

REZONING EXHIBIT

LA GRANT & UNIVERSITY TOWNHOMES

WAUKEE, IOWA



building **strong** communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.



OWNER
PHILIP E. BRODERICK TRUST
PHILIP E. BRODERICK, TRUSTEE
9225 CASCADE AVENUE #2204
WEST DES MOINES, IOWA 50266

ZONING
CURRENT: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-4 ROW DWELLING AND TOWNHOME DWELLING DISTRICT WITH PD-1 (PLANNED DEVELOPMENT OVERLAY)

DEVELOPER
HUBBELL REALTY COMPANY
MATT WELLER
6900 WESTOWN PARKWAY
WDM, IA 50266

LEGAL DESCRIPTION
A PART OF LOT GOVERNMENT LOT 1, IN SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

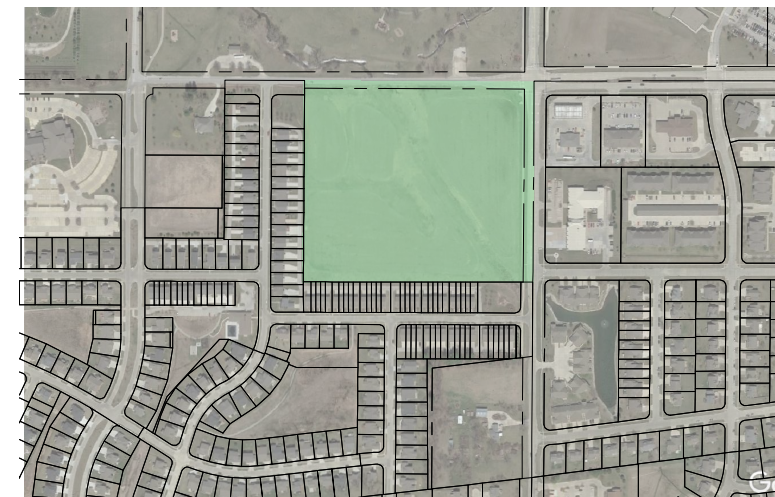
BEGINNING AT THE NORTHEAST CORNER OF LOT 'A', GLYNN VILLAGE PLAT 1; THENCE NORTH 89°54'59" WEST ALONG THE NORTHERLY LINE OF SAID GLYNN VILLAGE PLAT 1, A DISTANCE OF 956.10 FEET TO THE NORTHWEST CORNER OF LOT 165; THENCE NORTH 00°22'59" EAST CONTINUING ALONG SAID NORTHERLY LINE, 839.44 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 89°48'41" EAST ALONG SAID NORTH LINE, 956.06 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5; THENCE SOUTH 00°22'51" WEST ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 837.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.41 ACRES (801,733 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



NORTH



GRAPHIC SCALE



VICINITY SKETCH
SCALE: 1" = 800'

LA GRANT & UNIVERSITY TOWNHOMES

WAUKEE, IOWA
20218023
MAY 8, 2019

REVISIONS
JUNE 10, 2019 (CITY COMMENTS)

ENGINEER: C. SMITH
DRAWN BY: B. FLAHERTY

CHECKED BY: -
FIELD BOOK NO.: -

DRAWING NO.: RZ-01
SHEET NO.: 01 / 02



McCLURE ENGINEERING CO

building strong communities.

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Rezoning Table (City Residents)

Table with 3 columns and 18 rows. Columns include Parcel Number, Name of Property, Legal Description, Parcel Number, Mailing Address, Total Area of Property, Area within 200' of, % of Area within 200' of rezon, % Consentir, % Nonconsentir, Parcel Number, Name of Property, Legal Description, Parcel Number, Mailing Address, Total Area of Property, Area within 200' of, % of Area within 200' of rezon, % Consentir, % Nonconsentir, Parcel Number, Name of Property, Legal Description, Parcel Number, Mailing Address, Total Area of Property, Area within 200' of, % of Area within 200' of rezon, % Consentir, % Nonconsentir. Total row at bottom: Total 355,639 sf 100.0% 21.5% 78.5%

N:\Projects\WAK 202102\DWG\Rezoning 20210203_ Rezoning Sketch.dwg

LA GRANT AND UNIVERSITY TOWNHOMES

WAUKEE, IOWA 20218023 MAY 8, 2019

REVISIONS JUNE 10, 2019 (CITY COMMENTS)

ENGINEER: C. SMITH, DRAWN BY: B. FLAHERTY, CHECKED BY, FIELD BOOK NO.

DRAWING NO. RZ-01, SHEET NO. 02 / 02