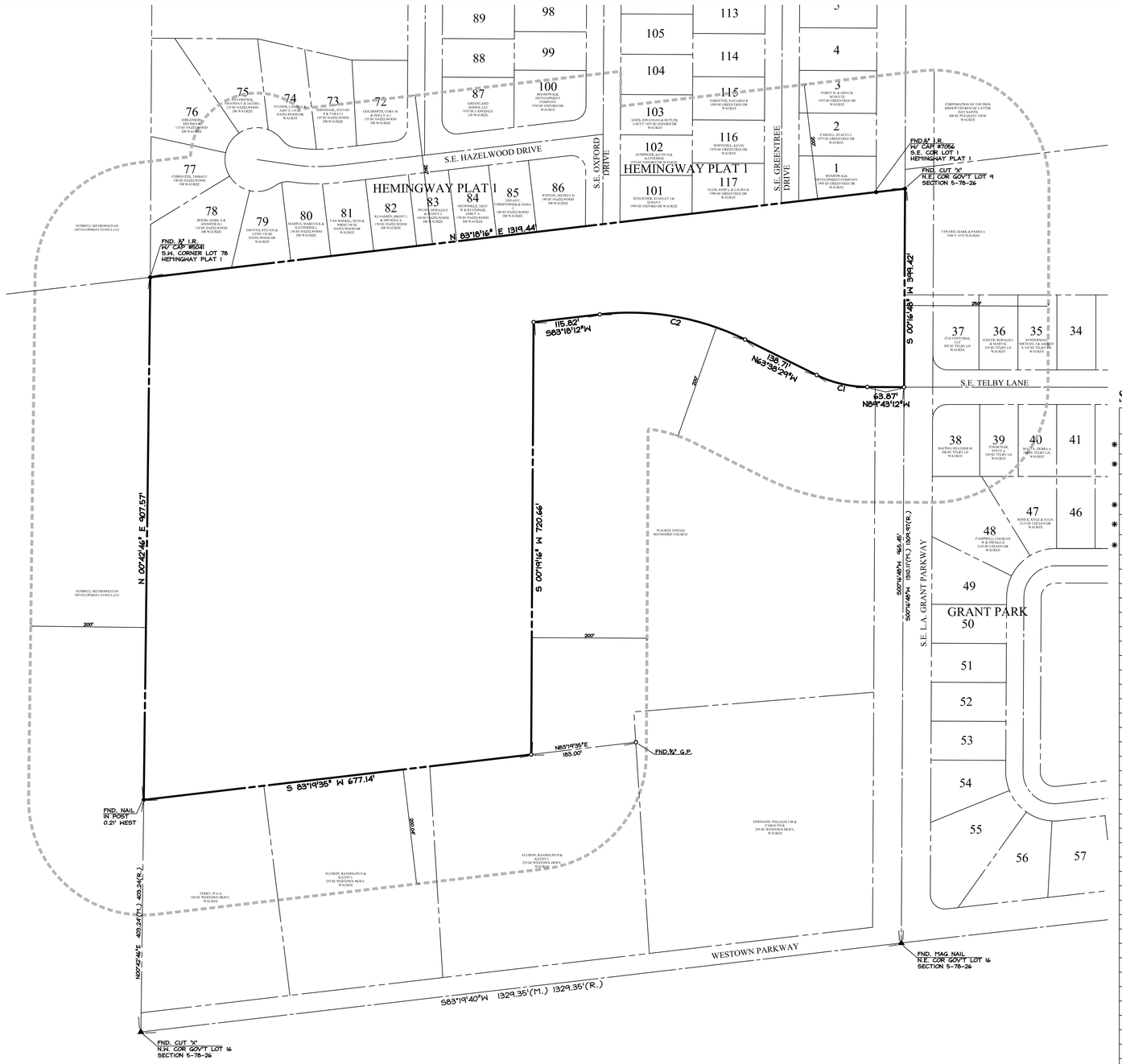

REZONING SKETCH
WARRIOR RIDGE
Waukee, Iowa

OWNER
ALWAYS R'S HOLDINGS L.L.C.
330862 UTE AVE
WAUKEE, IA 50263

DEVELOPER
TTT L.L.C.
330862 UTE AVE
WAUKEE, IA 50263

ZONING
EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-2 ONE AND TWO FAMILY RESIDENTIAL

REZONING LEGAL DESCRIPTIONS
A PARCEL OF LAND IN GOVERNMENT LOT 9, IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5th P.M., DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 78 HEMINGWAY PLAT 1, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, SAID POINT BEING ON THE THE NORTH LINE OF GOVERNMENT LOT 9; THENCE N83°18'16"E, 1319.44 FEET ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 9 TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 9; THENCE S00°16'48"W, 399.42 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 9; THENCE N84°43'12"W, 63.87 FEET TO A 200.00 FEET RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY 91.03 FEET ALONG SAID CURVE, SAID CHORD LENGTH OF 90.25 FEET AND A CHORD BEARING OF N76°40'50"W; THENCE N63°38'29"W, 138.71 FEET TO A 450.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 259.62 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 256.03 FEET AND A CHORD BEARING OF N80°10'08"W; THENCE S83°18'12"W, 119.82 FEET; THENCE S00°19'16"W, 720.66 FEET; THENCE S83°19'35"W, 677.14 FEET TO THE WEST LINE OF GOVERNMENT LOT 9; THENCE N00°42'46"E, 907.57 FEET ALONG SAID WEST LINE OF GOVERNMENT LOT 9, TO THE SOUTHWEST CORNER OF LOT 78 HEMINGWAY PLAT 1, AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 17.306 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SURROUNDING PROPERTY OWNERS

	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY	S.F. WITHIN 200' OF REZONING	% OF TOTAL S.F. WITHIN 200' OF REZONING	% CONSENTING	% NON-CONSENTING
*	WAUKEE UNITED METHODIST CHURCH	COM 1319.51' W NE COR GL 9 S907.52' E LY 860.12' N 52.88' E 468.22' N TO POB	650 ASHWORTH DR., P.O. BOX 26 WAUKEE, IA 50263	400,072 S.F.	224,458 S.F.	22.70%	22.70%	XXXXX
*	HUBBELL METROPOLITAN DEVELOPMENT FUND I, LLC	GOV' LOT 10 /EX PART PARCEL Y	6900 WESTOWN PKWY, WEST DES MOINES, IA	1,143,886 S.F.	244,239 S.F.	24.70%	24.70%	XXXXX
	IVA A TERRY	W260.66' AS MEAS ON S LINE OF S407' GOV' LOT 9 (PHASE1-EN) W260.66'	105 SE WESTOWN PARKWAY	76,230 S.F.	44,722 S.F.	4.52%	XXXXX	XXXXX
*	RANDOLPH H & KATHY L ALLISON	IRREG 2.553 AC PCL SW 1/4 GOV LOT 9 (PHASE1-EN) IRREG 2.553 AC PCL SW 1/4	175 SE WESTOWN PKWY, WAUKEE	98,010 S.F.	56,794 S.F.	5.74%	5.74%	XXXXX
*	RANDOLPH H & KATHY L ALLISON	W359.8' S400.43' E363.5' GOV' LOT 9 (PHASE1-EN) W359.8' S400.43' E363.5'	255 SE WESTOWN PKWY, WAUKEE	130,680 S.F.	66,829 S.F.	6.76%	6.76%	XXXXX
*	WILLIAM J JR & CAROLYN K HERMANN	COM SE COR GOV' LOT 9 N436.5' W466.23' S453.20'E TO POB	250 SE WESTOWN PKWY, WAUKEE	174,240 S.F.	2,195 S.F.	0.22%	0.22%	XXXXX
	MARK & PAMELA VINARD	W358.8' N184.5' GOV LOT 12 & W359.6' GL5	3106 V AVE WAUKEE	47,082 S.F.	47,083 S.F.	4.76%	XXXXX	XXXXX
	CHURCH OF LATTER DAY SAINTS	REPLAT PARK VIEW CROSSING PLT 2 LT 31	400 SE PLEASANT VIEW WAUKEE	316,681 S.F.	22,418 S.F.	2.27%	XXXXX	XXXXX
	MICHAEL J & ASHLEY A SUNDERMAN	LOT 35 GRANT PARK	345 SE TELBY LN, WAUKEE	8,840 S.F.	6,865 S.F.	0.69%	XXXXX	XXXXX
	RONALD L & MARY K JUHLER	LOT 36 GRANT PARK	325 SE TELBY LN WAUKEE	8,840 S.F.	8,813 S.F.	0.89%	XXXXX	XXXXX
	CLS VENTURES, LLC	LOT 37 GRANT PARK	305 SE TELBY LN WAUKEE	10,270 S.F.	10,259 S.F.	1.04%	XXXXX	XXXXX
	HEATHER M BACINO	LOT 38 GRANT PARK	300 SE TELBY LN WAUKEE	10,125 S.F.	10,125 S.F.	1.02%	XXXXX	XXXXX
	STEVE A CHEBUHAR	LOT 39 GRANT PARK	320 SE TELBY LN WAUKEE	8,375 S.F.	8,142 S.F.	0.82%	XXXXX	XXXXX
	DEBRA A MATTA	LOT 40 GRANT PARK	340 SE TELBY LN, WAUKEE	8,375 S.F.	3,251 S.F.	0.33%	XXXXX	XXXXX
	KYLE & JULIA ROHLK	LOT 47 GRANT PARK	2135 SE LEEANN DR WAUKEE	11,726 S.F.	442 S.F.	0.04%	XXXXX	XXXXX
	CHARLES W & NICOLE D CAMPBELL	LOT 48 GRANT PARK	2145 SE LEEANN DR WAUKEE	18,190 S.F.	3,311 S.F.	0.36%	XXXXX	XXXXX
	BOARDWALK DEVELOPMENT COMPANY	LOT 1 HEMINGWAY PLAT 1	1995 SE GREENTREE DR WAUKEE	9,459 S.F.	9,459 S.F.	0.96%	XXXXX	XXXXX
	STACEY L CARGILL	LOT 2 HEMINGWAY PLAT 1	1975 SE GREENTREE DR WAUKEE	10,026 S.F.	10,026 S.F.	1.01%	XXXXX	XXXXX
	COREY R. & GINA M. SCHULTZ	LOT 3 HEMINGWAY PLAT 1	1955 SE GREENTREE DR WAUKEE	9,946 S.F.	7,595 S.F.	0.77%	XXXXX	XXXXX
	CORY M & HOLLY A J GOLDSMITH	LOT 72 HEMINGWAY PLAT 1	155 SE HAZELWOOD DR WAUKEE	13,160 S.F.	6,713 S.F.	0.68%	XXXXX	XXXXX
	STEVEN P & TARA J J ODENHAHL	LOT 73 HEMINGWAY PLAT 1	145 SE HAZELWOOD DR WAUKEE	12,173 S.F.	5,401 S.F.	0.55%	XXXXX	XXXXX
	LANCE E & AMY E STUDER	LOT 74 HEMINGWAY PLAT 1	135 SE HAZELWOOD DR WAUKEE	13,760 S.F.	5,859 S.F.	0.59%	XXXXX	XXXXX
	AMANDA C & JACOB L HAVERSTICK	LOT 75 HEMINGWAY PLAT 1	125 SE HAZELWOOD DR WAUKEE	15,626 S.F.	4,020 S.F.	0.41%	XXXXX	XXXXX
	MELISSA K JORGENSON	LOT 76 HEMINGWAY PLAT 1	115 SE HAZELWOOD DR WAUKEE	18,750 S.F.	3,904 S.F.	0.39%	XXXXX	XXXXX
	THIBAUT CHROUZES	LOT 77 HEMINGWAY PLAT 1	100 SE HAZELWOOD DR WAUKEE	12,856 S.F.	10,681 S.F.	1.08%	XXXXX	XXXXX
	JAMIE A & JENNIFER H J BOESS	LOT 78 HEMINGWAY PLAT 1	110 SE HAZELWOOD DR WAUKEE	20,109 S.F.	20,109 S.F.	2.03%	XXXXX	XXXXX
	STEVEN & LYNN GRAVES	LOT 79 HEMINGWAY PLAT 1	120 SE HAZELWOOD DR WAUKEE	10,390 S.F.	10,390 S.F.	1.05%	XXXXX	XXXXX
	MARCUS K & KATHERINE L MARPLE	LOT 80 HEMINGWAY PLAT 1	130 SE HAZELWOOD DR WAUKEE	9,235 S.F.	9,235 S.F.	0.93%	XXXXX	XXXXX
	SETH & NIKKI VAN ROEKEL	LOT 81 HEMINGWAY PLAT 1	140 SE HAZELWOOD DR WAUKEE	9,390 S.F.	9,390 S.F.	0.95%	XXXXX	XXXXX
	BRENT L & NICHOLE A KLAASSEN	LOT 82 HEMINGWAY PLAT 1	150 SE HAZELWOOD DR WAUKEE	9,376 S.F.	9,376 S.F.	0.95%	XXXXX	XXXXX
	DONALD E & NANCY J PFUND	LOT 83 HEMINGWAY PLAT 1	160 SE HAZELWOOD DR WAUKEE	8,751 S.F.	8,751 S.F.	0.88%	XXXXX	XXXXX
	TROY W OSTWINKLE & EMILY A KLUESNER	LOT 84 HEMINGWAY PLAT 1	170 SE HAZELWOOD DR WAUKEE	8,751 S.F.	8,751 S.F.	0.88%	XXXXX	XXXXX
	CHRISTOPHER & DANA J TIFFANY	LOT 85 HEMINGWAY PLAT 1	180 SE HAZELWOOD DR WAUKEE	8,751 S.F.	8,751 S.F.	0.88%	XXXXX	XXXXX
	JEFFREY D WHITON	LOT 86 HEMINGWAY PLAT 1	190 SE HAZELWOOD DR WAUKEE	11,412 S.F.	11,412 S.F.	1.15%	XXXXX	XXXXX
	GREENLAND HOMES, LLC	LOT 87 HEMINGWAY PLAT 1	1935 SE LANGDALE LN WAUKEE	11,603 S.F.	9,268 S.F.	0.94%	XXXXX	XXXXX
	BOARDWALK DEVELOPMENT COMPANY	LOT 100 HEMINGWAY PLAT 1	1930 SE OXFORD DR WAUKEE	11,357 S.F.	9,345 S.F.	0.94%	XXXXX	XXXXX
	STANLEY J & SUSAN L SCHLICHER	LOT 101 HEMINGWAY PLAT 1	1995 SE OXFORD DR WAUKEE	9,258 S.F.	9,258 S.F.	0.94%	XXXXX	XXXXX
	KEVIN D & KATHERINE GUISINGER	LOT 102 HEMINGWAY PLAT 1	1975 SE OXFORD DR WAUKEE	8,750 S.F.	8,750 S.F.	0.88%	XXXXX	XXXXX
	JONATHAN GOES & LACEY BUTLER	LOT 103 HEMINGWAY PLAT 1	1955 SE OXFORD DR WAUKEE	8,750 S.F.	7,178 S.F.	0.73%	XXXXX	XXXXX
	NATASHA R FORSYTHE	LOT 115 HEMINGWAY PLAT 1	1950 SE GREENTREE DR WAUKEE	9,375 S.F.	5,779 S.F.	0.58%	XXXXX	XXXXX
	KEVIN WHITEHILL	LOT 116 HEMINGWAY PLAT 1	1970 SE GREENTREE DR WAUKEE	9,375 S.F.	9,375 S.F.	0.95%	XXXXX	XXXXX
	JOHN L & LAURA B ELLIS	LOT 117 HEMINGWAY PLAT 1	1990 SE GREENTREE DR WAUKEE	10,032 S.F.	10,032 S.F.	1.01%	XXXXX	XXXXX
	TOTAL SQUARE FOOTAGE	988,954 S.F.			TOTAL PERCENTAGE	60.12% CONSENTING		

SIGNED PETITION *

LEGEND

——— — ———	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER AS NOTED
O	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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH.BEARING
C1	26°04'43"	200.00	91.03	46.32	90.25	S76°40'50"E
C2	33°03'19"	450.00	259.62	133.53	256.03	N80°10'08"W

IOWA ONE-CALL
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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

DATE: 12-6-2011
REVISIONS: 12-20-2011
1-3-2012

N
0 50 100
SCALE: 1"=100'

APPROVED: -- INITIALED: -- AS-BUILT: --

JOB NUMBER
CC
1349

REZONING SKETCH
WAUKEE PROPERTY

SHEET
1 OF 1