

REZONING MAP
ASHWORTH
PROPERTIES, L.L.C.
 WAUKEE, IOWA

OWNER/APPLICANT
 ASHWORTH PROPERTIES, L.L.C.
 C/O KNAPP PROPERTIES
 5000 WESTOWN PARKWAY, SUITE 400
 WEST DES MOINES, IOWA 50266
 PHONE: 515-223-4000
 FAX: 515-222-5220

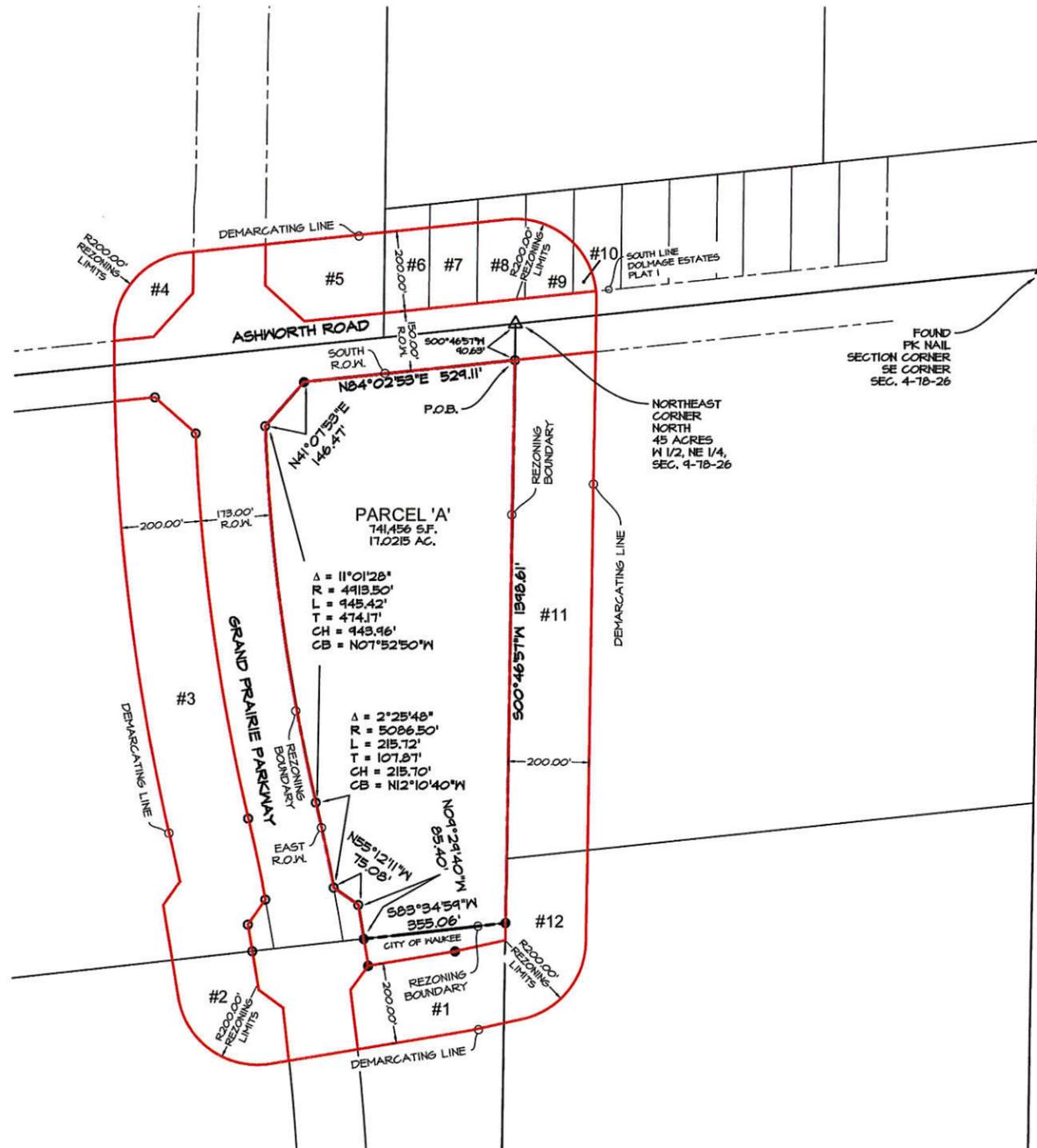
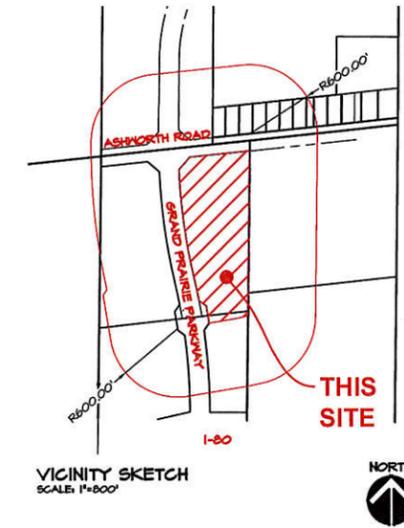
PLAN PREPARED BY
 CIVIL ENGINEERING CONSULTANTS, INC.
 2400 86th STREET, UNIT 12,
 DES MOINES, IOWA 50322
 PHONE: 515-276-4884
 FAX: 515-276-7084

LEGAL DESCRIPTION - PARCEL 'A'

REZONING FROM AGRICULTURAL TO K-RR KETTLESTONE RETAIL REGIONAL

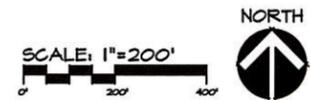
A PARCEL OF LAND IN THE NORTH 45 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF SAID NORTH 45 ACRES; THENCE 500'46.57'N, 40.83 FEET ALONG THE EAST LINE OF SAID NORTH 45 ACRES TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE 500'46.57'N, 133.61 FEET ALONG THE EAST LINE OF SAID NORTH 45 ACRES TO THE SOUTHEAST CORNER OF SAID NORTH 45 ACRES; THENCE 583'34.59'N, 355.06 FEET ALONG THE SOUTH LINE OF SAID NORTH 45 ACRES TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE N01°24'40"W, 85.40 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE N55°12'11"W, 15.08 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5086.50 FEET AND A CHORD BEARING OF N12°10'40"W, AN ARC LENGTH OF 215.72 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4413.50 FEET AND A CHORD BEARING OF N07°52'50"W, AN ARC LENGTH OF 445.42 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE N41°07'53"E, 146.47 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE N84°02'53"E, 529.11 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 17.0215 ACRES MORE OR LESS.



REZONING TABLE

TABLE #	PLAN NUMBER	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (SQ. FT.)	SQUARE FOOTAGE WITHIN 200' OF REZONING	% OF TOTAL SQUARE FOOTAGE WITHIN 200' OF REZONING	% OF CONSENTING	% OF NON-CONSENTING
#1		KG Store 540 LLC	OAKLEAF PLAT I LOT 1	6400 WESTOWN PKY WEST DES MOINES, IA 50266	99,752 SQ. FT.	75,516 SQ. FT.	8.2%		
#2		OAKLEAF PROPERTIES LC	555AC SW NE /EX I-80 ROAD/OVER-PASS & EX RD & EX OAKLEAF PLAT I	1200 85TH ST STE 103 WEST DES MOINES, IA 50266	612,454 SQ. FT.	56,908 SQ. FT.	6.2%		
#3		ASHWORTH PROPERTIES, INC	NW NE & SW NE	5000 WESTOWN PARKWAY, SUITE 400 WEST DES MOINES, IA 50266	1,218,804 SQ. FT.	271,491 SQ. FT.	30.52%		
#4		ARAC, LLC (WEST OF ROW)	W3/8 SE /EX ROAD	C/O KURT BREHER 12605 TANGLEWOOD DR URBANDALE, IA 50323	1,488,078 SQ. FT.	28,051 SQ. FT.	3.0%		
#5		ARAC, LLC (EAST OF ROW)	W3/8 SE /EX ROAD	C/O KURT BREHER 12605 TANGLEWOOD DR URBANDALE, IA 50323	1,488,078 SQ. FT.	55,42 SQ. FT.	6.0%		
#6		JOHNSON, SHARRON ANNE	LOT 12, DOLMAGE ESTATES PLAT I	PO BOX 520 WAUKEE, IA 50263	28,314 SQ. FT.	22,458 SQ. FT.	2.4%		
#7		HOLTHAUS, BENJAMIN P & MANDA LYONS JTRS	LOT 11, DOLMAGE ESTATES PLAT I	3255 ASHWORTH RD WAUKEE, IA 50263	30,492 SQ. FT.	24,000 SQ. FT.	2.6%		
#8		FETTERS, TOBY	LOT 10, DOLMAGE ESTATES PLAT I	3251 ASHWORTH RD WAUKEE, IA 50263	30,492 SQ. FT.	23,919 SQ. FT.	2.6%		
#9		LOVE, WILLIAM & DONNA JTRS	LOT 9, DOLMAGE ESTATES PLAT I	3261 ASHWORTH ROAD WAUKEE, IA 50263	30,492 SQ. FT.	20,713 SQ. FT.	2.2%		
#10		BROCKMAN, LOUIS W & GRETCHEN A JTRS	LOT 8, DOLMAGE ESTATES PLAT I	3265 ASHWORTH ROAD WAUKEE, IA 50263	30,492 SQ. FT.	4,600 SQ. FT.	0.50%		
#11		DESERRET TRUST COMPANY AS TRUSTEE OF TRUST NUMBER 02-50891	NE NE	FARMLAND RESERVE INC PO BOX 3116 SALT LAKE CITY, UT 84131-1166	1,600,830 SQ. FT.	247,764 SQ. FT.	21.20%		
#12		SHALLOW, CHARLES SANFORD & TERRY IRENE TRUST	SE NE /EX IIAC FOR I-80/	12605 TANGLEWOOD DR URBANDALE, IA 50323	1,208,710 SQ. FT.	14,384 SQ. FT.	8.1%		
TOTAL						410,817 SQ. FT.	100%		



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
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DATE:	REVISIONS	COMMENTS
MARCH 11, 2016	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

REZONING MAP
 WAUKEE, IOWA

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