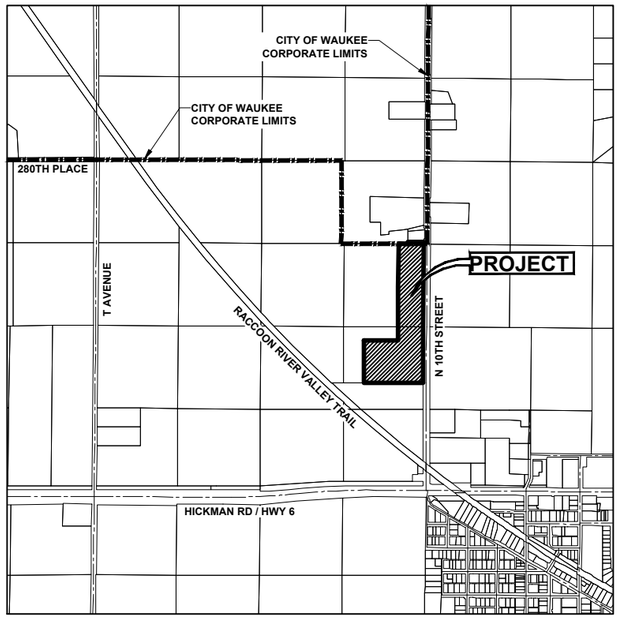
VICINITY MAP



OWNER

PETERSEN, LLC
28227 U AVE
WAUKEE, IA 50263

APPLICANT

LANDMARK DEVELOPMENT SERVICES
CONTACT: NICK HALFHILL
9550 HICKMAN ROAD, SUITE 100
CLIVE, IA 50325

ZONING

EXISTING: AGRICULTURAL DISTRICT

PROPOSED: C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

REZONING DESCRIPTION - AREA 'A'

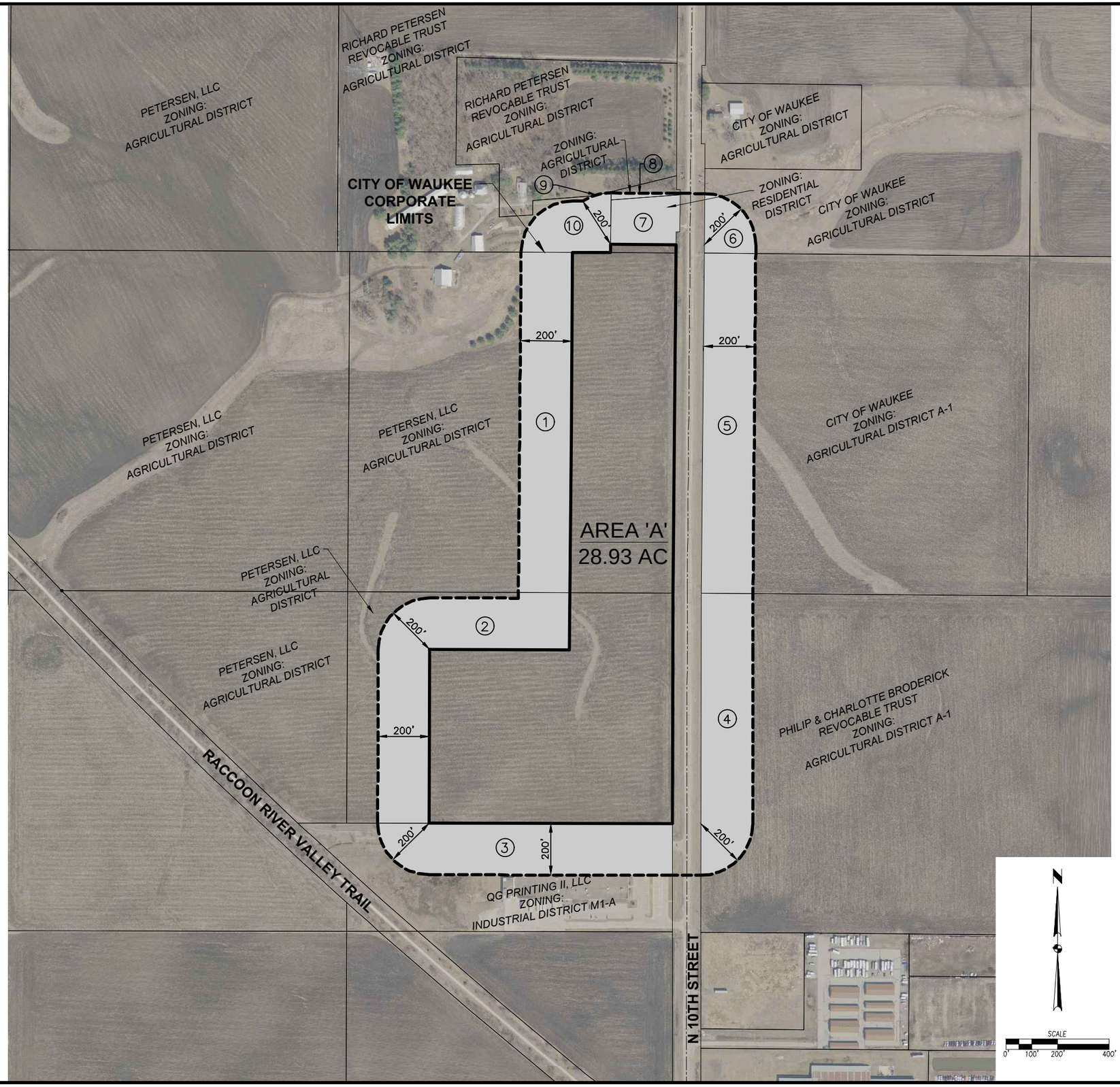
A PART OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 89°44'39" WEST, 55.00 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH 10TH STREET AND POINT OF BEGINNING; THENCE SOUTH 00°06'19" WEST ALONG SAID RIGHT OF WAY, 893.66 FEET; THENCE NORTH 89°53'01" WEST, 943.93 FEET; THENCE NORTH 00°06'19" EAST, 673.43 FEET; THENCE SOUTH 89°53'41" EAST, 542.58 FEET; THENCE NORTH 00°27'16" EAST, 1540.58 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°44'06" EAST ALONG SAID NORTH LINE, 147.21 FEET; THENCE NORTH 00°24'42" EAST, 32.00 FEET; THENCE SOUTH 89°45'35" EAST, 252.81 FEET TO SAID RIGHT OF WAY; THENCE SOUTH 00°27'16" WEST ALONG SAID RIGHT OF WAY, 1351.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.93 ACRES MORE OR LESS.

ADJACENT OWNERSHIP - AREA 'A'

			CONSENTING
1. PETERSEN, LLC	6.06 AC	27.11%	X
2. PETERSEN, LLC	6.41 AC	28.68%	X
3. QG PRINTING II, LLC	5.06 AC	22.64%	
4. PHILIP & CHARLOTTE BRODERICK REVOCABLE TRUST	4.82 AC	21.57%	
5. CITY OF WAUKEE, IA*	6.06 AC	–	
6. CITY OF WAUKEE, IA*	0.87 AC	–	
7. JEREMIAH & SHERYL MOORE*	1.11 AC	–	
8. RICHARD PETERSEN REVOCABLE TRUST*	0.10 AC	–	
9. RICHARD PETERSEN REVOCABLE TRUST*	0.00 AC	–	
10. RICHARD PETERSEN REVOCABLE TRUST*	1.45 AC	–	
TOTAL	31.94 AC	100%	55.79%

* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO | EI: ARG

REVISIONS	DATE
THIRD SUBMITTAL	10/03/17
SECOND SUBMITTAL	09/28/17
FIRST SUBMITTAL	08/17/17

CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING
REZONING MAP (C-1)

WAUKEE, IOWA

1 / 1

1704.181

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PLOTTED BY: JARED MURRAY PLOT DATE: 10/3/2017 9:47 AM