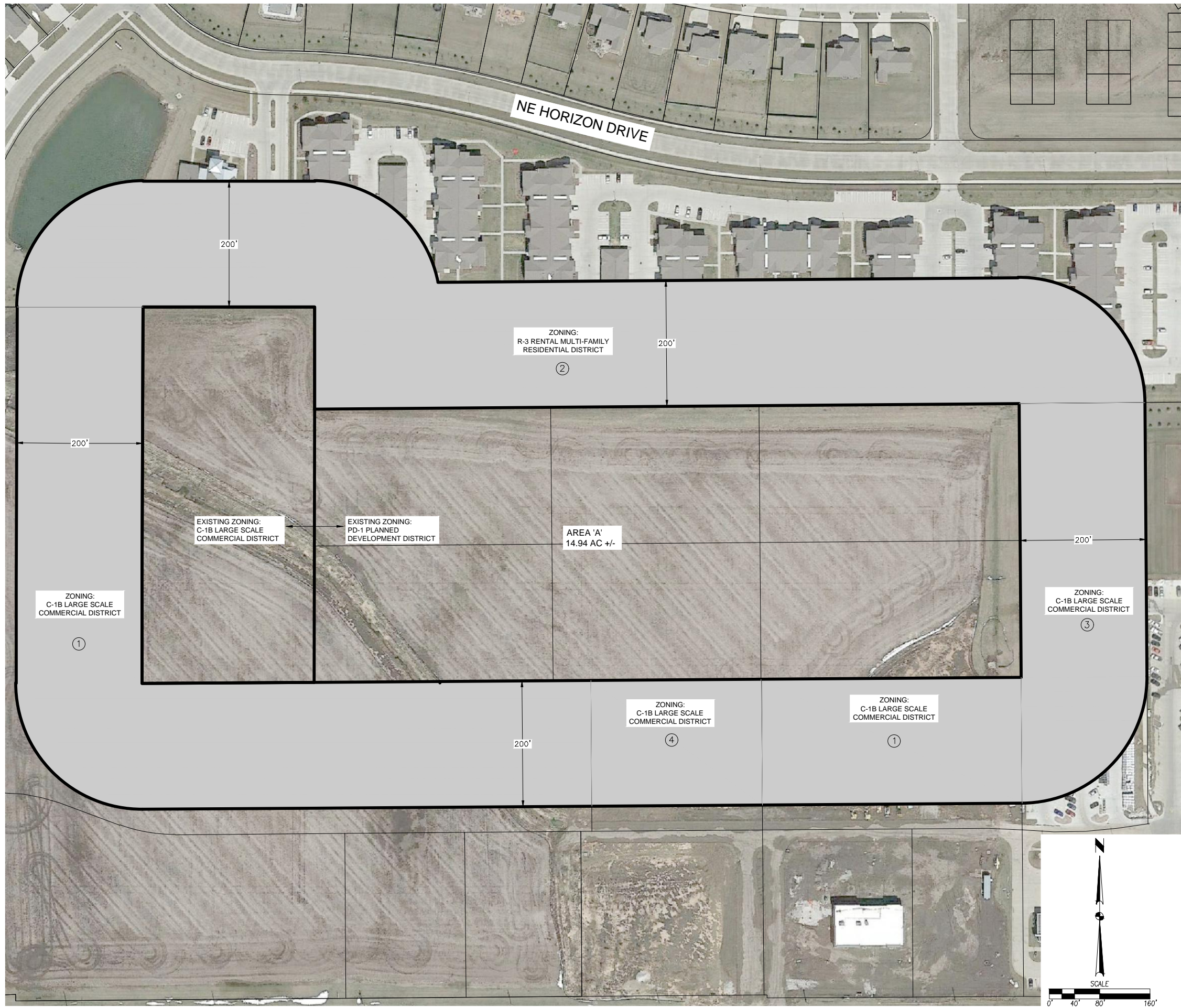
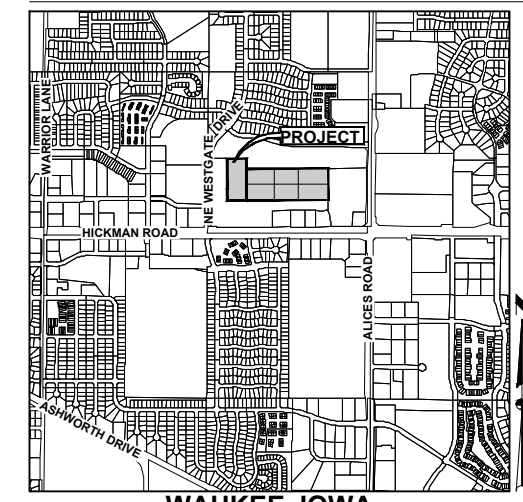


FILE: H:\2020\PROJECTS\WMS\200632-REZONING\DWG_PLOT1.DWG
 PLOT DATE: 7/24/2020 3:57 PM
 DRAWN BY: ERIN OLLENDIKE
 CHECKED BY: ERIN OLLENDIKE



VICINITY MAP



WAUKEE, IOWA

OWNERS

ALICES, LC
 5000 WESTOWN PARKWAY, STE 400
 WEST DES MOINES, IA 50266-5921

BRICKTOWNE PRAIRIE CROSSING, LC
 CONTACT: DICKSON JENSEN
 4611 MORTENSEN ROAD, SUITE 106
 AMES, IA 50014
 PHONE: (515) 233-2752

APPLICANT

BRICKTOWNE PRAIRIE CROSSING, LC
 CONTACT: DICKSON JENSEN
 4611 MORTENSEN ROAD, SUITE 106
 AMES, IA 50014
 PHONE: (515) 233-2752

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: ERIN OLLENDIKE
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA 50111
 PH: (515) 369-4400

ZONING

EXISTING: C-1B LARGE SCALE COMMERCIAL DISTRICT & PD-1 PLANNED DEVELOPMENT DISTRICT W/ UNDERLYING R-3 ZONING
 PROPOSED: PD-1 PLANNED DEVELOPMENT DISTRICT W/ UNDERLYING R-3 ZONING

ADJACENT OWNERSHIP

OWNER	ACRES	PERCENT	CONSENTING
1. ALICES, LC	8.65 AC.	41%	X
2. PRAIRIEGRASS EQUITY LLC	8.38 AC.	40%	
3. HYVEE, INC	2.72 AC.	13%	X
4. TRI-POINT HOLDINGS, LLC	1.24 AC.	6%	
	20.99AC.	100%	54%

REZONING DESCRIPTION - AREA 'A'

ALL OF BRICKTOWNE AT PRAIRIE CROSSING PLAT 1, AN OFFICIAL PLAT AND A PART OF OUTLOT 'Z', PRAIRIE CROSSING PLAT 7, AN OFFICIAL PLAT, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BRICKTOWNE AT PRAIRIE CROSSING PLAT 1; THENCE SOUTH 00°26'25" EAST ALONG THE EAST LINE OF BRICKTOWNE AT PRAIRIE CROSSING PLAT 1, A DISTANCE OF 434.61 FEET TO THE SOUTHEAST CORNER OF SAID BRICKTOWNE AT PRAIRIE CROSSING PLAT 1; THENCE SOUTH 89°33'35" WEST ALONG THE SOUTH LINE OF SAID BRICKTOWNE AT PRAIRIE CROSSING PLAT 1, A DISTANCE OF 1123.87 FEET TO THE SOUTHWEST CORNER OF SAID BRICKTOWNE AT PRAIRIE CROSSING PLAT 1; THENCE SOUTH 89°39'40" WEST, 274.01 FEET; THENCE NORTH 00°10'35" EAST, 598.39 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 89°55'30" EAST ALONG SAID NORTHERLY LINE, 272.88 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 00°04'30" WEST ALONG THE EASTERLY LINE OF SAID OUTLOT 'Z', 161.78 FEET TO THE NORTHWEST CORNER OF SAID BRICKTOWNE AT PRAIRIE CROSSING PLAT 1; THENCE NORTH 89°33'35" EAST ALONG THE NORTHERLY LINE OF SAID BRICKTOWNE AT PRAIRIE CROSSING PLAT 1, A DISTANCE OF 1120.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.94 ACRES (650,957 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE: 7/23/2020
 REVISIONS:
 PREPARED: EI: GH/JWM
 ENGINEER: EKO
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
BRICKTOWNE AT PRAIRIE CROSSING - PHASE 2
REZONING MAP
 1
 1
 2006.282