

**CURVE TABLE**

| CURVE NO. | DELTA          | RADIUS    | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE                             |
|-----------|----------------|-----------|------------|---------|----------------------------------------------------|
| CURVE 1   | 30° 06' 35" RT | 820.00'   | 430.92'    | 220.56' | N 74° 15' 06" W 425.98'<br>N 66° 23' 27" W 445.81' |
| CURVE 2   | 14° 23' 16" LT | 1,780.00' | 446.98'    | 224.67' | N 15° 25' 11" E 40.49'<br>S 60° 14' 46" E 363.07'  |
| CURVE 3   | 1° 58' 29" LT  | 1,165.00' | 40.49'     | 20.25'  | S 70° 16' 28" E 326.10'                            |
| CURVE 4   | 18° 00' 25" RT | 1,160.00' | 364.57'    | 183.80' | S 1° 31' 31" W 27.87'                              |
| CURVE 5   | 38° 03' 50" LT | 500.00'   | 332.17'    | 172.48' |                                                    |
| CURVE 6   | 1° 39' 49" LT  | 960.00'   | 27.87'     | 13.94'  |                                                    |

**OWNER/APPLICANT**

SPRING CREST PARTNERS LLC  
9550 HICKMAN RD, SUITE 100  
CLIVE, IA 50325  
CONTACT: NICK HALFHILL  
PHONE: 515-986-5994

**ZONING**

EXISTING: R-4, R-2  
PROPOSED: PD

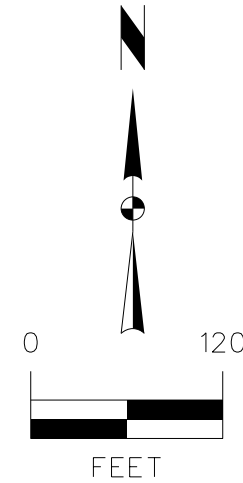
**LEGAL DESCRIPTION**

PROPOSED PD REZONING LEGAL DESCRIPTION:

A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 32; THENCE NORTH 00°40'47" EAST ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 1004.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°40'47" EAST CONTINUING ALONG SAID WEST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 320.01 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE SOUTH 89°45'11" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1356.67 FEET; THENCE SOUTH 00°41'17" WEST, 28.85 FEET; THENCE SOUTH 89°18'43" EAST, 130.00 FEET; THENCE SOUTH 54°03'19" EAST, 74.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1160.00 FEET, WHOSE ARC LENGTH IS 364.57 FEET AND WHOSE CHORD BEARS SOUTH 60°14'46" EAST, 363.07 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 332.17 FEET AND WHOSE CHORD BEARS SOUTH 70°16'28" EAST, 326.10 FEET; THENCE SOUTH 89°18'24" EAST, 40.26 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 27.87 FEET AND WHOSE CHORD BEARS SOUTH 01°31'31" WEST, 27.87 FEET; THENCE SOUTH 00°41'36" WEST, 292.13 FEET; THENCE NORTH 89°18'24" WEST, 39.86 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 430.92 FEET AND WHOSE CHORD BEARS NORTH 74°15'06" WEST, 425.98 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1780.00 FEET, WHOSE ARC LENGTH IS 446.98 FEET AND WHOSE CHORD BEARS NORTH 66°23'27" WEST, 445.81 FEET; THENCE NORTH 73°35'05" WEST, 112.51 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 40.49 FEET AND WHOSE CHORD BEARS NORTH 15°25'11" EAST, 40.49 FEET; THENCE NORTH 89°45'11" WEST, 1253.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.27 ACRES (752,397 S.F.).

| Adjacent Ownership           | Legal Description of Property          | Mailing Address                                               | SF Within 200' of Rezoning | % of Property Within 200' of Rezoning | % Consenting | % Non-Consenting |
|------------------------------|----------------------------------------|---------------------------------------------------------------|----------------------------|---------------------------------------|--------------|------------------|
| 1. Spring Crest Partners LLC | SE NE SEC.32-79-26, NE NE SEC.32-79-26 | 9550 Hickman Rd, Suite 100<br>Clive, IA 50325                 | 778,908                    | 66.7%                                 | 66.7%        |                  |
| 2. Leach Family Farms INC    | SE NW SEC.32-79-26, NE NW SEC.32-79-26 | Farmer's National Company<br>Po Box 542018<br>Omaha, Ne 68154 | 127,669                    | 11.0%                                 |              |                  |
| 3. Copeland, Jim             | NW NE SEC.32-79-26                     | 28291 HWY 6 WAUKEE                                            | 260,667                    | 22.3%                                 |              |                  |
|                              |                                        | TOTAL                                                         | 1,167,244                  | 100%                                  | 66.7%        |                  |



**SPRING CREST  
REZONING MAP**

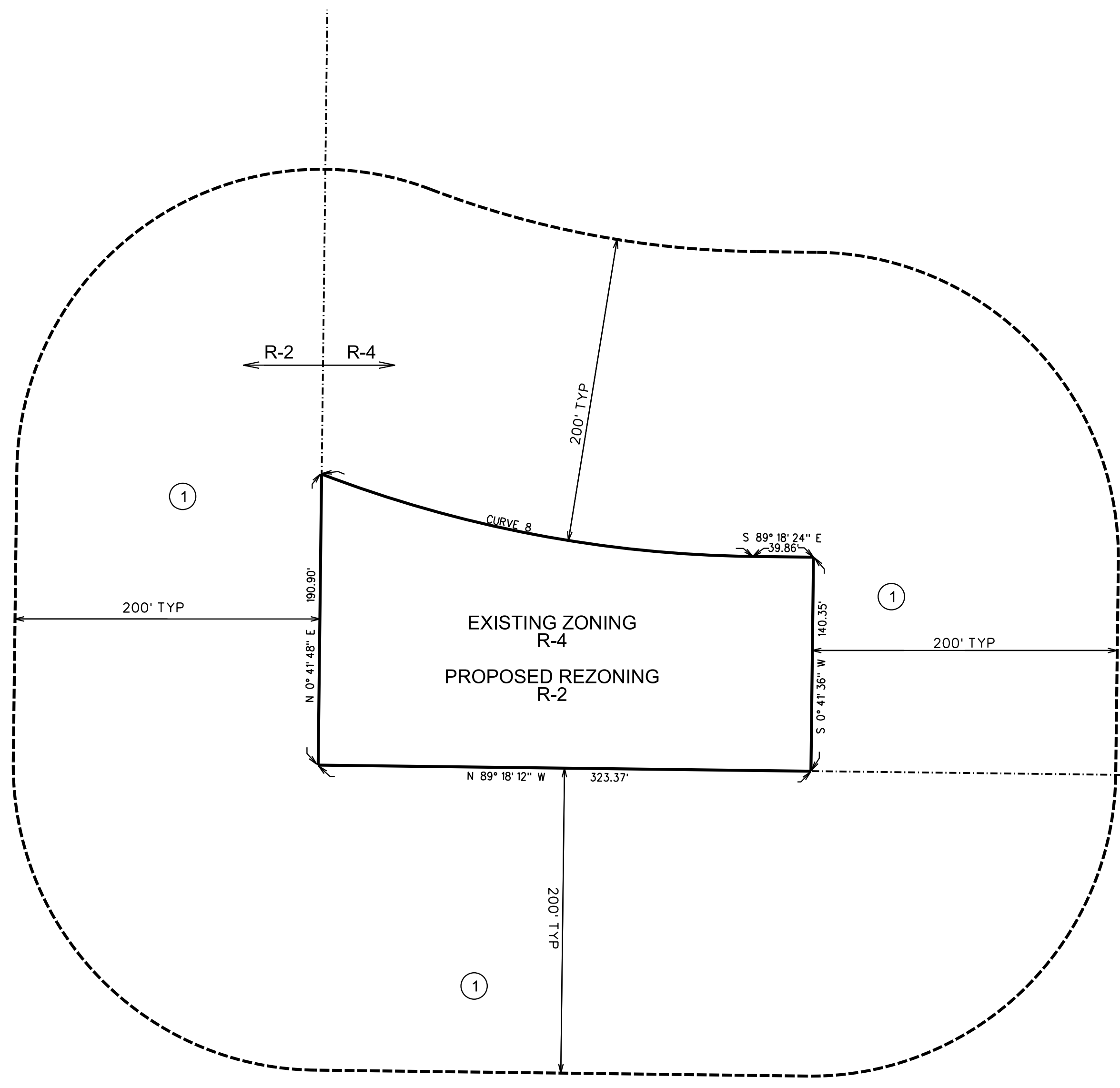
**WAUKEE, IA**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD.  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

| MARK            | REVISION        | DATE                 | BY            |
|-----------------|-----------------|----------------------|---------------|
| Engineer: EDC   | Checked By: EDG | Scale: 1"= 120'      | Field Bk: Pg: |
| Technician: JWM | Date: 08-07-17  | Project No: 116.0697 | Sheet 1 of 1  |

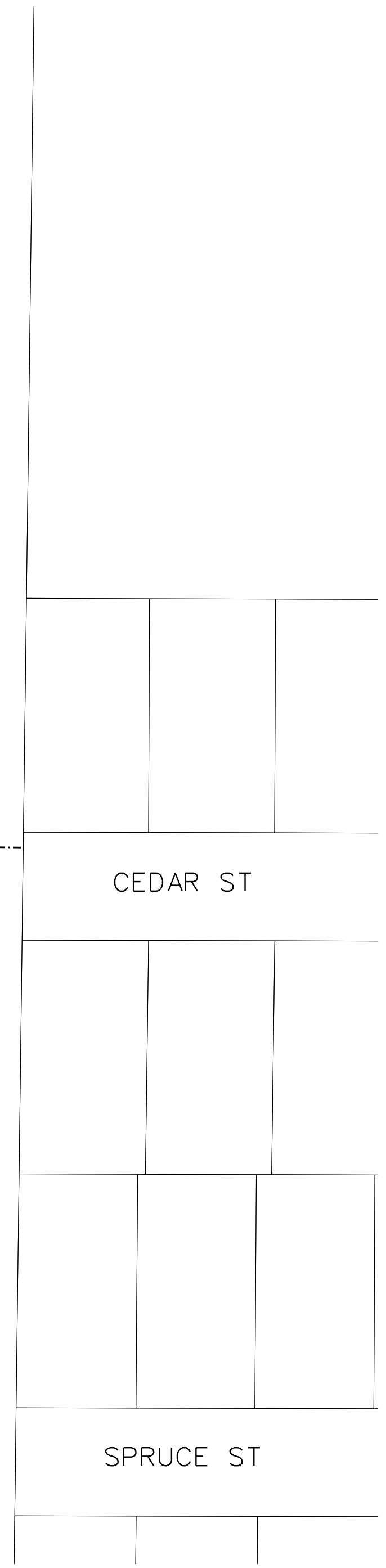
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**CURVE TABLE**

| CURVE NO. | DELTA          | RADIUS  | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE  |
|-----------|----------------|---------|------------|---------|-------------------------|
| CURVE 8   | 20° 13' 36" LT | 820.00' | 289.48'    | 146.26' | S 79° 11' 35" E 287.98' |

| Adjacent Ownership           | Legal Description of Property          | Mailing Address                            | SF Within 200' of Rezoning | % of Property Within 200' of Rezoning | % Consenting | % Non-Consenting |
|------------------------------|----------------------------------------|--------------------------------------------|----------------------------|---------------------------------------|--------------|------------------|
| 1. Spring Crest Partners LLC | SE NE SEC.32-79-26, NE NE SEC.32-79-26 | 9550 Hickman Rd, Suite 100 Clive, Ia 50325 | 322,457                    | 100%                                  | 100%         |                  |
| TOTAL                        |                                        |                                            | 322,457                    | 100%                                  | 100%         |                  |



**LEGAL DESCRIPTION**

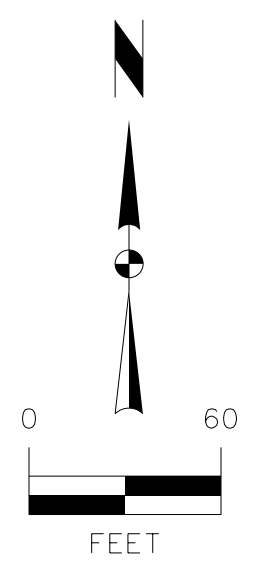
**PROPOSED R-2 REZONING LEGAL DESCRIPTION:**  
 A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 00°41'48" EAST ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 499.62 FEET; THENCE NORTH 89°18'12" WEST, 323.37 FEET; THENCE NORTH 00°41'48" EAST, 190.90 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 289.48 FEET AND WHOSE CHORD BEARS SOUTH 79°11'35" EAST, 287.98 FEET; THENCE SOUTH 89° 18' 24" EAST, 39.86 FEET; THENCE SOUTH 00°41'36" WEST, 140.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.15 ACRES (50,102 S.F.).

**OWNER/APPLICANT**

SPRING CREST PARTNERS LLC  
 9550 HICKMAN RD, SUITE 100  
 CLIVE, IA 50325  
 CONTACT: NICK HALFILL  
 PHONE: 515-986-5994

**ZONING**

EXISTING: R-4  
 PROPOSED: R-2



| MARK            | REVISION        | DATE          | BY  |
|-----------------|-----------------|---------------|-----|
| Engineer: EDC   | Checked By: EDG | Scale: 1"=60' | Pg. |
| Technician: JWM | Date: 08-07-17  | Field Bk.     |     |

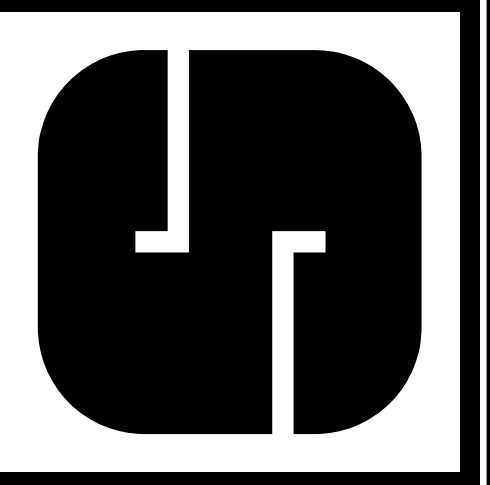
Project No: 116.0697 Sheet 1 of 1

**SPRING CREST**  
**REZONING MAP**

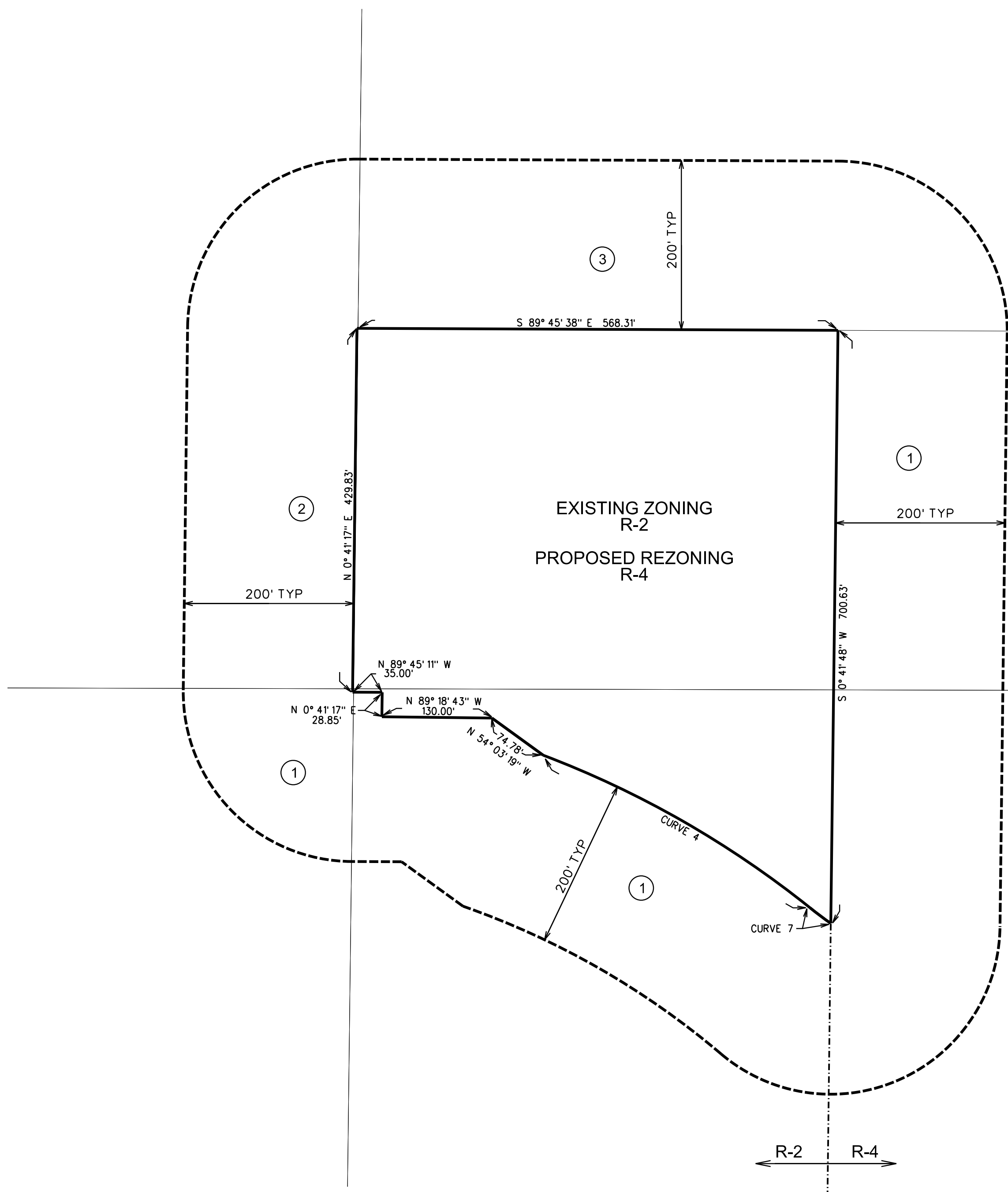
**WAUKEE, IA**

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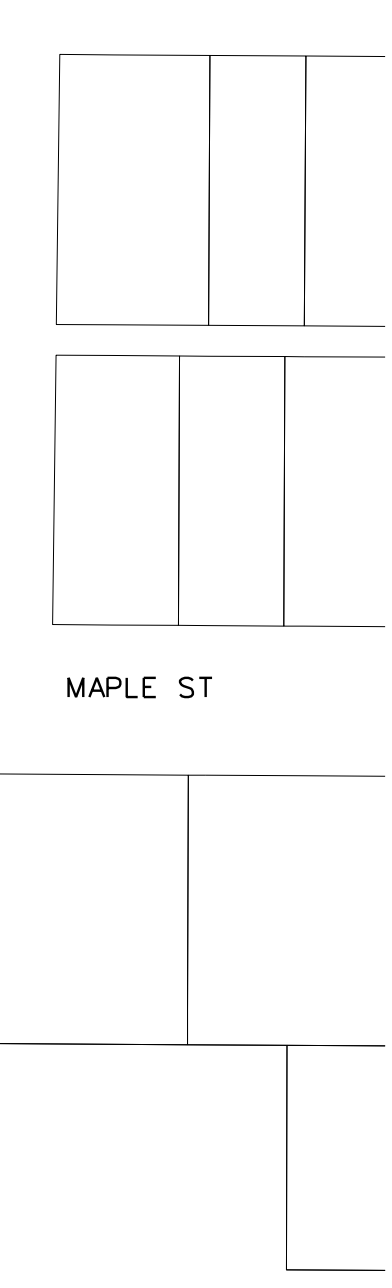
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**CURVE TABLE**

| CURVE NO. | DELTA          | RADIUS    | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE  |
|-----------|----------------|-----------|------------|---------|-------------------------|
| CURVE 4   | 18° 00' 25" RT | 1,160.00' | 364.57'    | 183.80' | S 60° 14' 46" E 363.07' |
| CURVE 7   | 3° 31' 29" RT  | 500.00'   | 30.76'     | 15.38'  | N 53° 00' 18" W 30.76'  |

| Adjacent Ownership           | Legal Description of Property                          | Mailing Address                               | SF Within 200' of Rezoning | % of Property Within 200' of Rezoning | % Consenting | % Non-Consenting |
|------------------------------|--------------------------------------------------------|-----------------------------------------------|----------------------------|---------------------------------------|--------------|------------------|
| 1. Spring Crest Partners LLC | SE NE SEC.32-79-26, NE NE SEC.32-79-26                 | 9550 Hickman Rd, Suite 100<br>Clive, IA 50325 | 329,623                    | 55.7%                                 | 55.7%        |                  |
| 2. Copeland, Jim             | NW NE SEC.32-79-26                                     | 28291 HWY 6 WAUKEE                            | 117,055                    | 19.7%                                 |              |                  |
| 3. Deery, Deery & Deery, LLC | PARCEL 17-140, NE, NE RESIDENCE<br>ON CR DIST: 500-800 |                                               | 144,639                    | 24.6%                                 |              |                  |
|                              |                                                        | TOTAL                                         | 591,317                    | 100%                                  | 55.7%        |                  |



**LEGAL DESCRIPTION**

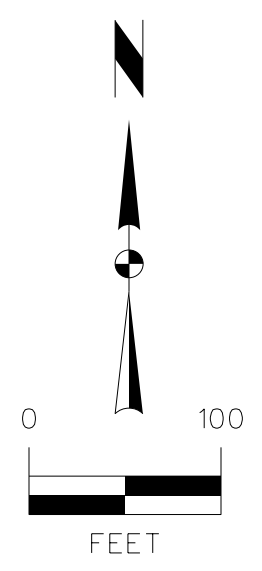
PROPOSED R-4 REZONING LEGAL DESCRIPTION:  
 A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°41'17" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE WEST LINE OF PARCEL 17-140 AS RECORDED IN BOOK 2016, PAGE 245.30 OF THE DALLAS COUNTY RECORDER'S OFFICE, 894.61 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 17-140 AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°45'38" EAST ALONG THE SOUTH LINE OF SAID PARCEL 17-140, A DISTANCE OF 568.31 FEET; THENCE SOUTH 00°41'48" WEST, 700.63 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 30.76 FEET AND WHOSE CHORD BEARS NORTH 53°00'18" WEST, 30.76 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1160.00 FEET, WHOSE ARC LENGTH IS 364.57 FEET AND WHOSE CHORD BEARS NORTH 60°14'46" WEST, 363.07 FEET; THENCE NORTH 54°03'19" WEST, 74.78 FEET; THENCE NORTH 89°18'43" WEST, 130.00 FEET; THENCE NORTH 00°41'17" EAST, 28.85 FEET; THENCE NORTH 89°45'11" WEST, 35.00 FEET TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 00°41'17" EAST ALONG SAID WEST LINE, 429.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.02 ACRES (305,974 S.F.).

**OWNER/APPLICANT**

SPRING CREST PARTNERS LLC  
 9550 HICKMAN RD, SUITE 100  
 CLIVE, IA 50325  
 CONTACT: NICK HALFILL  
 PHONE: 515-986-5994

**ZONING**

EXISTING: R-2  
 PROPOSED: R-4



| MARK | REVISION        | DATE     | BY                   |
|------|-----------------|----------|----------------------|
| EDC  | Checked By: EDG | 08-07-17 | Scale: 1"= 100'      |
| JWM  | Date: 116.0697  |          | Field Bk: Pg: 1 of 1 |

**SPRING CREST**  
**REZONING MAP**

**WAUKEE, IA**

**SNYDER & ASSOCIATES, INC.**

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