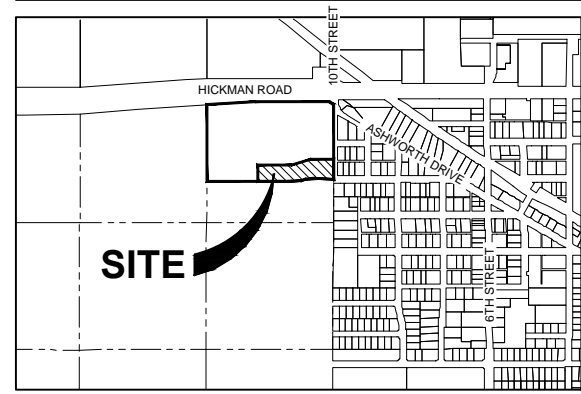


VICINITY MAP



DEVELOPER/APPLICANT

THE ROSE COMPANIES  
7103 CHANCELLOR DRIVE  
CEDAR FALLS, IOWA 50613

OWNER

DEERY, DEERY, & DEERY, LLC  
7404 UNIVERSITY AVE  
CEDAR FALLS, IOWA 50613

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

ZONING

EXISTING: R-4  
PROPOSED: C-1

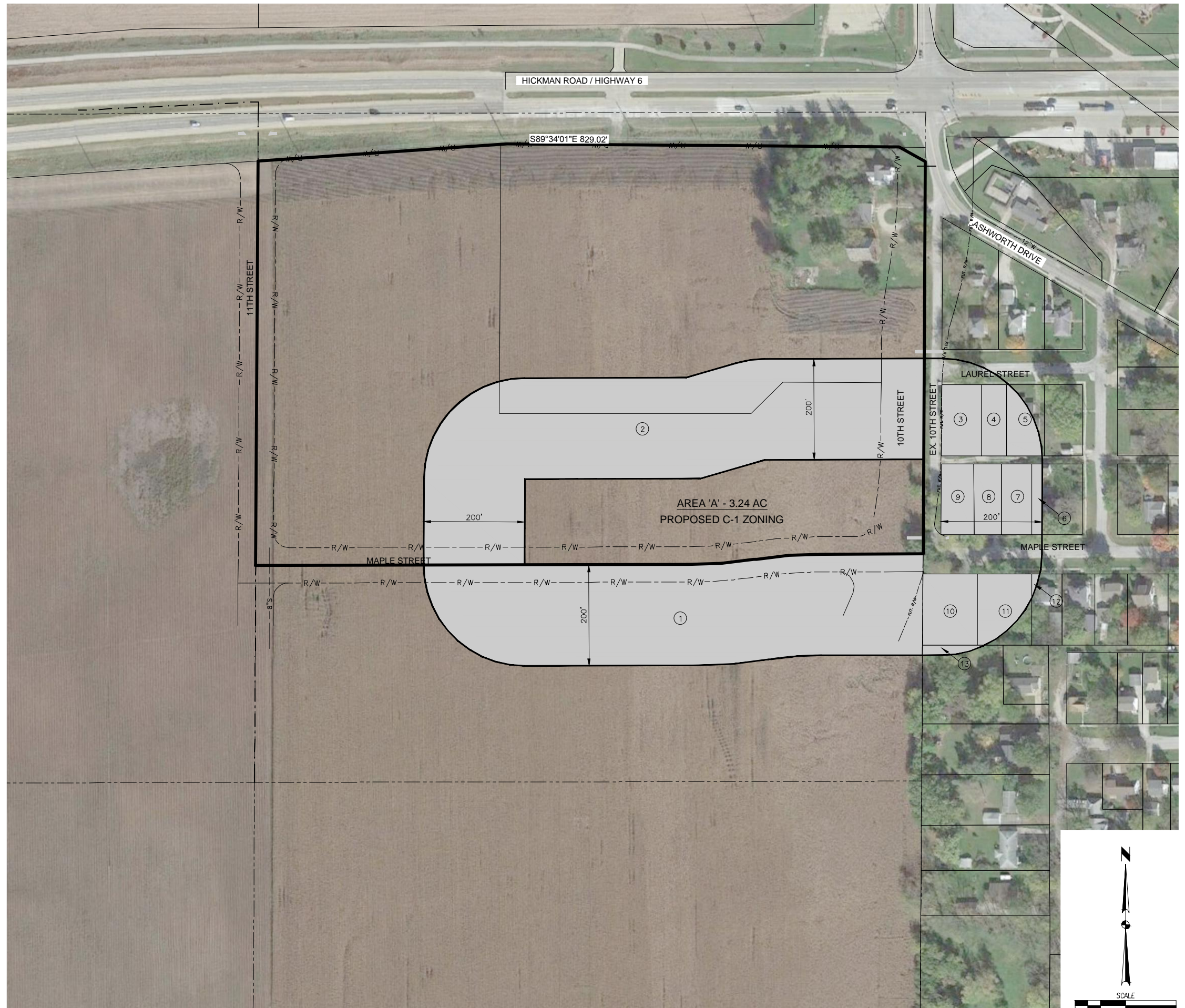
REZONING DESCRIPTION

A PART OF PARCEL '17-140' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016 PAGE 24530 IN THE CITY OF WAUKEE, DALLAS COUNTY IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL '17-140'; THENCE SOUTH 00°20'02" WEST ALONG THE EAST LINE OF SAID PARCEL '17-140', A DISTANCE OF 589.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°20'02" WEST ALONG SAID EAST LINE, 186.83 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '17-140'; THENCE SOUTH 89°49'18" WEST ALONG SAID SOUTH LINE, 201.24 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 900.00 FEET, WHOSE ARC LENGTH IS 129.03 FEET AND WHOSE CHORD BEARS SOUTH 85°42'53" WEST, 128.92 FEET; THENCE SOUTH 81°36'27" WEST ALONG SAID SOUTH LINE, 6.18 FEET; THENCE WESTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 900.00 FEET, WHOSE ARC LENGTH IS 129.89 FEET AND WHOSE CHORD BEARS SOUTH 85°44'32" WEST, 129.78 FEET; THENCE SOUTH 89°52'36" WEST ALONG SAID SOUTH LINE, 324.18 FEET; THENCE NORTH 00°19'32" EAST, 169.56 FEET; THENCE NORTH 89°52'35" EAST, 347.19 FEET; THENCE NORTH 73°47'14" EAST, 133.74 FEET; THENCE NORTH 89°52'35" EAST, 314.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.24 ACRES (141,320 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'A'

			CONSENTING
1.	SPRING CREST PARTNERS, LLC	4.35 AC	38.29% X
2.	DEERY & DEERY, LLC	5.15 AC	45.33% X
3.	CHASE, MICHAELA L	0.26 AC	1.58%
4.	EMMERT, JOY K	0.16 AC	0.96%
5.	WOODWARD, JOHN & MARILYN REVOCABLE TRUST	0.16 AC	1.16%
6.	PETTY, ROBERT M	0.07 AC	0.43%
7.	WASSON, LINDSAY & HALSEY	0.14 AC	0.85%
8.	DONAHUE, LINDA L	0.18 AC	1.10%
9.	HENNING, ERIC & KAITLYN	0.21 AC	1.28%
10.	DLUHOS, KAREN MARIE	0.36 AC	2.19%
11.	HUMPHRIES, BRENT W	0.27 AC	1.89%
12.	COWDEN, LYNN A	0.01 AC	0.12%
13.	RAUSCH, JACOB P	0.04 AC	0.67%
TOTAL		11.36 AC	100% 83.62%



REVISIONS	DATE
	11/15/17
	10/17/17

3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
TECH: MDM  
ENGINEER: ENH



CIVIL DESIGN ADVANTAGE  
WAUKEE, IOWA

DEERY BROTHERS  
WAUKEE DEVELOPMENT  
REZONING MAP - AREA 'A'