

NOT TO SCALE

VICINITY MAP

PROPERTY DESCRIPTION

3319 UTE AVENUE
DALLAS COUNTY, IOWA 50263

APPLICANT/OWNER

M.I.I. - WAUKEE, LLC
1175 STONEGATE CIRCLE
OMAHA, NE 68164
CONTACT: GEOFF MCGREGOR

ZONING

EXISTING: A-1 - AGRICULTURAL DISTRICT
PROPOSED: M-1 - LIGHT INDUSTRIAL DISTRICT

LEGAL DESCRIPTION

TRACT A AND B OF LOT 2 OF AUDITOR'S PLAT OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, AS DESCRIBED IN PLAT OF SURVEY FILED DECEMBER 1, 2000 IN BOOK 2000, PAGE 12483, OF THE RECORDS OF DALLAS COUNTY, IOWA, AS CORRECTED BY THE AFFIDAVIT OF CORRECTION FILED JANUARY 12, 2018 IN BOOK 2018, PAGE 669 OF THE RECORDS OF DALLAS COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS:

TRACT A: COMMENCING AS A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SAID SECTION 17; THENCE NORTH 83°32'40" EAST, A DISTANCE OF 1,227.95 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), TO THE POINT OF BEGINNING; THENCE NORTH 01°17'07" EAST, A DISTANCE OF 49.80 FEET; THENCE NORTH 83°36'23" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 01°17'07" EAST, A DISTANCE OF 49.70 FEET; THENCE SOUTH 83°32'40" WEST, A DISTANCE OF 90.00 FEET, TO THE POINT OF BEGINNING, SUBJECT TO COUNTY ROAD RIGHT OF WAY.

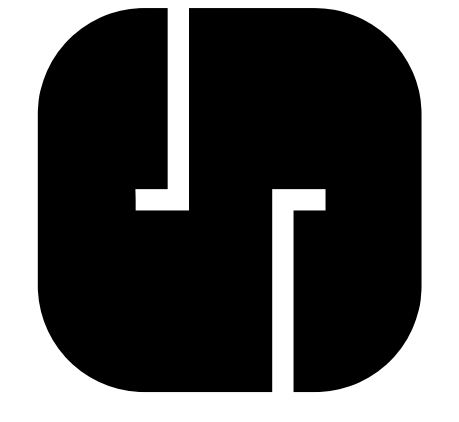
TRACT B: COMMENCING AT A POINT OF REFERENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SAID SECTION 17; THENCE NORTH 83°32'40" EAST, A DISTANCE OF 405.86 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4), TO THE POINT OF BEGINNING; THENCE NORTH 00°58'55" WEST, A DISTANCE OF 382.71 FEET; THENCE SOUTH 84°31'35" EAST, A DISTANCE OF 500.19 FEET; THENCE SOUTH 08°04'49" EAST, A DISTANCE OF 228.00 FEET; THENCE NORTH 83°36'23" EAST, A DISTANCE OF 296.33 FEET; THENCE SOUTH 01°17'07" WEST, A DISTANCE OF 49.80 FEET; THENCE SOUTH 83°32'40" WEST, A DISTANCE OF 822.09 FEET, TO THE POINT OF BEGINNING.

TOTAL ACRES: 4.27 AC

ADJACENT OWNERSHIP	Legal Description of Property	Mailing Address	Total Property (SF)	SF Within 200' of Rezoning	% of Property Within 200' of Rezoning	% Consenting	% Non-Consenting
1. M.I.I. - Waukee, LLC	Lot 2, I-80 West IndustrialPark Plat 1	1175 Stonegate Circle Omaha, NE 68164	127,210 SF	85,744 SF	15.30%		
2. 117 Land Company, LLC	Lot 5, I-80 West IndustrialPark Plat 1	9550 Hickman Road Suite 101 Clive, IA 50325	262,224 SF	727 SF	0.13%		
3. 117 Land Company, LLC	Lot 6, I-80 West IndustrialPark Plat 1	9550 Hickman Road Suite 101 Clive, IA 50325	64,050 SF	6,690 SF	1.19%		
4. 117 Land Company, LLC	Lot 1, I-80 West IndustrialPark Plat 1	9550 Hickman Road Suite 101 Clive, IA 50325	119,790 SF	92,648 SF	16.53%		
5. Caspe Family Jewish Community Campus, LC	33158 Ute Avenue	33158 Ute Avenue Waukee, IA 50263	863,359 SF	28,527 SF	5.09%		
6. Hawkeye Antique Acres c/o Richard K. McClure	N 330' SE NW S 17 T78 R26	27675 250th Street Dallas Center, IA 50063	405,108 SF	34,097 SF	6.08%		
7. Voigt, Merlin A. & Pamela J	N209' SW NW/ Ex N209'/SW N140', E385', W863'/ NW/ Ex N140'	3325 Ute Avenue Waukee, IA 50263	217,800 SF	150,355 SF	23.83%		
8. Tonelli, Angelo & Diana Lynne	N140', E385', W863' SW NW	PO Box 471 Waukee, IA 50263	54,450 SF	53,502 SF	9.55%		
9. Apple Tree Properties, LLC	AUD Lot 1 NW NW	8926 NW 72nd Place Johnston, IA 50131	54,450 SF	30,962 SF	5.52%		
10. Apple Tree Properties, LLC	W382.7' Lot 2 AUD Plat NW NW LYG N & W of Aud Lot 1	8926 NW 72nd Place Johnston, IA 50131	163,350 SF	70,885 SF	12.65%		
11. 117 Land Company, LLC	Lot 3, I-80 West IndustrialPark Plat 1	9550 Hickman Road Suite 101 Clive, IA 50325	544,500 SF	6,289 SF	1.12%		
				560,426 SF	100%		

CRESCENT RIDGE MINI STORAGE EXPANSION

REZONING MAP - EXHIBIT A



Project No: 117.0982

Sheet 1 of 1

WAUKEE, IOWA

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

SNYDER & ASSOCIATES, INC.

MARK	REVISION	DATE	BY
Engineer: JAL	Checked By: MAA	Scale: 1"= 100'	Field Bk:
Technician: RMM	Date: 02/02/18	Project No: 117.0982	Sheet 1 of 1