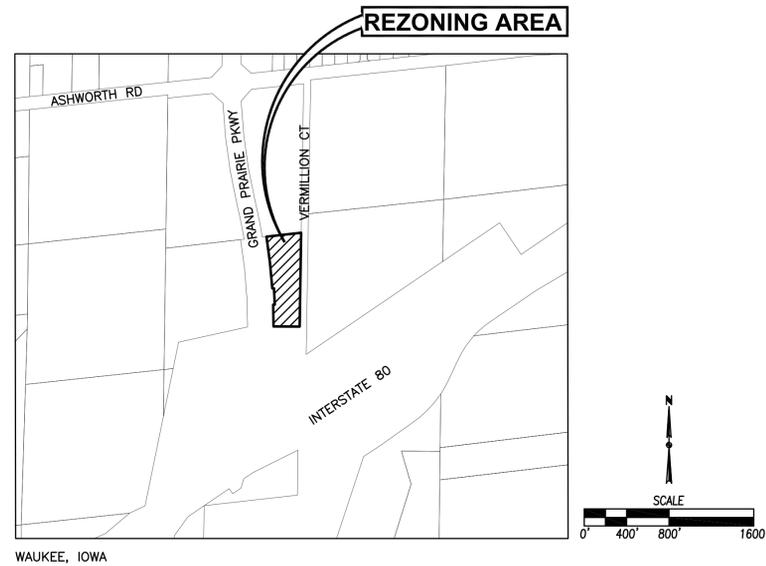
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE NORTH 00°24'09" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1165.78 FEET; THENCE NORTH 83°12'57" EAST, 964.44 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF AN ACQUISITION PLAT RECORDED IN BOOK 2015, PAGE 8487; THENCE NORTH 83°12'57" EAST, 355.09 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°24'57" WEST ALONG SAID EAST LINE, 885.00 FEET TO THE EASTERLY LINE OF AN ACQUISITION PLAT RECORDED IN BOOK 13 PAGE 96; THENCE SOUTH 89°49'56" WEST ALONG SAID EASTERLY LINE, 290.17 FEET TO THE EAST LINE OF AN ACQUISITION PLAT RECORDED IN BOOK 2015 PAGE 8487; THENCE NORTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 5120.00 FEET, WHOSE ARC LENGTH IS 203.73 FEET AND WHOSE CHORD BEARS NORTH 1°27'50" WEST, 203.71 FEET TO THE NORTHEAST CORNER OF SAID ACQUISITION PLAT; THENCE SOUTH 87°23'46" WEST ALONG THE NORTH LINE OF SAID ACQUISITION PLAT, 33.50 FEET TO THE EAST LINE OF AN ACQUISITION PLAT RECORDED IN BOOK 13 PAGE 96; THENCE NORTHERLY ALONG SAID EAST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 5086.50 FEET, WHOSE ARC LENGTH IS 517.01 FEET AND WHOSE CHORD BEARS NORTH 05°30'57" WEST, 516.78 FEET TO THE SOUTHERLY LINE OF AN ACQUISITION PLAT RECORDED IN BOOK 2015 PAGE 8487; THENCE NORTH 35°49'42" EAST ALONG SAID SOUTHERLY LINE, 75.00 FEET TO THE SOUTHEAST CORNER OF SAID ACQUISITION PLAT; THENCE NORTH 9°51'48" WEST ALONG THE EASTERLY LINE OF SAID ACQUISITION PLAT, 67.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.72 ACRES (292,854 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SURROUNDING PROPERTY OWNERS

NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (S.F)	SQUARE FOOTAGE WITHIN 200' OF REZONING	% OF TOTAL SQUARE FOOTAGE WITHIN 200' OF REZONING	% CONSENTING	% NON-CONSENTING
ASHWORTH PROPERTIES INC.	NW NE & SAC SW NE	5000 WESTOWN PKWY, STE 400 WEST DES MOINES, IA 50266	1,582,521 SF	141,615 SF	27.4%		
DESERET TRUST COMPANY	NE NE	PO BOX 511196 SALT LAKE CITY, UT 84151	1,600,830 SF	580 SF	0.1%		
OAKLEAF PROPERTIES	S35AC SW NE/ EX I-80 ROAD/ OVER-PASS/	1200 35TH ST. STE 705 WEST DES MOINES 50266	928,699 SF	166,695 SF	32.3%		
SWALLOW, CHARLES SANFORD & TERRY IRENE TRUST	SE NE /EX 11 AC FOR I-80/	12605 TANGLEWOOD DR URBANDALE, IA 50323	1,208,970 SF	207,037 SF	40.1%		
			TOTAL	515,927 SF	100%		

VICINITY MAP



OWNER: ASHWORTH PROPERTIES, INC

OWNER: DESERET TRUST COMPANY AS TRUSTEE OF TRUST NUMBER 02-50899

OWNER: OAKLEAF PROPERTIES, LC

OWNER: CHARLES SANFORD & TERRY IRENE SWALLOW TRUST

KETTLESTONE BLVD
N83°12'57"E 355.09'

N9°51'48"W 67.55'

N35°49'42"E 75.00'

GRAND PRAIRIE PKWY
DELTA=5°49'25"
L=517.01'
R=5086.50'
CH=516.78'
CHB=N5°30'57"W

DELTA=2°16'47"
L=203.73'
R=5120.00'
CH=203.71'
CHB=N1°27'50"W

VERMILLION CT
S0°24'45"W 885.00'

S89°49'56"W 290.17'

EXISTING ZONING: A-1
PROPOSED ZONING: K-RR



6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

540 - WAUKEE, IOWA
GRAND PRAIRIE PARKWAY
REZONING MAP

KG PROJECT TEAM:
RDR:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 06-12-2015

SHEET NUMBER:

1 OF 1

