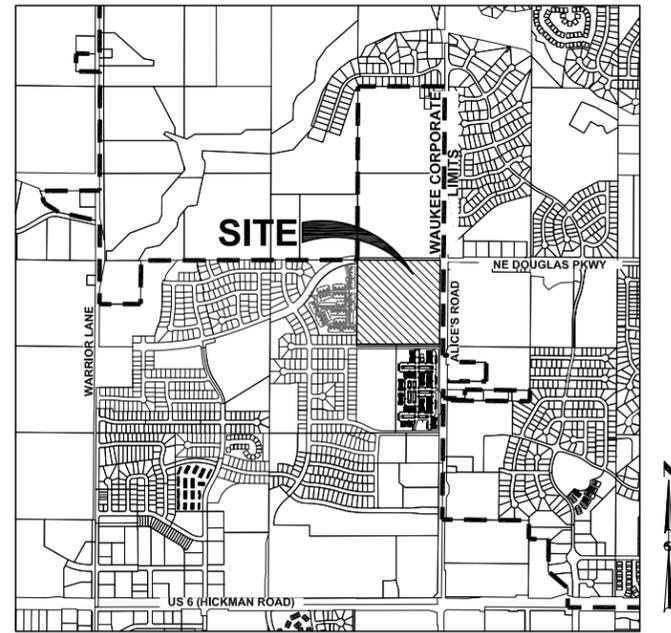


VICINITY MAP



OWNER/APPLICANT

LANDING AT SHADOW CREEK LLC
 CONTACT: BILL SPENCER
 3405 SE CROSSROADS DRIVE, STE E
 GRIMES, IA 50111
 PH: (515) 986-5994

ZONING

EXISTING: A-1 - AGRICULTURAL DISTRICT
 PROPOSED: C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

REZONING DESCRIPTION

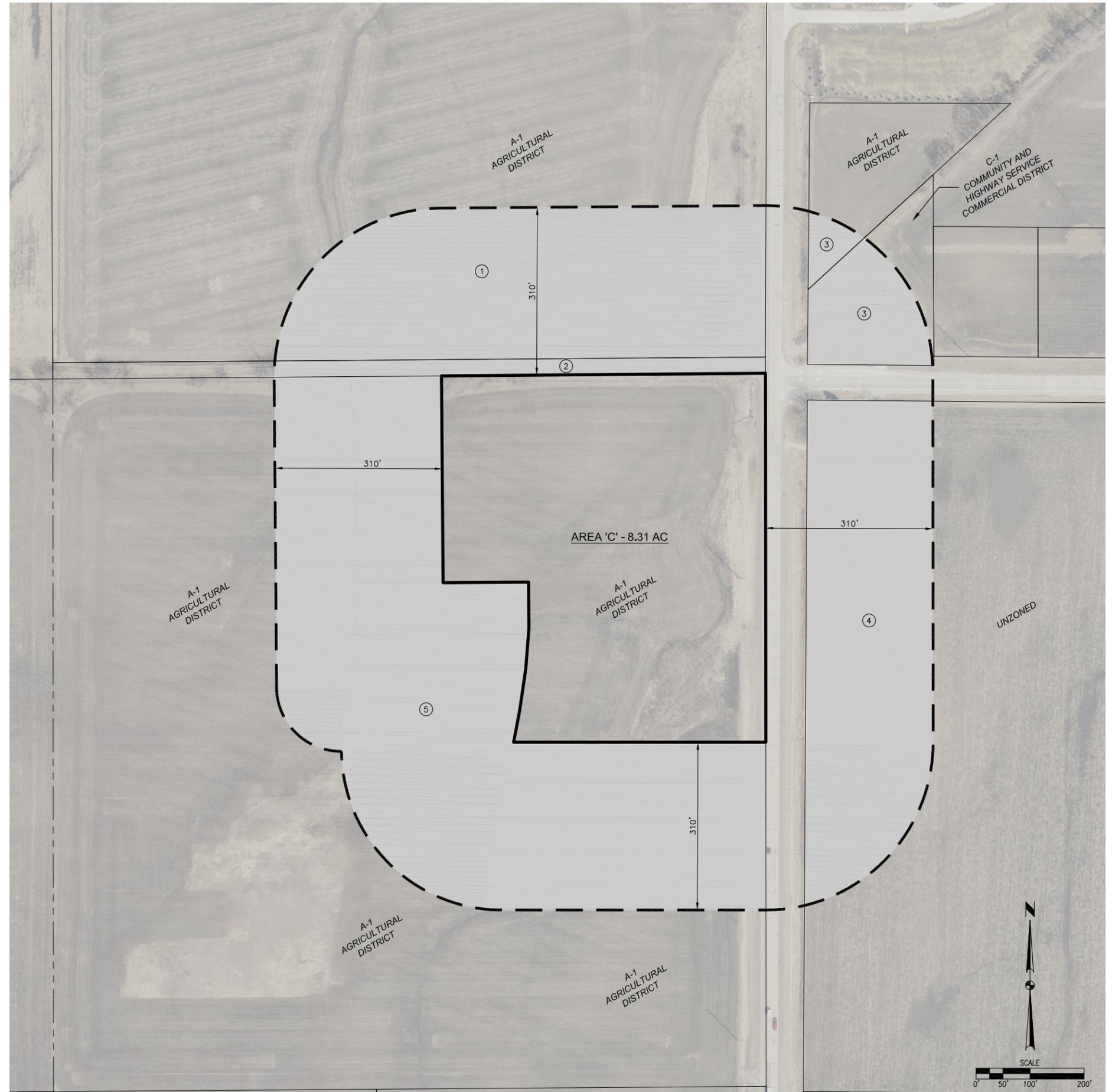
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 0°03'16" EAST ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER, 681.59 FEET; THENCE NORTH 90°00'00" WEST, 467.11 FEET; THENCE NORTH 10°51'03" EAST, 59.44 FEET; THENCE NORTH 8°21'35" EAST, 76.60 FEET; THENCE NORTH 4°34'32" EAST, 76.60 FEET; THENCE NORTH 0°27'13" WEST, 85.41 FEET; THENCE SOUTH 89°32'47" WEST, 158.26 FEET; THENCE NORTH 0°27'13" WEST, 382.17 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89°32'47" EAST ALONG SAID NORTHERLY LINE, 600.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.31 ACRES (361,814 SQUARE FEET)

ADJACENT OWNERSHIP - AREA 'C'

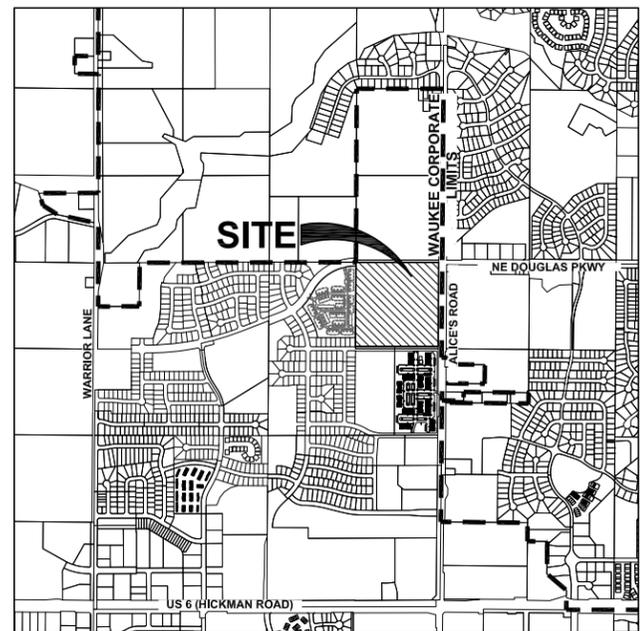
		CONSENTING	
1. KRUZICH, DIANA B TRUSTEE, ETAL	5.39 AC	31.74%	
2. SHADOW CREEK ESTATES LLC	0.62 AC	3.69%	
3. HERNDON BUILDING VENTURE*	1.09 AC	-	
4. UNDERBERG, ROBERT N & DORALYN*	4.62 AC	-	
5. LANDING AT SHADOW CREEK LLC	10.96 AC	64.57%	X
TOTAL	16.97 AC	100%	64.57%

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



DATE	10/13/15
REVISIONS	
ENGINEER	TECH:
ENGINEER:	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410	
ESA CIVIL DESIGN ADVANTAGE	WAUKEE, IOWA
BEASLEY PROPERTY - AREA 'C' REZONING MAP	
3	4
1505.276	

VICINITY MAP



OWNER/APPLICANT

LANDING AT SHADOW CREEK LLC
 CONTACT: BILL SPENCER
 3405 SE CROSSROADS DRIVE, STE E
 GRIMES, IA 50111
 PH: (515) 986-5994

ZONING

EXISTING: A-1 - AGRICULTURAL DISTRICT
 PROPOSED: R-4 - ROW DWELLING AND TOWNHOME DWELLING DISTRICT

REZONING DESCRIPTION

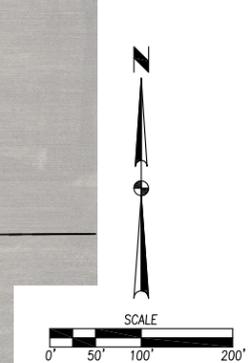
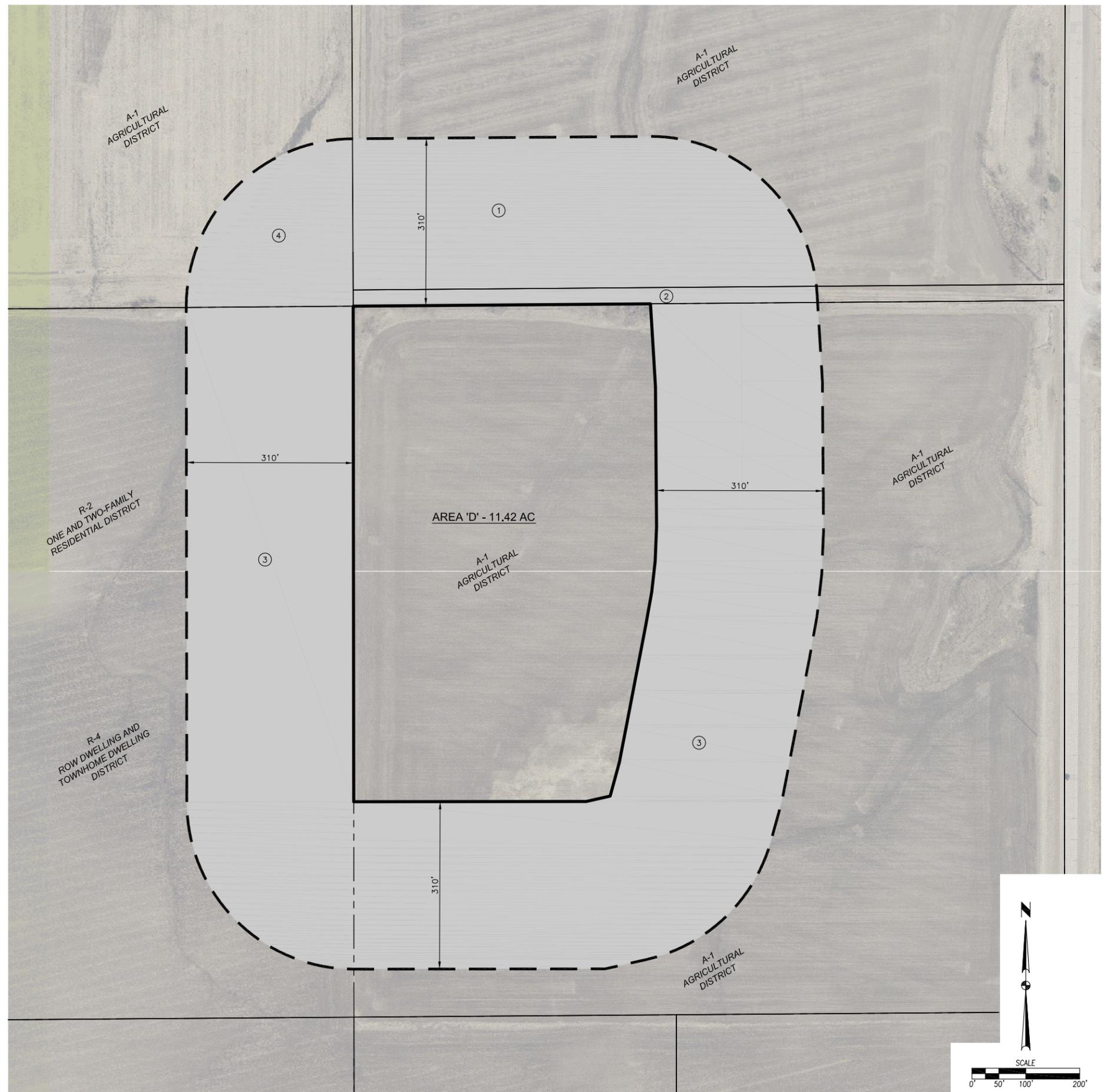
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°32'47" EAST ALONG THE NORTHERLY LINE OF SAID NORTHEAST QUARTER, 551.81 FEET; THENCE SOUTH 3°29'55" EAST, 154.22 FEET; THENCE SOUTH 0°27'13" EAST, 195.00 FEET; THENCE SOUTH 0°24'43" EAST, 63.95 FEET; THENCE SOUTH 2°18'16" WEST, 63.16 FEET; THENCE SOUTH 6°26'25" WEST, 58.09 FEET; THENCE SOUTH 10°09'46" WEST, 60.65 FEET; THENCE SOUTH 10°54'47" WEST, 260.00 FEET; THENCE SOUTH 15°18'42" WEST, 65.19 FEET; THENCE SOUTH 77°13'52" WEST, 45.47 FEET; THENCE SOUTH 89°56'25" WEST, 431.71 FEET TO THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 0°03'35" WEST ALONG SAID WESTERLY LINE, 917.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.42 ACRES (497,660 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'D'

		CONSENTING	
1.	KRUZICH, DIANA B TRUSTEE, ETAL	5.06 AC	19.77%
2.	SHADOW CREEK ESTATES LLC	0.59 AC	2.30%
3.	LANDING AT SHADOW CREEK LLC	19.95 AC	77.93%
4.	SHADOW CREEK ESTATES LLC*	1.74 AC	-
TOTAL		25.60 AC	100%
			77.93%

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



	DATE	10/13/15
	REVISIONS	
	ENGINEER:	
	TECH:	
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410		
CIVIL DESIGN ADVANTAGE		
WAUKEE, IOWA		
BEASLEY PROPERTY - AREA 'D' REZONING MAP		
4	4	1505.276