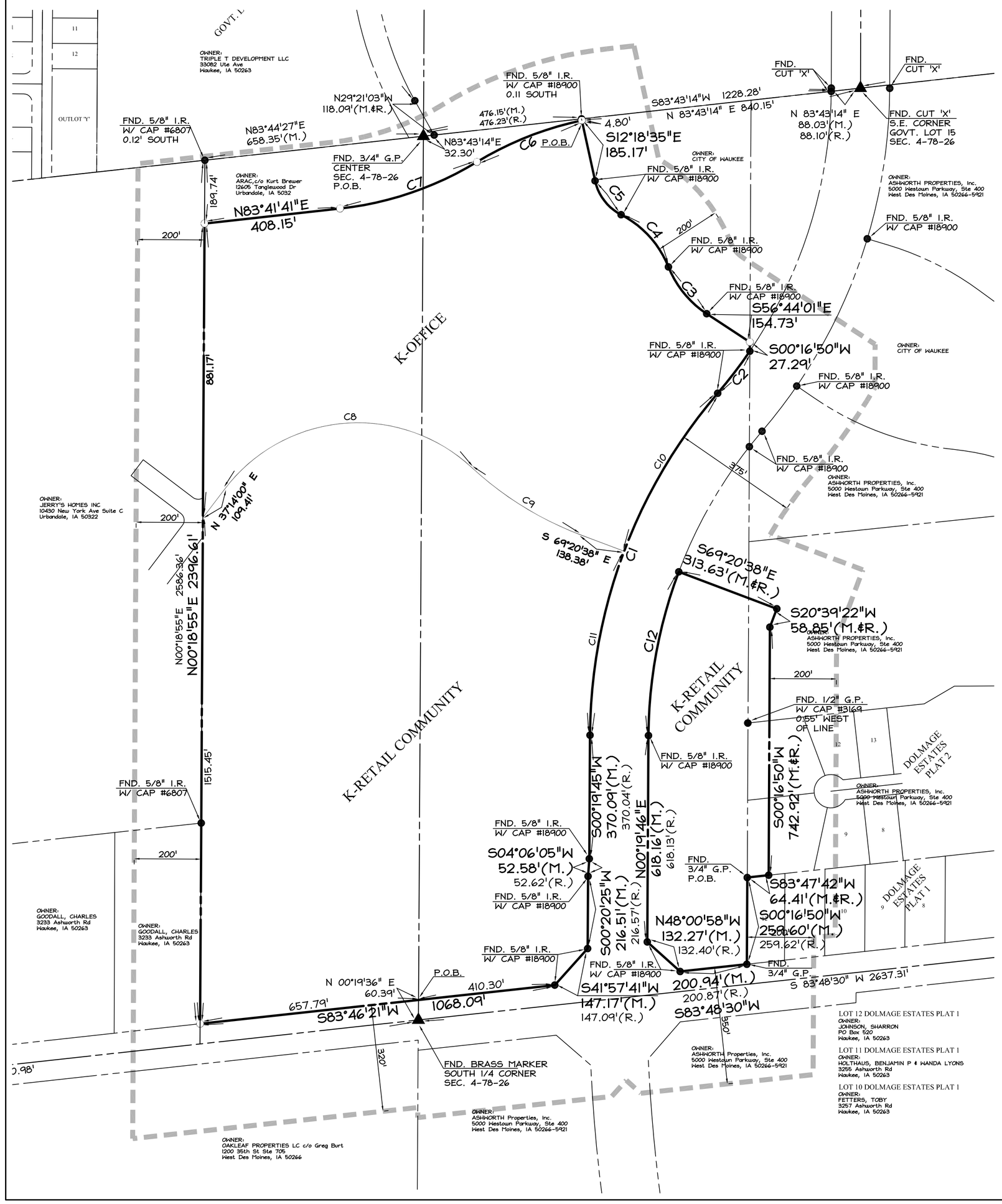
VICINITY SKETCH

NORTH
NO SCALE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1(M.)	40°16'27"	1587.50	1115.88	582.11	1093.05	S20°28'05"W
C1(R.)	40°16'42"	1587.50	1115.99	582.17	1093.16	
C2(M.)	6°26'08"	1412.50	158.65	79.41	158.57	S37°23'03"W
C2(R.)	6°26'19"	1412.50	158.73	79.45	158.65	
C3(M.)	35°07'31"	300.00	183.92	94.95	181.05	S39°12'50"E
C3(R.)	35°07'24"	300.00	183.91	94.95	181.04	
C4(M.)	41°10'05"	300.00	215.56	112.67	210.95	S42°12'04"E
C4(R.)	41°10'07"	300.00	215.56	112.67	210.95	
C5(M.)	50°30'51"	150.00	132.25	70.77	128.00	S37°32'51"E
C5(R.)	50°31'06"	150.00	132.26	70.77	128.01	
C6	19°26'40"	1000.00	339.37	171.33	337.74	N68°23'47"E
C7	25°01'14"	1000.00	436.69	221.88	433.23	N71°11'04"E
C8	95°36'49"	500.00	834.39	551.55	740.88	S85°02'24"W
C9	22°11'26"	1000.00	387.30	196.11	384.88	N58°14'55"W
C10	19°56'47"	1587.50	552.66	279.15	549.87	S30°37'55"W
C11	20°19'40"	1587.50	563.22	284.60	560.27	S10°29'42"W
C12(M&R.)	20°19'44"	1412.50	501.16	253.24	498.54	N10°29'25"E



SURROUNDING PROPERTY OWNERS SOUTH

	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY	S.F. WITHIN 200' OF REZONING	% OF TOTAL S.F. WITHIN 200' OF REZONING	% CONSENTING	% NON-CONSENTING
	CITY OF WAUKEE		560 SE University Ave Waukee, IA 50263	760,482 S.F.	187,895 S.F.	10.84%	XXX%	XXXXX
	JERRYS HOMES, INC	W1/2 E1/2 SW /EX S 10AC	10430 New York Ave Suite C Urbandale, IA 50322	1,297,652 S.F.	397,041 S.F.	22.90%	XXX%	XXXXX
	ASHWORTH PROPERTIES INC.	PARCEL 'AA'	5000 Westown Parkway, Ste 400 WDM, IA 50266	52,205 S.F.	52,205 S.F.	3.01%	XXXXX	XXXXX
	ASHWORTH PROPERTIES INC.	E10AC SW SE & SE SE /EX DOLMAGE EST PLAT 1 & 2 & EX IRREG PARCEL E OF PLAT 2/	5000 Westown Parkway, Ste 400 WDM, IA 50266	696,960 S.F.	121,735 S.F.	7.02%	XXXXX	XXXXX
	ASHWORTH PROPERTIES INC.	NW NE & 5AC SW NE	5000 Westown Parkway, Ste 400 WDM, IA 50266	1,528,520 S.F.	193,576 S.F.	11.16%	XXXXX	XXXXX
	ASWORTH PROPERTIES INC.	NE SE & E10AC NW SE /EX RD/	5000 Westown Parkway, Ste 400 WDM, IA 50266	1,654,844 S.F.	74,140 S.F.	4.28%	XXXXX	XXXXX
	ASWORTH PROPERTIES INC.	DOLMAGE ESTATES PLAT 2	5000 Westown Parkway, Ste 400 WDM, IA 50266	513,267 S.F.	92,589 S.F.	5.34%	XXXXX	XXXXX
*	ARAC, LLC	W3/8 SE /EX ROAD/	604 Locust St, Ste 800 Des Moines, IA 50266	1,988,078 S.F.	32,985 S.F.	1.90%	1.90%	XXXXX
*	ARAC, LLC	GOV LOT 15 /EX ROAD & EX PARCEL CC/	604 Locust St, Ste 800 Des Moines, IA 50266	1,614,334 S.F.	91,708 S.F.	5.29%	5.29%	XXXXX
*	ARAC, LLC	PART OF E1/4 SW E1/4 SW (PHASE-IN) E1/4 SW	604 Locust St, Ste 800 Des Moines, IA 50266	1,698,840 S.F.	121,210 S.F.	6.99%	6.99%	XXXXX
	TRIPLE T DEVELOPMENT LLC	PARCEL AA GOV LOT 14	33082 Ute Ave Waukee, IA 50263	993,557 S.F.	11,651 S.F.	0.67%	XXX%	XXXXX
	CHARLES GOODALL	SW SE SW /S659.6' W399'/ (PHASE-IN) SW SE SW /S659.6' W399'/	3233 Ashworth Rd Waukee, IA 50263	152,460 S.F.	120,230 S.F.	6.93%	XXXXX	XXXXX
	OAKLEAF PROPERTIES LC c/o Greg Burt	NE NW	1200 35th St Ste 705 West Des Moines, IA 50266	1,666,170 S.F.	171,853 S.F.	9.91%	XXXXX	XXXXX
	TOBY FETTERS	LOT 10 DOLMAGE ESTATES PLAT 1	3257 Ashworth Rd Waukee, IA 50263	30,492 S.F.	6,282 S.F.	0.36%	XXX%	XXXXX
	BENJAMIN P HOLTHAUS & WANDA LYONS	LOT 11 DOLMAGE ESTATES PLAT 1	3255 Ashworth Rd Waukee, IA 50263	30,492 S.F.	30,492 S.F.	1.76%	XXXXX	XXXXX
	SHARRON JOHNSON	LOT 12 DOLMAGE ESTATES PLAT 1	PO Box 520 Waukee, IA 50263	28,314 S.F.	28,314 S.F.	1.63%	XXXXX	XXXXX
	TOTAL SQUARE FOOTAGE	1,733,906 S.F.	TOTAL PERCENTAGE	xx% CONSENTING				

SIGNED PETITION *

REZONING LEGAL DESCRIPTION WEST OFFICE

A TRACT OF LAND BEING A PART OF THE SOUTHEAST ¼ AND THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N83°43'14"E, 476.15 FEET ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 4; THENCE S12°18'35"E, 4.80 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING S12°18'35"E, 185.17 FEET TO A POINT OF CURVATURE OF A 150.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY, 132.25 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 128.00 FEET AND A CHORD BEARING OF S37°32'51"E, TO A POINT OF REVERSE CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY 215.56 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 210.95 FEET AND A CHORD BEARING OF S42°12'04"E, TO A POINT OF REVERSE CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY 183.92 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 181.05 FEET AND A CHORD BEARING OF S39°12'50"E; THENCE S56°44'01"E, 154.73 FEET; THENCE S00°16'50"W, 27.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A 1412.50 FEET RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, 158.65 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 158.57 FEET AND A CHORD BEARING OF S37°23'03"W, TO A POINT OF REVERSE CURVATURE OF A 1587.50 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, 552.66 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 549.87 FEET AND A CHORD BEARING OF S30°37'55"W; N69°20'38"W, 138.38 FEET TO A POINT OF CURVATURE OF A 1000.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY, 387.30 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 384.88 FEET, AND A CHORD BEARING OF N58°14'55"W, TO A POINT OF REVERSE CURVATURE OF A 500.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, 834.39 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 740.88 FEET, AND A CHORD BEARING OF S85°02'24"W; THENCE S37°14'00"W, 109.41; THENCE N00°18'55"E, 881.17 FEET; THENCE N83°41'41"E, 408.15 FEET TO A POINT OF CURVATURE OF A 1000.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, 436.69 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 433.23 FEET AND A CHORD BEARING OF N71°11'04"E, TO A POINT OF REVERSE CURVATURE OF A 1000.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, 339.37 FEET ALONG SAID REVERSE CURVE, SAID CURVE HAS A CHORD LENGTH OF 337.74 FEET AND A CHORD BEARING OF N68°23'47"E, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 28.676 ACRES MORE OR LESS.

SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

REZONING SKETCH
THE SHOPS AT KETTLESTONE NORTH
Waukee, Iowa

OWNER / DEVELOPER

ARAC, LLC
604 LOCUST ST, STE 800
DES MOINES, IA 50266
PH. 515-988-5878

ZONING

EXISTING: A-1 & PD/C-4
PROPOSED: VARIES

REZONING LEGAL DESCRIPTION EAST RETAIL

A TRACT OF LAND BEING A PART OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AND A PART OF THE LOTS 10 AND 11, DOLMAGE ESTATES PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, DOLMAGE ESTATES PLAT 2, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N83°47'42"E, 64.41 FEET ALONG THE SOUTH LINE OF SAID LOT 10; THENCE N00°16'50"E, 742.92 FEET; THENCE N20°39'22"E, 58.85 FEET; THENCE N69°20'38"W, 313.63 FEET, THE EASTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A NON-TANGENT 1412.50 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; ;THENCE SOUTHWESTERLY 501.16 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 498.54 FEET AND A CHORD BEARING OF S10°29'25"W; THENCE S00°19'46"W, 618.16 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE S48°00'58"E, 132.27 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE N83°48'30"E, 200.94 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF LOT 12, DOLMAGE ESTATES PLAT 1, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°16'50"E, 259.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 12 AND TO THE SOUTHWEST CORNER OF LOT 10 OF SAID DOLMAGE ESTATES PLAT 2, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 8.743 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD.

REZONING LEGAL DESCRIPTION WEST RETAIL

A TRACT OF LAND BEING A PART OF THE SOUTHEAST ¼ AND THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE N00°19'36"E, 60.39 FEET TO THE POINT OF BEGINNING AND TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE S83°46'21"W, 657.79 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N00°18'55"E, 1515.45 FEET; THENCE N37°14'00"E, 109.41 FEET TO A POINT OF CURVATURE OF A 500.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, 834.39 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 740.88 FEET AND A CHORD BEARING OF S85°02'24"W, TO A POINT OF REVERSE CURVATURE OF A 1000.00 FEET CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY 387.30 FEET ALONG SAID REVERSE CURVE, SAID REVERSE CURVE HAS A CHORD LENGTH OF 384.88 FEET, AND A CHORD BEARING OF S58°14'55"E; THENCE S69°20'38"E, 138.38 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY AS IT IS PRESENTLY ESTABLISHED AND TO A 1587.50 FEET RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY, 563.22 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 560.27 FEET AND A CHORD BEARING OF S10°29'42"W; THENCE S00°19'45"W, 370.09 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S04°06'05"W, 52.58 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S00°20'25"W, 216.51 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S41°57'41"W, 147.17 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD AS IT IS PRESENTLY ESTABLISHED; THENCE S83°46'21"W 410.30 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 4 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 43.309 ACRES MORE OR LESS.

SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER AS NOTED
O	SET CORNER 5/8" IR W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 1-14-2016
REVISIONS:

JOB NUMBER CC 1747

N
0 100 200
SCALE: 1"=200'

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

REZONING SKETCH
THE SHOPS AT KETTLESTONE NORTH

SHEET 1 OF 1

IOWA ONE-CALL
800-292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG