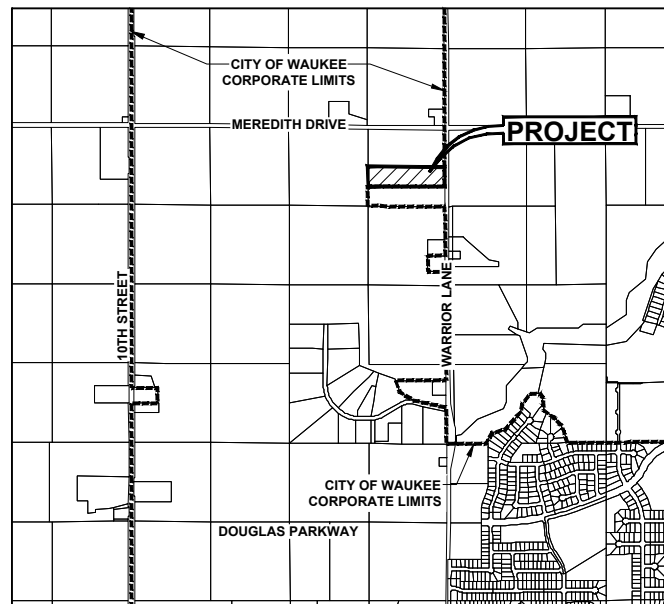


VICINITY MAP



OWNER / APPLICANT

CASTLE PRODUCTIONS, LLC
 CONTACT: JERRY BUSSANMAS
 PO BOX 71038
 CLIVE, IA 50325

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: JARED MURRAY
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA 50111

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT
 PROPOSED: R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

REZONING DESCRIPTION - AREA 'A'

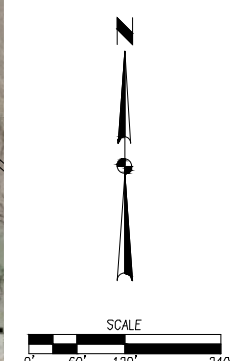
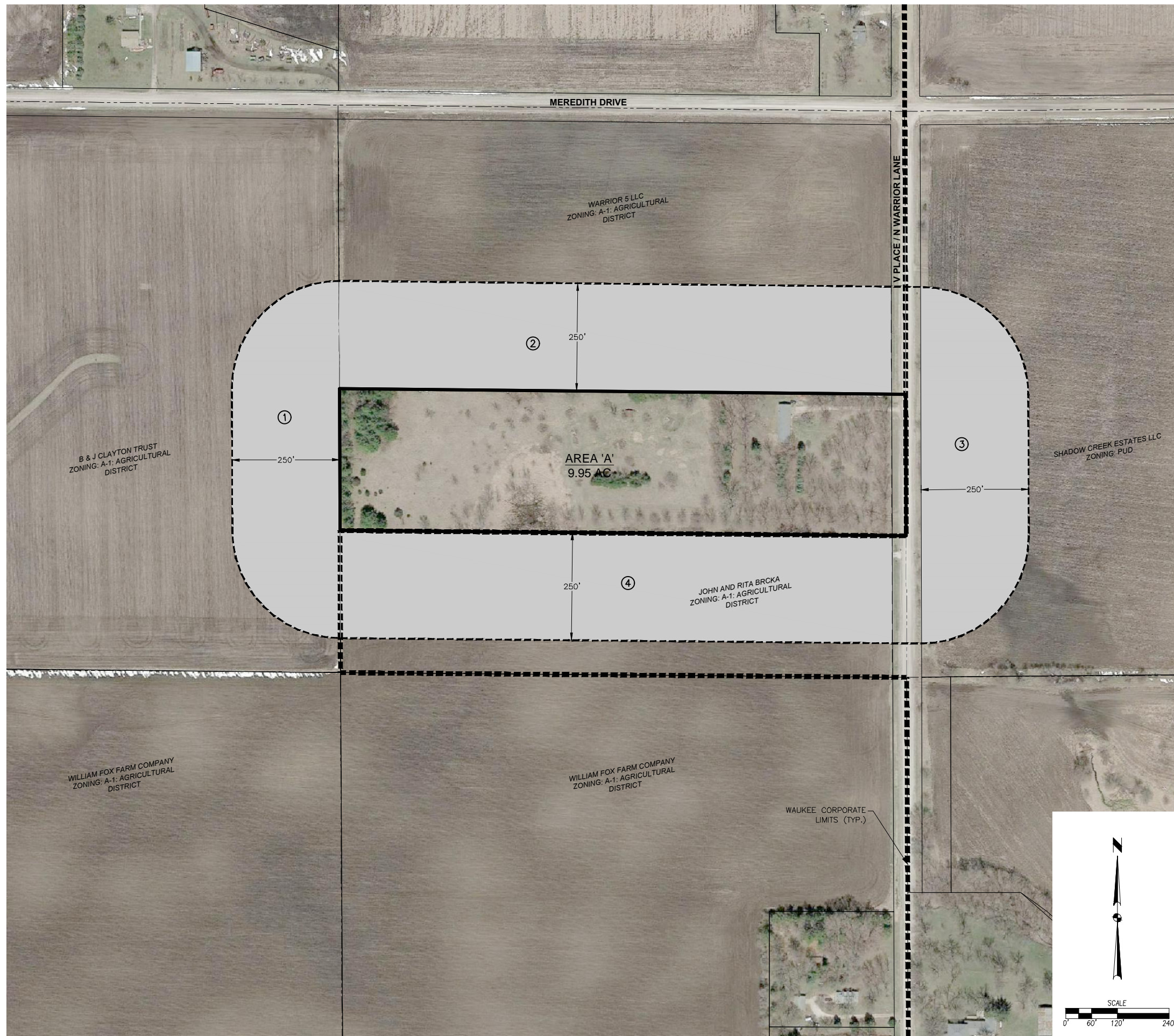
THE NORTH ONE HALF OF THE SOUTH ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (N 1/2 S 1/2 NE 1/4 NE 1/4) OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND CONTAINING 9.94 ACRES (433,289 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE EAST 33.00 FEET THEREOF, SAID EASEMENT CONTAINS 0.25 ACRES (10,860 S.F.).

ADJACENT OWNERSHIP - AREA 'A'

		CONSENTING	
1. B&J CLAYTON TRUST	4.15 AC	36.06%	X
2. WARRIOR 5 LLC	7.36 AC	63.94%	
3. SHADOW CREEK ESTATES LLC *	4.14 AC	-	
4. JOHN & RITA BRCKA *	7.37 AC	-	
TOTAL	23.02 AC	100%	36.06%

* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



FILE: H:\2020\2007374\DWG\2007374-REZONING.DWG
 PLOT DATE: 10/22/2020 1:35 PM
 PLOT BY: JMM
 COMMENT:

DATE		REVISIONS		2ND SUBMITTAL	10/23/2020	1ST SUBMITTAL	08/24/2020
3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410							
				TECH:			
				ENGINEER: JMM			

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

CASTLE PROPERTY

REZONING MAP

1/1

2007.374