

# REZONING SKETCH PARCEL 18-163

WAUKEE, IOWA

OWNER

WAUKEE LAND HOLDINGS, LLC  
425 DIAMOND CREEK RD  
MANKATO MN 56001

ZONING

EXISTING : K-OF KETTLESTONE OFFICE DISTRICT  
PD PLANNED DEVELOPMENT DISTRICT (OVERLAY)  
PROPOSED : K-MU KETTLESTONE MIXED USE DISTRICT  
PD PLANNED DEVELOPMENT DISTRICT (OVERLAY)

LEGAL DESCRIPTION

PARCEL 18-163 OF THE PLAT OF SURVEY FILED IN BOOK 2018, PAGE 23782 ON DECEMBER 21, 2018, IN THE DALLAS COUNTY, IOWA RECORDER'S OFFICE, WAUKEE, DALLAS COUNTY, IOWA.

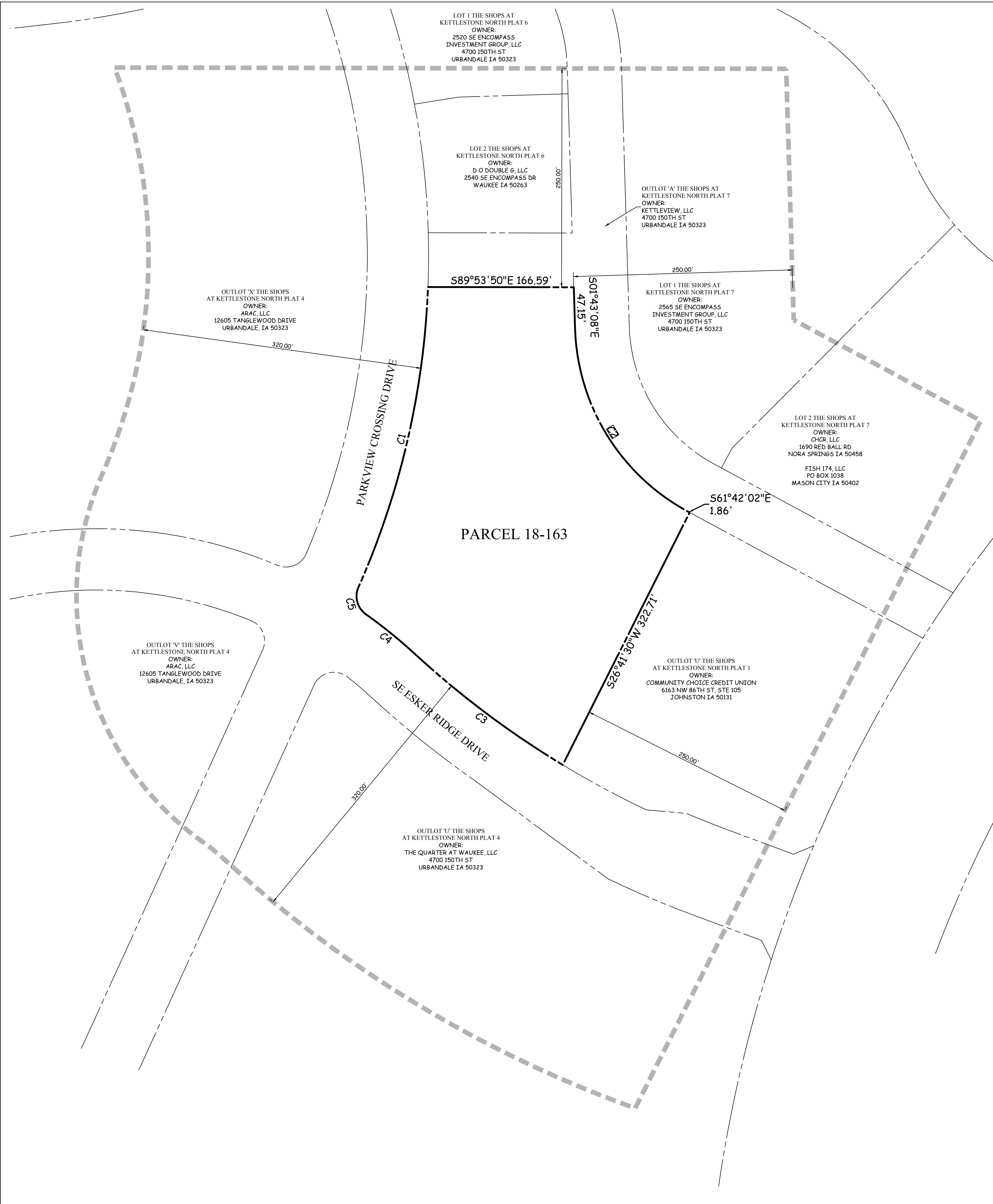
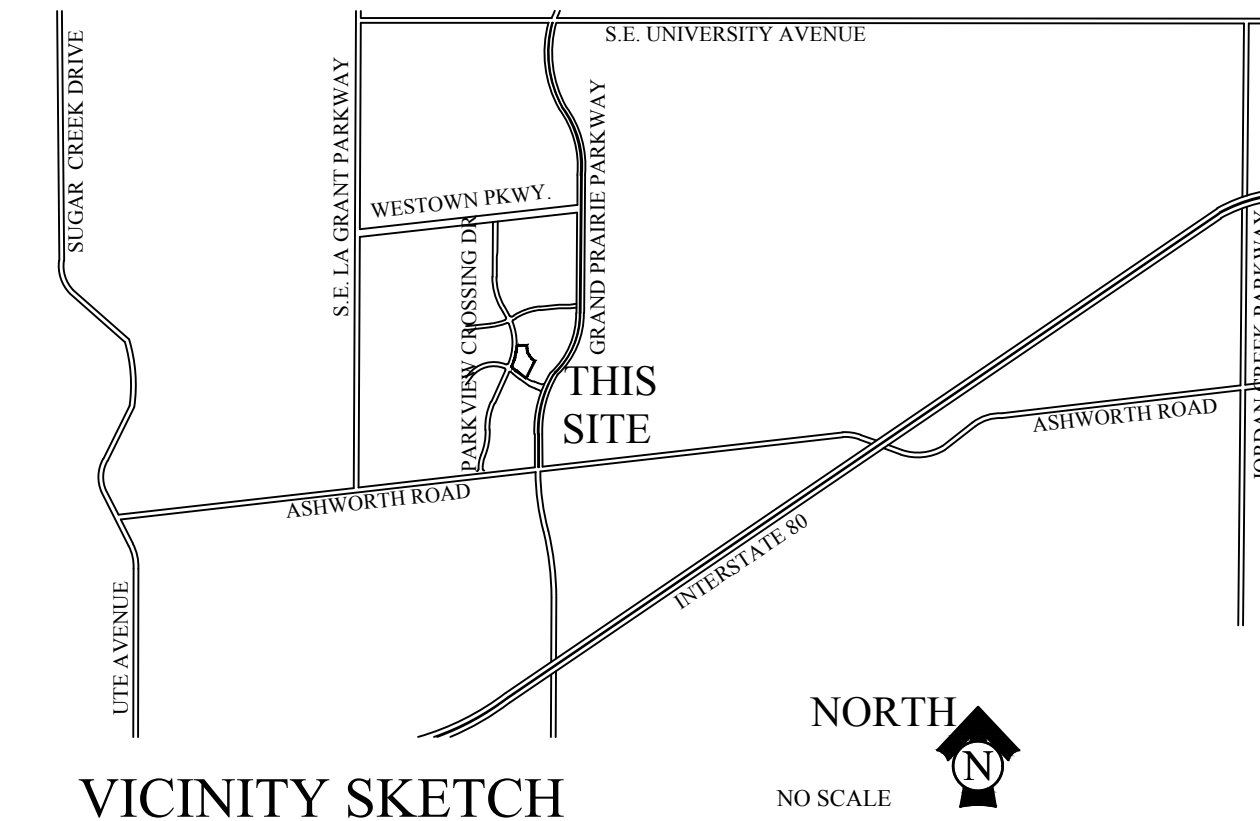
SAID TRACT OF LAND CONTAINS 2.81 ACRES MORE OR LESS.

SAID TRACT OF SUBJECT TO ALL EASEMENTS OF RECORD.

## SURROUNDING PROPERTY OWNERS

NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY	S.F. WITHIN 250' OF REZONING	% OF TOTAL S.F. WITHIN 250' OF REZONING	% CONSENTING	% NON- CONSENTING
ARAC, LLC	OUTLOT 'X' THE SHOPS AT KETTLESTONE NORTH PLAT 4	12605 TANGLEWOOD DR URBANDALE, IA 50323	475,675 SF	139,133 S.F.	23.16%	XXXXX	
ARAC, LLC	OUTLOT 'V' THE SHOPS AT KETTLESTONE NORTH PLAT 4	12605 TANGLEWOOD DR URBANDALE, IA 50323	334,917 SF	35,919 S.F.	5.98%	XXXXX	
THE QUARTER AT WAUKEE, LLC	OUTLOT 'U' THE SHOPS AT KETTLESTONE NORTH PLAT 4	4700 150TH ST URBANDALE IA 50323	1,067,220 SF	132,197 S.F.	22.01%	XXXXX	
COMMUNITY CHOICE CREDIT UNION	OUTLOT 'U' THE SHOPS AT KETTLESTONE NORTH PLAT 1	6163 NW 86TH ST, STE 105 JOHNSTON IA 50331	91,224 SF	77,995 S.F.	12.99%	XXXXX	
CHCR, LLC	LOT 1 THE SHOPS AT KETTLESTONE NORTH PLAT 7	1690 RED BALL RD NORA SPRINGS IA 50458	99,316 SF	46,799 S.F.	7.79%	XXXXX	
2565 SE ENCOMPASS INVESTMENT GROUP, LLC	LOT 1 THE SHOPS AT KETTLESTONE NORTH PLAT 7	4700 150TH ST URBANDALE IA 50323	1,408,699 SF	78,416 S.F.	13.09%	XXXXX	
D O DOUBLE G, LLC	LOT 2 THE SHOPS AT KETTLESTONE NORTH PLAT 6	2540 SE ENCOMPASS DR WAUKEE IA 50263	26,171 SF	26,171 S.F.	4.36%	XXXXX	
KETTLEVIEW, LLC	OUTLOT 'A' THE SHOPS AT KETTLESTONE NORTH PLAT 7	4700 150TH ST URBANDALE IA 50323	72,745 SF	51,927 S.F.	11.92%	XXXXX	
2520 SE ENCOMPASS INVESTMENT GROUP, LLC	LOT 1 THE SHOPS AT KETTLESTONE NORTH PLAT 6	4700 150TH ST URBANDALE IA 50323	42,098 SF	5,904 S.F.	0.982%	XXXXX	
<b>TOTAL SQUARE FOOTAGE</b>			<b>600,663 S.F.</b>	<b>TOTAL PERCENTAGE</b>		<b>79.22% CONSENTING</b>	

SIGNED PETITION \*



### CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	021°42'49"	935.00	354.34	179.32	352.22	N13°03'04"E
C2	059°59'00"	246.00	257.54	141.98	245.94	S31°42'39"E
C3	011°29'52"	1065.00	213.72	107.22	213.36	N53°04'39"W
C4	007°30'11"	535.00	70.06	35.08	70.01	N51°04'47"W
C5	078°45'04"	25.00	34.36	20.52	31.72	N15°27'41"W

- ### LEGEND
- PLAT BOUNDARY
  - ▲ SECTION CORNER
  - FOUND CORNER AS NOTED
  - SET CORNER 5/8" IR W/ YELLOW CAP #13156
  - I.R. IRON ROD
  - G.P. GAS PIPE
  - D. DEEDED DISTANCE
  - M. MEASURED DISTANCE
  - R PREVIOUSLY RECORDED DISTANCE
  - P.U.E. PUBLIC UTILITY EASEMENT

## COOPER CRAWFORD & ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=200'

DATE: 5-26-2020  
REVISIONS:

JOB NUMBER  
**CC 2339**

APPROVED: (X-X-2003) INITIALED: XXX AS-BUILT: (X-X-2003)

**REZONING SKETCH  
PARCEL 18-163**

**SHEET  
1 OF 1**

