

REZONING MAP BRANDON'S RESERVE

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED:
 WARRANTY DEED:
 BEGINNING AT A POINT BEING 454.7 FEET N 0° 00' OF THE SOUTHEAST CORNER OF SECTION 33, THENCE S 89° 59' W 968.2 FEET, THENCE N 0° 06' E 318.0 FEET, THENCE N 65° 16' E 363.6 FEET, THENCE N 0° 06' E 400 FEET, THENCE N 89° 59' E 636.7 FEET, THENCE S 0° 00' ALONG THE EAST LINE OF THE SE 1/4 OF SECTION 33 AND ALONG THE CENTERLINE OF EAST ROAD 870.0 FEET TO THE POINT OF BEGINNING, ALL OF SAID PARCEL BEING IN THE SE 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND BEING IN AND FORMING A PART OF THE TOWN OF WAUKEE, DALLAS COUNTY, IOWA, SUBJECT TO AN EASEMENT FOR PUBLIC HIGHWAY ON THE EAST 33.0 FEET THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE: BEGINNING AT A POINT 454.7 FEET NORTH 0° 00' AND 627.2 FEET SOUTH 89° 59' WEST OF THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE SOUTH 89° 59' WEST 341.0 FEET; THENCE NORTH 0° 06' EAST 318.0 FEET; THENCE NORTH 65° 16' EAST 96.4'; THENCE SOUTH 42° 55' EAST 322.52 FEET; THENCE SOUTH 15° 15' EAST 126.49 FEET TO THE POINT OF BEGINNING; ALL OF SAID DESCRIBED PARCEL BEING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND SAID PARCEL CONTAINS APPROXIMATELY 1.94 ACRES.

ADDRESS:
 1010 WARRIOR LANE
 WAUKEE, IOWA

PROPERTY OWNER:
 DAVID WALTERS
 15602 WILDEN DRIVE
 URBANDALE, IOWA 50323
 PHONE: (515)306-8090
 FAX: N/A

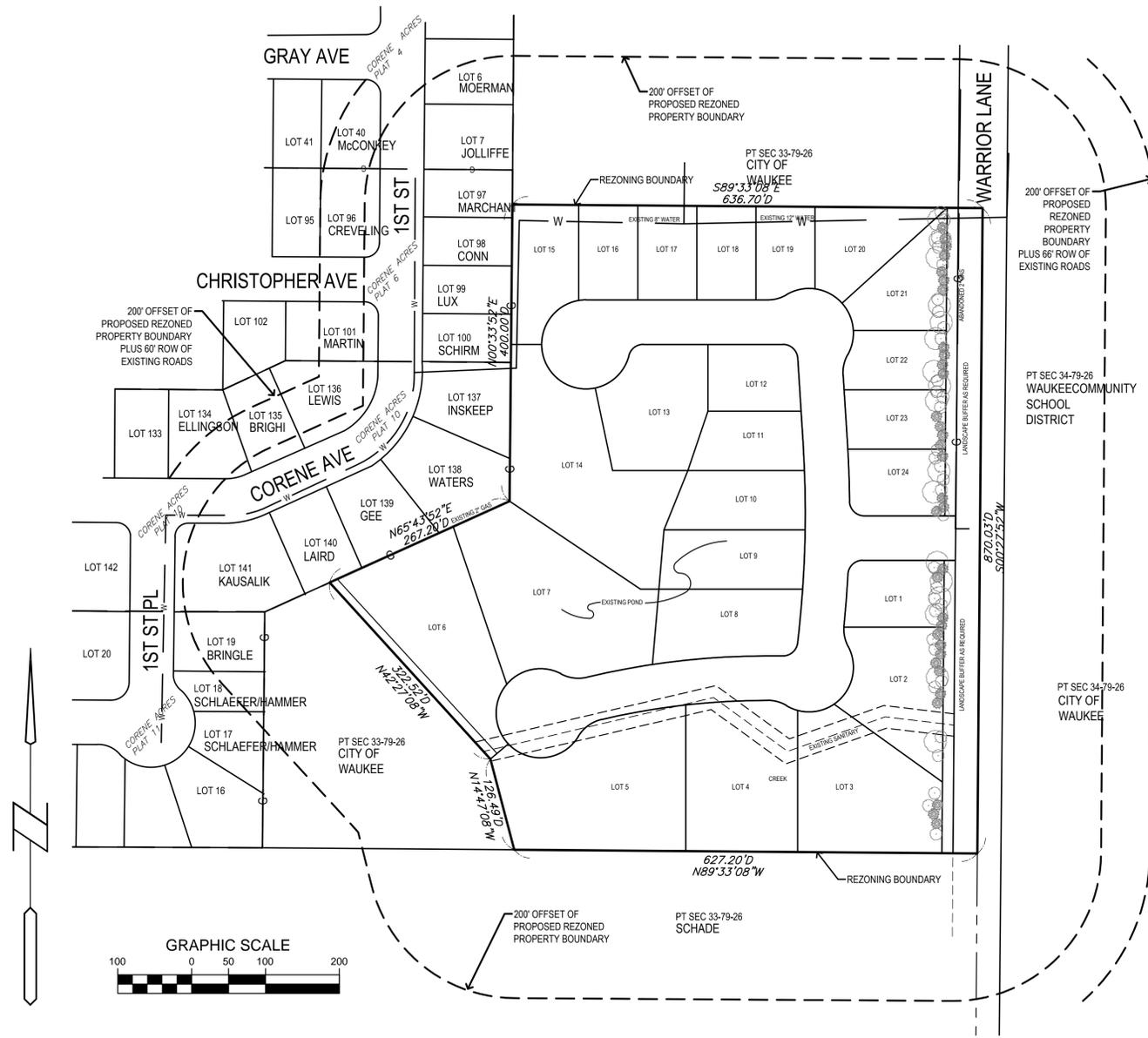
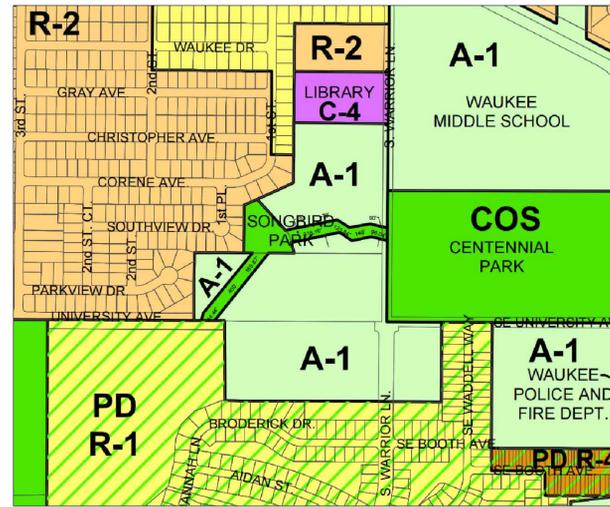
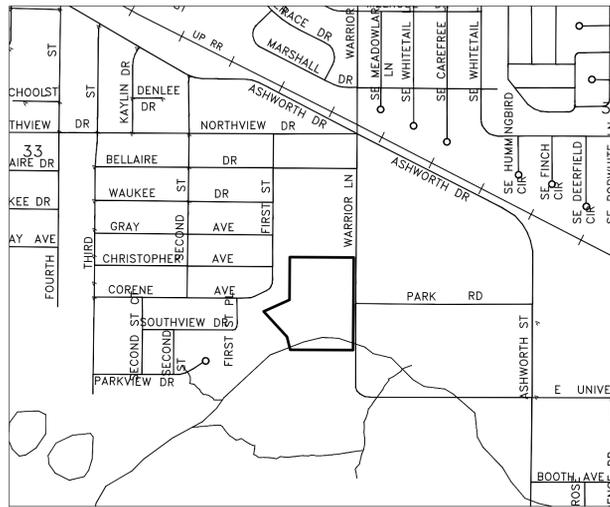
APPLICANT:
 SAME

PREPARED BY:
 BISHOP ENGINEERING
 3501 104TH STREET
 DES MOINES, IOWA 50322-3825
 PHONE: (515)276-0467
 FAX: (515)276-0217

CURRENT ZONING:
 A-1 AGRICULTURAL DISTRICT AND
 COS CONSERVATION AND OPEN SPACE DISTRICT

PROPOSED ZONING:
 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

TOTAL SIZE OF DEVELOPMENT: ± 13.11 ACRES



NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	DIRECTION FROM SITE	TOTAL AREA OF PROPERTY (SF)	SQ FT WITHIN 200' OF REZONING	% OF TOTAL SF WITHIN 200' OF REZONING	% CONSENTING	% NON-CONSENTING
CITY OF WAUKEE (LIBRARY)		950 S WARRIOR LANE	NORTH	217,800		0.00%		
WAUKEE COMMUNITY SCHOOL DIST (FIELDS)		905 WARRIOR LANE	NE	1,801,206		0.00%		
CITY OF WAUKEE (CENTENNIAL PARK)		NONE	SE	1,470,150		0.00%		
CITY OF WAUKEE (SONGBIRD PARK)		NONE	SW	84,702		0.00%		
KURT & LORI SCHADE	LOT 6, CORENE ACRES PLAT 7A	1230 WARRIOR LANE	SOUTH	588,060	150,260	46.85%		46.85%
RYAN & ALLISON MOERMAN	LOT 40, CORENE ACRES PLAT 7A	930 1ST ST	NW	10,680	6,352	1.98%		1.98%
ALFRED D & FRANCES A JOLLIFFE	LOT 7, CORENE ACRES PLAT 7A	940 1ST ST	NW	10,560	10,560	3.29%		3.29%
LYNETTE K MARCHANT	LOT 97, CORENE ACRES PLAT 6	960 1ST ST	NW	7,800	7,800	2.43%	2.43%	
DAVID R & JANE A CONN	LOT 98, CORENE ACRES PLAT 6	970 1ST ST	NW	7,800	7,800	2.43%	2.43%	
WALTER KEITH & KELLY LUX	LOT 99, CORENE ACRES PLAT 6	980 1ST ST	NW	7,800	7,800	2.43%		2.43%
GARY D & JANIS L SCHIRM	LOT 100, CORENE ACRES PLAT 6	990 1ST ST	W	7,800	7,800	2.43%	2.43%	
DEAN E OR JANE K INSKEEP	LOT 137, CORENE ACRES PLAT 10	110 CORENE AVE	W	12,813	12,813	4.00%	4.00%	
JULIE D WATERS	LOT 138, CORENE ACRES PLAT 10	120 CORENE AVE	W	16,800	16,800	5.24%		5.24%
DOUGLAS & NANCY GEE	LOT 139, CORENE ACRES PLAT 10	130 CORENE AVE	W	11,781	11,781	3.67%		3.67%
BRIAN E & TAMMY J LAIRD	LOT 140, CORENE ACRES PLAT 10	140 CORENE AVE	W	10,200	10,200	3.18%	3.18%	
PHILIP & RUTH M KAUSALIK	LOT 141, CORENE ACRES PLAT 10	150 CORENE AVE	W	18,574	17,083	5.33%		5.33%
DONALD K & KATHY M BRINGLE	LOT 19 + N 15' LOT 18, CORENE ACRES PLAT 11	1050 1ST ST PL	SW	9,920	7,498	2.34%		2.34%
ROGER U SCHLAEFER & MARJORIE A HAMMER	LOT 18 EXPT N 15', CORENE ACRES PLAT 11	1070 1ST ST PL	SW	6,210	2,593	0.81%	0.81%	
ROGER U SCHLAEFER & MARJORIE A HAMMER	LOT 17, CORENE ACRES PLAT 11	1070 1ST ST PL	SW	8,109	284	0.09%	0.09%	
MICHAEL S & NALAN J McCONKEY	LOT 40, CORENE ACRES PLAT 4	90 GRAY AVE	NW	9,600	6,456	2.01%		2.01%
C. C. CREVELING	LOT 96, CORENE ACRES PLAT 6	95 CHRISTOPHER AVE	NW	9,600	9,479	2.96%	2.96%	
NANCY L MARTIN	LOT 101, CORENE ACRES PLAT 6	100 CHRISTOPHER AVE	W	10,000	6,312	1.97%		1.97%
SHANNON MARIE LEWIS	LOT 136, CORENE ACRES PLAT 10	125 CORENE AVE	W	11,686	9,837	3.07%		3.07%
JOANN BRIGHI	LOT 135, CORENE ACRES PLAT 10	135 CORENE AVE	W	8,791	6,022	1.88%		1.88%
KEVIN C ELLINGSOON	LOT 134, CORENE ACRES PLAT 10	145 CORENE AVE	W	11,424	5,175	1.61%		1.61%
				TOTALS	320,705	100%	18.32%	81.68%

Bishop Engineering
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 Established 1959
 Civil Engineering & Land Surveying

BRANDON'S RESERVE
 1010 WARRIOR LANE, WAUKEE IA

REZONING MAP PROVISIONS

REFERENCE NUMBER:
 DRAWN BY:
 MDG
 CHECKED BY:
 REVISION DATE:
 10 / 13 / 2015
 PROJECT NUMBER:
 150351
 SHEET NUMBER:
 C0.1

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