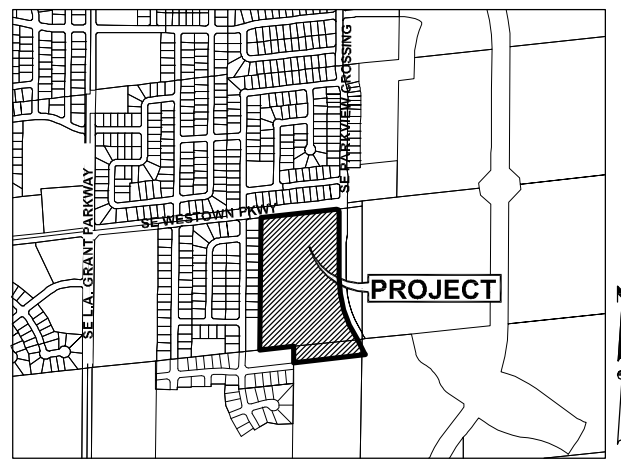


VICINITY MAP



WAUKEE, IOWA

OWNERS/APPLICANTS

TRIPLE T DEVELOPMENT LLC CONTACT: TOBY TORSTENSON 33082 UTE AVENUE WAUKEE, IA 50263
 ARAC LLC CONTACT: KURT BREWER 12605 TANGLEWOOD DRIVE URBANDALE, IA 50323

ZONING

EXISTING: A-1 - AGRICULTURAL DISTRICT
 PROPOSED: PLANNED DEVELOPMENT (PD) W/ UNDERLYING R-2 RESIDENTIAL AND K-MF-ROWHOUSE DISTRICT

REZONING DESCRIPTION - PARCEL 'AA'

PARCEL 'AA', GOVERNMENT LOT 14 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND RECORDED IN BOOK 2013, PAGE 20096

AND

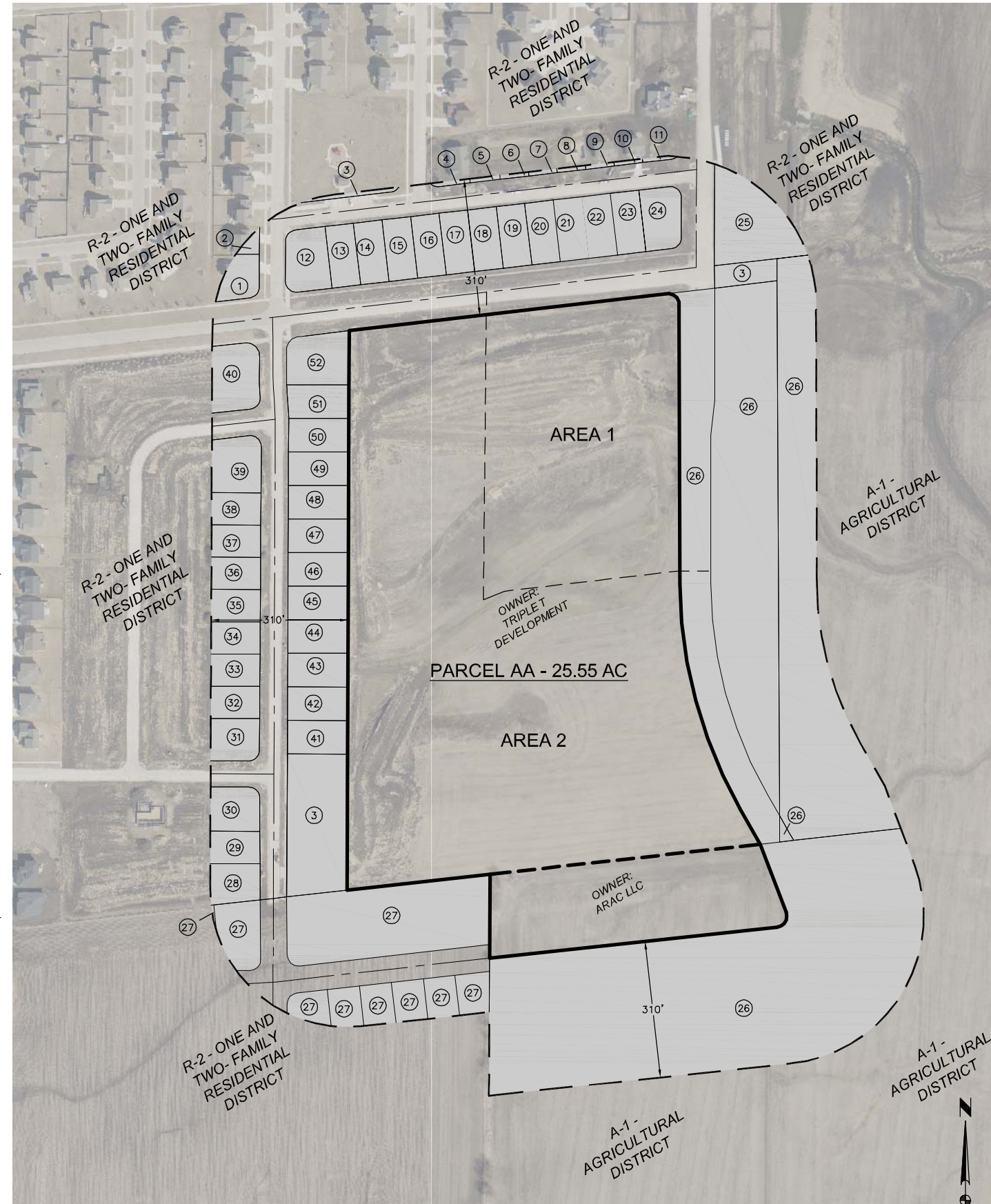
A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE S83°44'27"W, 5.74 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING; THENCE S29°21'03"E, 79.72 FEET TO A POINT OF CURVATURE OF A 900 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, 66.00 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 65.99 FEET AND A CHORD BEARING OF S27°15'00"E, TO A POINT OF CURVATURE OF A NON TANGENT 1000.00 FEET RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY 326.91 FEET ALONG SAID NON TANGENT CURVE, SAID NON TANGENT CURVE HAS A CHORD LENGTH OF 325.46 FEET AND A CHORD BEARING OF S74°19'45"W; THENCE S83°41'41"W, 408.15 FEET; THENCE N00°18'55"E, 189.74 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N83°44'27"E, 652.60 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING.

REZONING DESCRIPTION - AREA 1

A PART OF STREET LOT 'B', GRANT PARK 3, AN OFFICIAL PLAT AND A PART OF PARCEL 'AA' AND PARCEL 'CC' OF GOVERNMENT LOTS 14 AND 15 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013 PAGE 20096 IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, 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 SOUTHWEST CORNER OF PARCEL 'AA' AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 20096; THENCE NORTH 0°11'55" EAST ALONG THE WEST LINE OF SAID PARCEL 'AA', 1267.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'AA'; THENCE NORTH 0°11'55" EAST, 50.35 FEET; THENCE NORTH 83°25'44" EAST, 312.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°25'44" EAST, 483.66 FEET; THENCE SOUTH 0°14'47" WEST, 677.19 FEET; THENCE SOUTH 82°58'50" WEST, 35.28 FEET TO THE EAST LINE OF SAID PARCEL 'AA'; THENCE SOUTH 82°58'50" WEST, 401.30 FEET; THENCE SOUTH 67°23'53" WEST, 50.55 FEET; THENCE NORTH 0°11'55" EAST, 694.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.49 ACRES (326, 225 SQUARE FEET).



ADJACENT OWNERSHIP - PARCEL 'AA'

NO.	OWNER	ACRES	PERCENTAGE	CONSENTING
1.	NICHOLAS & KARA LARSON	0.18	0.60%	
2.	JOSHUA & LESLIE EHLEN	0.04	0.13%	
3.	CITY OF WAUKEE	---	---	
4.	KURT & JULIE HIATT	0.02	0.07%	
5.	ANDREW SEEBE	0.02	0.07%	
6.	MIMI NGUYEN & MYXAI MANIPAKON	0.01	0.03%	
7.	TODD MAJERES	0.01	0.03%	
8.	ZHANGQI SHEN & NA LIU	0.01	0.03%	
9.	MICHAEL & ANGELA FRINK	0.01	0.03%	
10.	MATTHEW & ASHLEY BURCH	0.01	0.03%	
11.	COLE CLARKE	0.01	0.03%	
12.	KARL STOA	0.31	1.03%	
13.	ELDON & STEFANIE COOPER	0.21	0.70%	
14.	DAYNA MCHONE	0.21	0.70%	
15.	DAVID & DIANE LOUISE POTTS	0.21	0.70%	
16.	TECK GENERAL SERVICES	0.21	0.70%	
17.	VICTOR AVILA ONATE	0.21	0.70%	
18.	TERRY & SERENA BACCAM	0.21	0.70%	
19.	KLEBER DE SOUZA	0.21	0.70%	
20.	JACOB SCHNELL & NICOLE WINTERS	0.21	0.70%	
21.	CRAIG & WHITNEY BELLINGHAUSEN	0.21	0.70%	
22.	MARK & NIKKI MILLER	0.21	0.70%	
23.	FRANK & LESLEY DOLAN	0.21	0.70%	
24.	TYLER & SARAH STEVENS	0.28	0.93%	
25.	LOLOWAU LLC	17.27	57.47%	
26.	ARAC LLC	2.90	9.65%	X
27.	JERRY'S HOMES LLC	0.23	0.77%	X
28.	SURESH MANI & DHIVYA PERIYASAMY	0.19	0.63%	
29.	CHRISTIAN & SEANA JEFFERSON	0.25	0.83%	
30.	CASEY & ANNA FREY	0.25	0.83%	
31.	KELSEY & TONY RAWSON	0.24	0.80%	
32.	BINOD & SIRIS POKHAREL	0.19	0.63%	
33.	MICHAEL DAMERVILLE	0.19	0.63%	
34.	SHAWN & WHITNEY BLAKEMAN	0.19	0.63%	
35.	BRIAN & BREANNE KLEMME	0.19	0.63%	
36.	SHELLY MILLER	0.19	0.63%	
37.	NICK TREIBEL	0.19	0.63%	
38.	WESLEY SUDMAN	0.19	0.63%	
39.	PETER & KRISNA LEBLANC	0.32	1.06%	
40.	JEFFERY & JENNIFER CLOVER	0.37	1.23%	
41.	JORDAN MEYER & ALEXANDRA ARMSTRONG	0.24	0.80%	
42.	ZACHARY & ALYSSA HERRIN	0.24	0.80%	
43.	RACHEL OLSEN & JERAD TJADEN	0.24	0.80%	
44.	LAKSHMI NARAYANAN SRINIVASAN & SATHIYA LAKSHMI NARAYANAN	0.24	0.80%	
45.	BRADLEY & KATHY SCHACHT	0.24	0.80%	
46.	NICHOLAS & ABIGAIL SHOEMAN	0.24	0.80%	
47.	NISHANT & SMITA KUMAR	0.24	0.80%	
48.	JONATHAN & CANDACE NICHOLS	0.24	0.80%	
49.	LAL BABU & ANITA SAH	0.24	0.80%	
50.	ANDREW & AMANDA DEGROOTE	0.24	0.80%	
51.	CORY & HOLLY GOLDSMITH	0.24	0.80%	
52.	THOMAS & AMANDA BRYANT	0.37	1.23%	
TOTAL		30.05	100%	67.12%

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

REZONING DESCRIPTION - AREA 2

A PART OF STREET LOT 'B', GRANT PARK 3, AN OFFICIAL PLAT AND A PART OF PARCEL 'AA' AND PARCEL 'CC' OF GOVERNMENT LOTS 14 AND 15 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013 PAGE 20096 IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, 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:

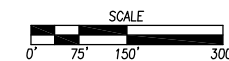
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AND

A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 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:

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AND CONTAINING 20.163 ACRES (878,300 SQUARE FEET).



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TRIPLE T DEVELOPMENT
REZONING MAP

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: EKO EI: GH

DATE: 07/21/16
 REVISIONS: 06/20/16
 SECOND SUBMITTAL
 FIRST SUBMITTAL

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