

OWNER/APPLICANT
 ASHWORTH PROPERTIES, L.L.C.
 C/O KIAPP PROPERTIES
 5000 WESTOWN PARKWAY, SUITE 400
 WEST DES MOINES, IOWA 50266
 PHONE: 515-223-4000
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PLAN PREPARED BY
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REZONING MAP
ASHWORTH
PROPERTIES, L.L.C.
 WAUKEE, IOWA

LEGAL DESCRIPTION - PARCEL 'A'
 REZONING FROM AGRICULTURAL TO K-MF-STACKED MED

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE 500°28'31"W, 1884.96 FEET ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 TO A POINT; THENCE N89°21'28"W, 111.60 FEET TO A POINT; THENCE N00°15'01"E, 102.29 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET AND A CHORD BEARING OF N18°43'47"E, AN ARC LENGTH OF 416.61 FEET TO A POINT OF TANGENCY; THENCE N37°12'32"E, 113.21 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CHORD BEARING OF N18°43'47"E, AN ARC LENGTH OF 443.46 FEET TO A POINT OF TANGENCY; THENCE N00°15'01"E, 192.30 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE N83°55'59"E, 434.84 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 22.8034 ACRES MORE OR LESS.

LEGAL DESCRIPTION - PARCEL 'B'
 REZONING FROM AGRICULTURAL TO K-OF KETTLESTONE OFFICE

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 4, 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 SOUTHEAST 1/4; THENCE 583°55'59"W, 434.84 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING; THENCE 583°55'59"W, 794.08 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO A POINT; THENCE 500°27'39"W, 10.02 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 157.00 FEET AND A CHORD BEARING OF 520°34'18"W, AN ARC LENGTH OF 119.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1674.75 FEET AND A CHORD BEARING OF 530°52'30"W, AN ARC LENGTH OF 491.03 FEET TO A POINT; THENCE 564°05'56"E, 631.02 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING OF 57°16'42"E, AN ARC LENGTH OF 355.33 FEET TO A POINT OF TANGENCY; THENCE 584°21'28"E, 129.82 FEET TO A POINT; THENCE N00°29'04"E, 102.29 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET AND A CHORD BEARING OF N18°50'51"E, AN ARC LENGTH OF 416.61 FEET TO A POINT OF TANGENCY; THENCE N37°12'32"E, 113.21 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 765.00 FEET AND A CHORD BEARING OF N18°43'47"E, AN ARC LENGTH OF 443.46 FEET TO A POINT OF TANGENCY; THENCE N00°15'01"E, 192.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.4143 ACRES MORE OR LESS.

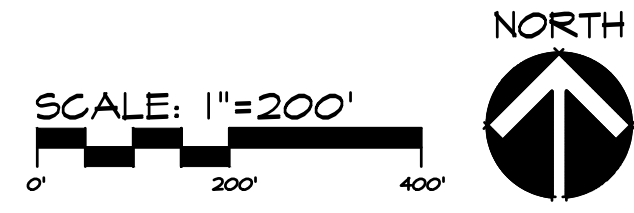
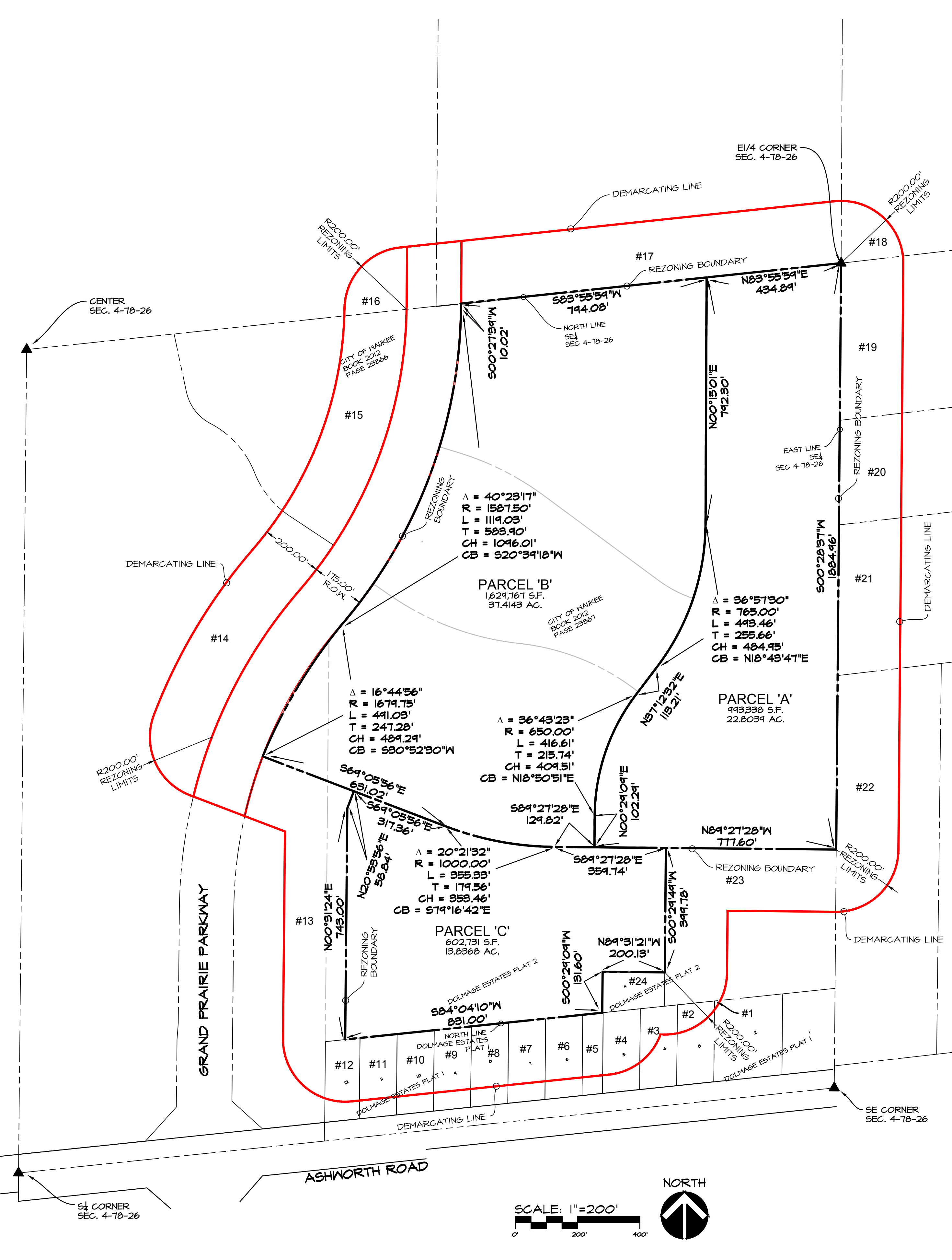
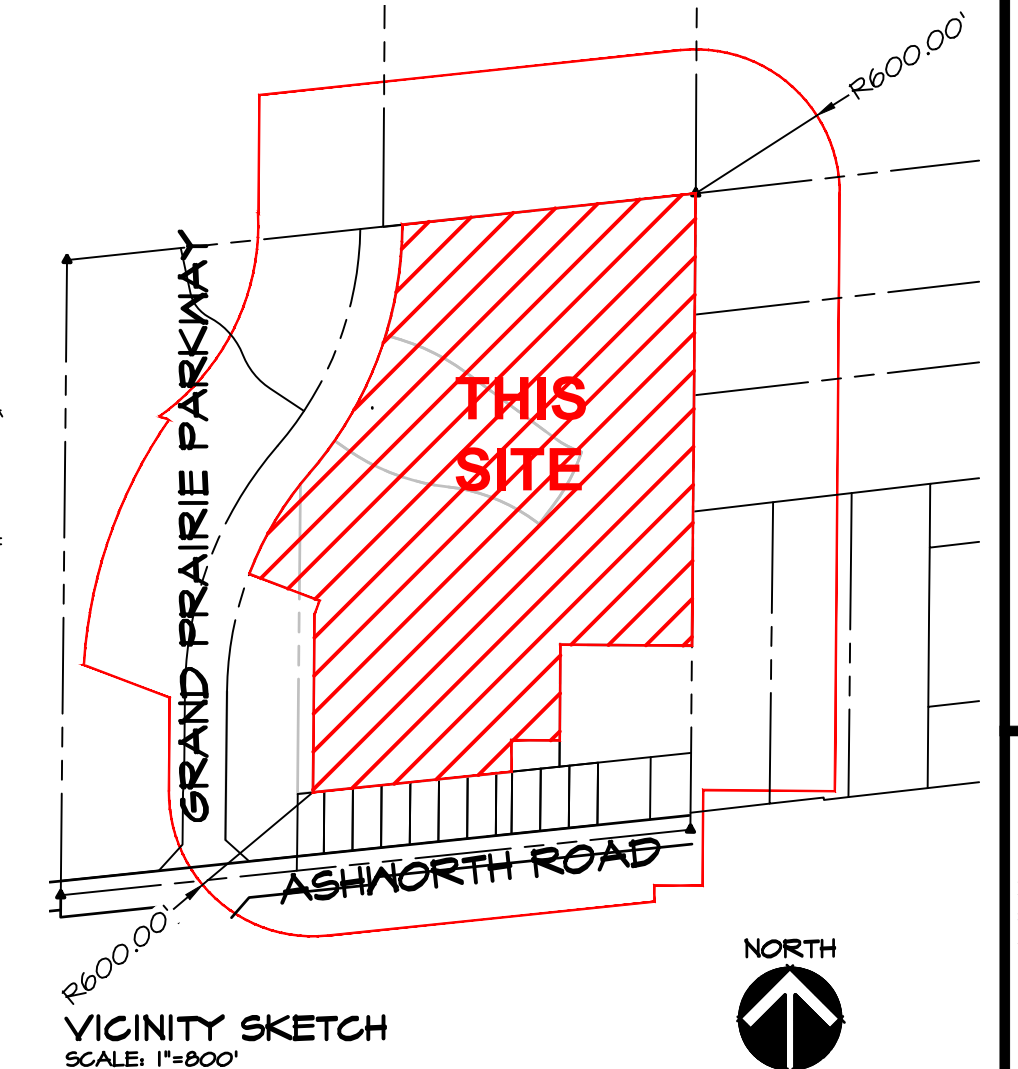
LEGAL DESCRIPTION - PARCEL 'C'
 REZONING FROM AGRICULTURAL TO K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

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

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, DOLMAGE ESTATES, PLAT 2, AN OFFICIAL PLAT; THENCE N89°31'21"W, 200.13 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE 500°29'04"W, 131.60 FEET ALONG THE WEST LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT 4, SAID POINT ALSO BEING ON THE NORTH LINE OF DOLMAGE ESTATES, PLAT 1, AN OFFICIAL PLAT; THENCE 584°04'10"W, 831.00 FEET ALONG THE NORTH LINE OF DOLMAGE ESTATES, PLAT 1 TO A POINT; THENCE N00°31'24"E, 143.00 FEET TO A POINT; THENCE N20°53'56"E, 58.84 FEET TO A POINT; THENCE 564°05'56"E, 317.56 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING OF 57°16'42"E, AN ARC LENGTH OF 355.33 FEET TO A POINT OF TANGENCY; THENCE 584°21'28"E, 359.74 FEET TO A POINT; THENCE 500°29'44"W, 399.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.8368 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	% CONSENTING	% NON CONSENTING
#1		HOSIER, RITA J TRUSTEE OF HOSIER, RITA J TRUST DATED 12/8/2010	LOT 2, DOLMAGE ESTATES PLAT 1	3255 ASHWORTH RD WAUKEE, IA 50263	40,446 SQ. FT.	240 SQ. FT.	0.02%		
#2		GRANBERG, GERALD ALAN & DIANNA LEE JTRS	LOT 3, DOLMAGE ESTATES PLAT 1	3261 ASHWORTH WAUKEE, IA 50263	37,841 SQ. FT.	8,390 SQ. FT.	0.50%		
#3		SWEENEY, RONALD M & CANDACE A JTRS	LOT 4, DOLMAGE ESTATES PLAT 1	3271 ASHWORTH ROAD WAUKEE, IA 50263	31,799 SQ. FT.	19,480 SQ. FT.	1.16%		
#4		DOLMAGE, DENNIS D & CYNTHIA S JTRS	LOT 5, DOLMAGE ESTATES PLAT 1	3273 ASHWORTH RD WAUKEE, IA 50263	30,492 SQ. FT.	23,075 SQ. FT.	1.38%		
#5		DOLMAGE, DENNIS D & CYNTHIA S JTRS	DOLMAGE EST PLAT 1 LOT B (PRIVATE LANE)	3273 ASHWORTH RD WAUKEE, IA 50263	15,246 SQ. FT.	1,403 SQ. FT.	0.47%		
#6		HERRIDGE, DONALD C	LOT 6, DOLMAGE ESTATES PLAT 1	3271 ASHWORTH RD WAUKEE, IA 50263	30,492 SQ. FT.	24,000 SQ. FT.	1.43%		
#7		HARCEY, JON A & MACY, ANDREA JTRS	LOT 7, DOLMAGE ESTATES PLAT 1	3267 ASHWORTH WAUKEE, IA 50263	30,492 SQ. FT.	24,000 SQ. FT.	1.43%		
#8		BROCKMAN, LOUIS W & GRETCHEN A JTRS	LOT 8, DOLMAGE ESTATES PLAT 1	3265 ASHWORTH ROAD WAUKEE, IA 5026	30,492 SQ. FT.	24,000 SQ. FT.	1.43%		
#9		LOVE, WILLIAM & DONNA JTRS	LOT 9, DOLMAGE ESTATES PLAT 1	3261 ASHWORTH ROAD WAUKEE, IA 50263	30,492 SQ. FT.	24,000 SQ. FT.	1.43%		
#10		FETTERS, TOBY	LOT 10, DOLMAGE ESTATES PLAT 1	3257 ASHWORTH RD WAUKEE, IA 50263	30,492 SQ. FT.	24,000 SQ. FT.	1.43%		
#11		HOLTHAUS, BENJAMIN P & MANDA LYONS JTRS	LOT 11, DOLMAGE ESTATES PLAT 1	3255 ASHWORTH RD WAUKEE, IA 50263	30,492 SQ. FT.	24,000 SQ. FT.	1.43%		
#12		JOHNSON, SHARRON ANNE	LOT 12, DOLMAGE ESTATES PLAT 1	PO BOX 520 WAUKEE, IA 50263	28,314 SQ. FT.	21,871 SQ. FT.	1.31%		
#13		ARAC, LLC (EAST OF ROW)	1/8 1/8 SE 1/4 EX ROAD	C/O KURT BRENER 12605 TANGLEWOOD DR URBANDALE, IA 50323	1,988,078 SQ. FT.	210,567 SQ. FT.	12.56%		
#14		ARAC, LLC (WEST OF ROW)	1/8 1/8 SE 1/4 EX ROAD	C/O KURT BRENER 12605 TANGLEWOOD DR URBANDALE, IA 50323	1,988,078 SQ. FT.	183,087 SQ. FT.	10.42%		
#15		CITY OF WAUKEE	WEST OF ROW			146,675 SQ. FT.	8.75%		
#16		ARAC, LLC	GOV LOT 15 /EX ROAD & EX PARCEL CC	C/O KURT BRENER 12605 TANGLEWOOD DR URBANDALE, IA 50323	1,614,334 SQ. FT.	33,538 SQ. FT.	2.00%		
#17		BEASLEY FARMS INC	GOV LOT 16 /EX RD	14705 HORTON AVE URBANDALE, IA 50232	1,614,769 SQ. FT.	245,766 SQ. FT.	14.66%		
#18		BEASLEY FARMS INC	GOV LOT 12	14705 HORTON AVE URBANDALE, IA 50232	1,698,840 SQ. FT.	241,811 SQ. FT.	1.74%		
#19		LOMBARDI, STEPHEN D & BARBARA A JTRS	PARCEL A NW SW	1601 S 43RD ST WEST DES MOINES, IA 50265	644,888 SQ. FT.	101,000 SQ. FT.	6.02%		
#20		MAPLE GROVE PLACE LLC	PARCEL B NW SW	PO BOX 373 JOHNSTON, IA 50131	424,710 SQ. FT.	67,260 SQ. FT.	4.01%		
#21		MAPLE GROVE PLACE LLC	NW SW /EX 10AC PCL IN MID & EX PARCEL A/	PO BOX 373 JOHNSTON, IA 50131	629,442 SQ. FT.	97,000 SQ. FT.	5.78%		
#22		DAY, JANICE I & WILLIAM D	N/4 SW SW	3293 ASHWORTH ROAD WAUKEE, IA 50263	403,801 SQ. FT.	145,175 SQ. FT.	8.70%		
#23		DOLMAGE, DENNIS D & CYNTHIA S	COM SE COR DOLMAGE PL 2 N508.93 E547.11' S446.81' N551.61' TO X	3273 ASHWORTH RD WAUKEE, IA 50263	261,360 SQ. FT.	168,408 SQ. FT.	10.04%		
#24		DOLMAGE, DENNIS D & CYNTHIA S JTRS	LOT 4, DOLMAGE ESTATES PLAT 2	3273 ASHWORTH RD WAUKEE, IA 50263	23,958 SQ. FT.	23,958 SQ. FT.	1.43%		
TOTAL						1,677,224 SQ. FT	100%		



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CEC

REZONING MAP
 WAUKEE, IOWA

SHEET 1 OF 1

E-7430

DATE:	REVISIONS	COMMENTS
FEBRUARY 16, 2016	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

DATE OF SURVEY: JFO
 DESIGNED BY: JFO
 DRAWN BY: MEH

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