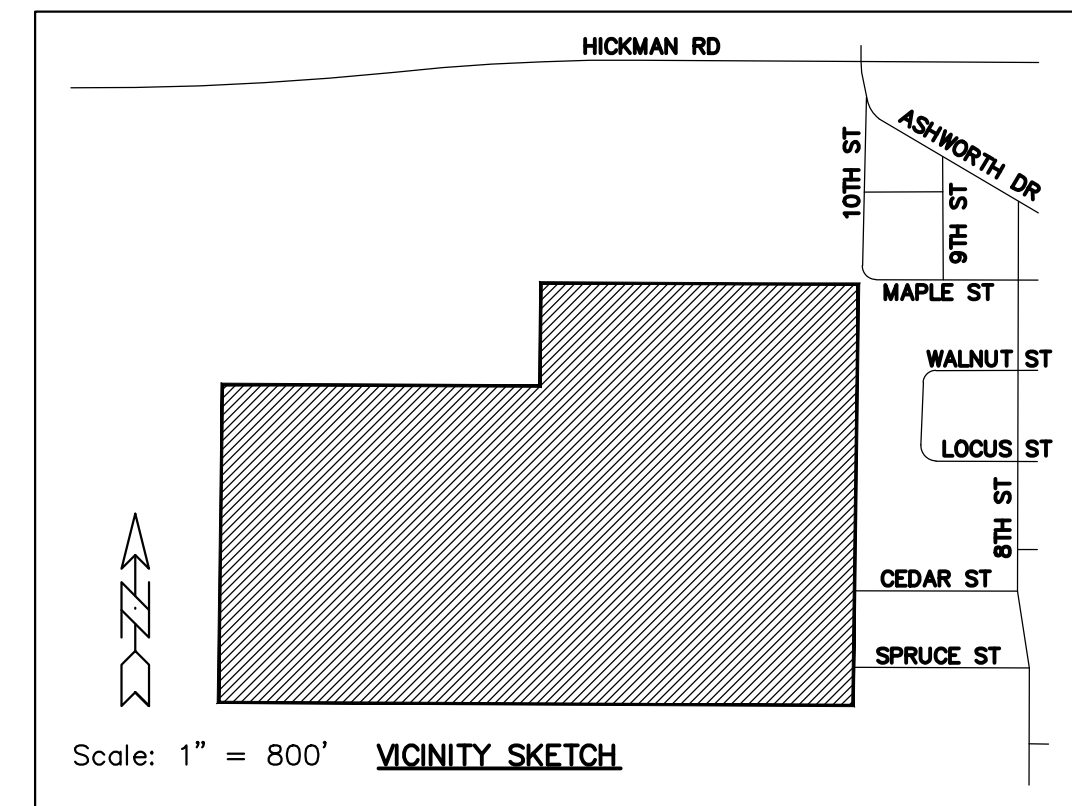


CURRENT ZONING: A-1  
PROPOSED ZONING: R-2; R-4



ADJOINING PROPERTIES

Name of Property Owner	Legal Description of Property	Mailing Address	Total Area of Property (s.f.)	Square Footage within 200' of rezoning	% of Total Square Footage within 200' of rezoning	% Consenting	% Non-Consenting
Ronald E. & Amber R. Caravan	Lot 29 Southview Estates	895 Spruce Street Waukee, IA 50263	8,840	8,840	0.5%		
Joe Spellman	Lot 30 Southview Estates	885 Spruce Street Waukee, IA 50263	8,710	8,710	0.5%		
Brenton D & Rhonda R Bender	Lot 31 Southview Estates	875 Spruce Street Waukee, IA 50263	8,643	8,402	0.5%		
Larry Tuel, Colfax Apartments Ltd Partnership	Lot 28 Southview Estates	1768 NW 122nd St Clive, IA 50325	8,580	8,580	0.5%		
Carrie & Gordon Clark	Lot 27 Southview Estates	880 Spruce Street Waukee, IA 50263	8,580	8,580	0.5%		
Clay W & Kathleen M Hall	Lot 26 Southview Estates	870 Spruce Street Waukee, IA 50263	8,580	8,580	0.5%		
John & Loretta Boender	Lot 10 Southview Estates	4890 240th Street Ashton, IA 51232	9,100	9,100	0.5%		
Phillip James & Kathy Sue Van Weelden	Lot 11 Southview Estates	885 Cedar Street Waukee, IA 50263	9,100	9,100	0.5%		
Caryn Rae Cross	Lot 12 Southview Estates	875 Cedar Street Waukee, IA 50263	9,100	7,695	0.4%		
Daryle & Jennifer Foulke	Lot 9 Southview Estates	890 Cedar Street Waukee, IA 50263	9,100	9,100	0.5%		
Andrew A & Amy Kearns	Lot 8 Southview Estates	880 Cedar Street Waukee, IA 50263	9,100	9,100	0.5%		
Wayne P & Alice M Barrett	Lot 7 Southview Estates	870 Cedar Street Waukee, IA 50263	9,100	7,695	0.4%		
Walnut Cove LLC	Parcel A NW1/4 33-79-26	15622 Wilden Drive Urbandale, IA 50232	106,286	82,580	4.6%		
John F & Diane J Bruecken	Part of SW NW lyng W of 9th & N of ext line of Locust 33-79-26	490 9th Street Waukee, IA 50263	ZE	18,139	1.0%		
H Dale & Wilma Hague	Part of NW lying W of 9th & N of ext line of Locust 33-79-26	470 9th Street Waukee, IA 50263	22,339	18,139	1.0%		
Larry & Denise Cornelison	Part of W 1/2NW 33-79-26	420 9th Street Waukee, IA 50263	25,100	19,567	1.1%		
Lane Michael & Kelli Sue Vellinga	Par of NW NW 33-79-26	410 9th Street Waukee, IA 50263	25,000	19,567	1.1%		
Jacob P Rausch	Parcel W of blk 4th Add 8 33-79-26	350 9th Street Waukee, IA 50263	28,750	28,750	1.6%		
Mike & Jennifer Bolfk	Lot 8 blk 8 33-79-26	360 9th Street Waukee, IA 50263	10,620	5,492	0.3%		
Karen Marie Dluhos	Lot 12 & pt Lot 11 Copelands Add	960 Maple Street Waukee, IA 50263	15,515	15,515	0.9%		
Brent W Humphries	Lot 9, 10, Pt 11 Copelands Add	940 Maple Street Waukee, IA 50263	15,805	12,789	0.7%		
Joseph D Gusinger	Lot 7 & Pt Lot 8 Blk 3 Copelands Add	945 Maple Street Waukee, IA 50263	9,230	8,671	0.5%		
Linda L Donahue	Pt. Lots 8&9 Blk 3 Copelands Add	PO Box 698 Waukee, IA 50263	7,810	5,461	0.3%		
Lindsay & Wayne Johnson	Lot 10& pt Lot 9 Blk 3 Copelands Add	925 Maple Street Waukee, IA 50263	199,505	1,527	0.1%		
Estella L & J Harry Copeland Trustees	NW-NE 32-79-26	%Jim Copeland 28291 Hwy 6 Waukee, IA 50263	3,202,967	606,206	33.6%	33.6%	
Leach Family Farms, Inc., Farmers National Co	SE-NE 32-79-26	PO Box 542016 Omaha, NE 68154	6,305,310	296,100	16.4%	16.4%	
Phillips-Hamilton, Inc.	NE-SE 32-79-26	PO Box 500 Nevada, IA 50201	10,248,490	560,151	31.1%	31.1%	
City of Waukee	W 11 Ac of NE-SW 33-79-26	230 Hwy 6 Waukee, IA 50263					
<b>Total</b>				<b>1,802,116</b>	<b>100.0%</b>	<b>81.1%</b>	<b>0.0%</b>

**LEGAL DESCRIPTION**

**R-4 Zoning**

Part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 32, Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 32; thence South 00°20'02" West, 894.70 feet along the East line of the Northeast Quarter of said Section 32 to the Point of Beginning; thence continuing South 00°20'02" West, 1274.60 feet along the East line of the Northeast Quarter of said Section 32; thence South 89°52'35" West, 753.40 feet; thence North 00°20'02" East, 1274.60 feet; thence North 89°52'35" East, 753.40 feet to the point of beginning.

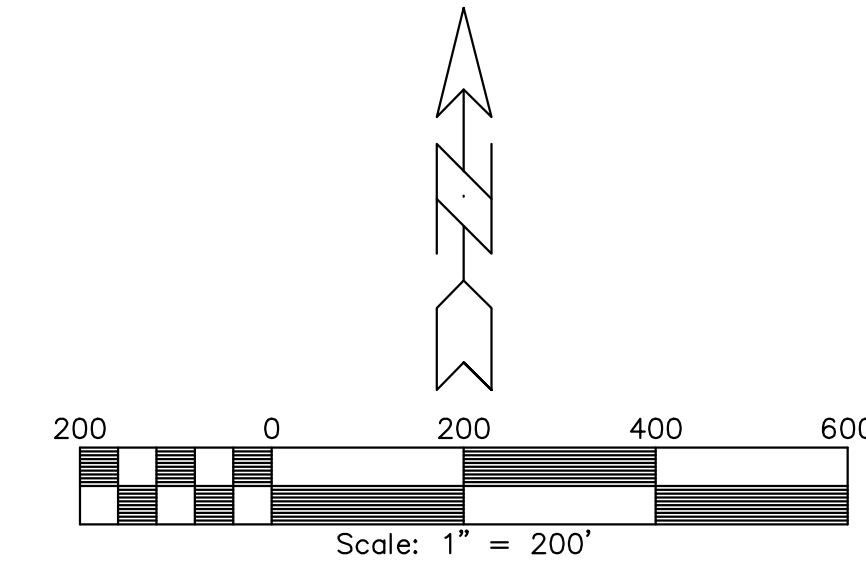
**R-2 Zoning**

Part of the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, and all of the Southwest Quarter of the Northeast Quarter of Section 32, Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 32; thence South 00°20'02" West, 2169.30 feet along the East line of the Northeast Quarter of said Section 32 to the Point of Beginning; thence continuing South 00°20'02" West, 480.13 feet along the East line of the Northeast Quarter of said Section 32 to the Southeast Corner of the Northeast Quarter of said Section 32; thence South 89°53'59" West, 2642.95 feet along the South line of the Northeast Quarter of said Section 32 to the Southwest Corner of the Northeast Quarter of said Section 32; thence North 00°19'01" East, 1324.17 feet along the West line of the Northeast Quarter of said Section 32 to the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 32; thence North 89°53'17" East, 1321.67 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 32 to the Southwest Corner of the Northeast Quarter of said Section 32; thence North 00°19'32" East, 429.74 feet along the West line of the Northeast Quarter of the Northeast Quarter of said Section 32; thence North 89°52'35" East, 568.34 feet; thence South 00°20'02" West, 1274.60 feet; thence North 89°52'35" East, 753.40 feet to the point of beginning.

**APPLICANT**  
WILL VAN ZEE  
P.O. BOX 373  
JOHNSTON, IA 50131  
480-4560

**OWNER**  
ESTELLA L. & J. HARRY COPELAND  
28291 HWY 6  
WAUKEE, IA 50263



**SPRING CREST REZONING MAP**

SCALE: 1" = 200'	DESIGNED BY: DJS	DRAWN BY: PJV
DWG: 16-016-REZONE-1.dwg	CHECKED BY:	DATE: 3/29/16
FIELD BOOK:	SHEET 1 OF 1	FILE NO.: 16-016

**ERG**  
Engineering Resource Group, Inc.  
2415 GRAND AVENUE  
DES MOINES, IOWA 50312  
(515) 288-4823