

OWNER/DEVELOPER

MAPLE GROVE PLACE, L.L.C.
 P.O. BOX 373
 JOHNSTON, IA 50131
 WILL VAN ZEE
 PHONE: (515) 480-4560

LEGAL DESCRIPTION

AS RECORDED IN BOOK 2015, PAGE 12509

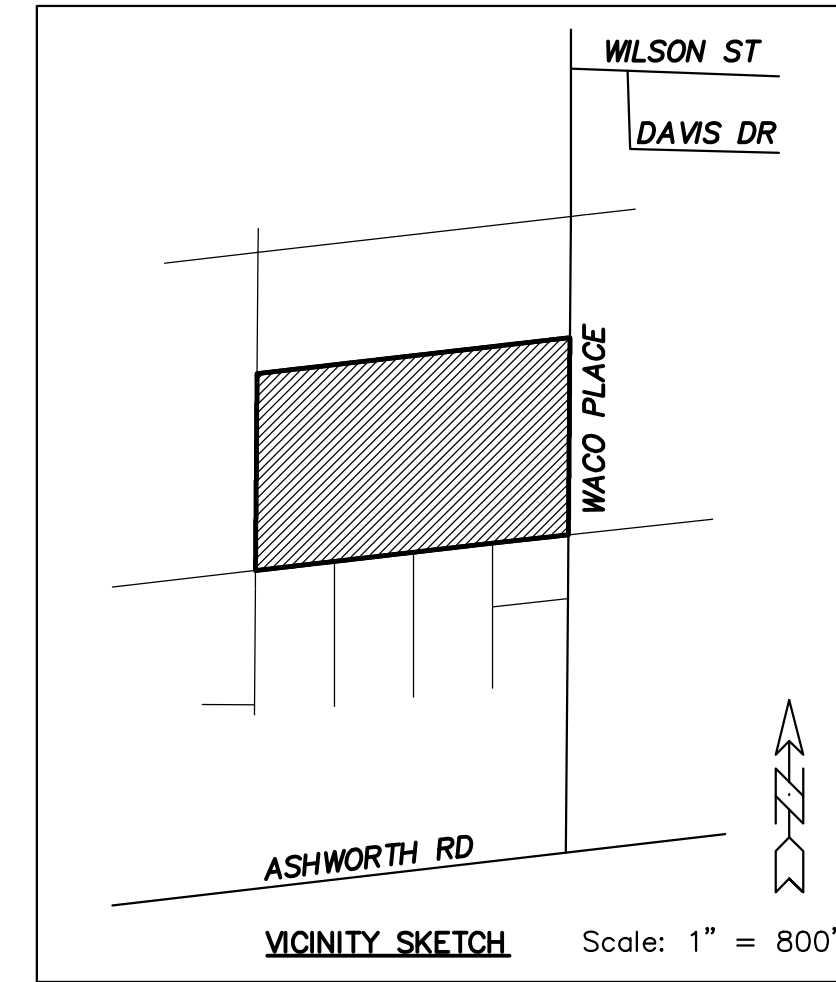
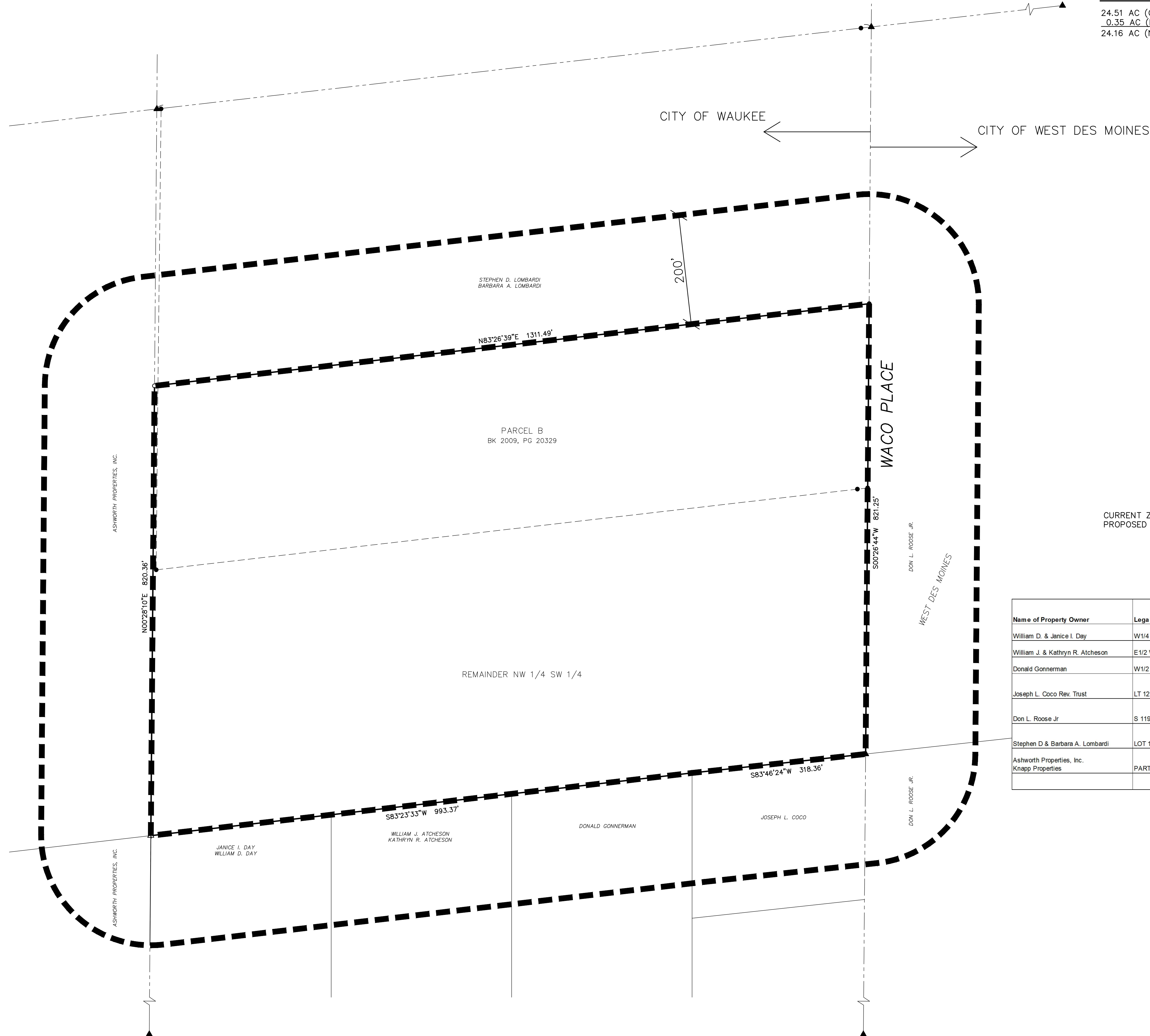
Parcel "B" of the amended survey of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Three (3), Township Seventy-eight (78) North, Range Twenty-six (26) West of the 5th P.M., City of Waukee, as shown in Book 2009 at Page 20329 in the Office of the Recorder of Dallas County, Iowa

AND

The Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Three (3), Township Seventy-eight (78) North, Range Twenty-six (26) West of the 5th P. M., City of Waukee, Dallas County, Iowa, EXCEPT Parcel "A" of the survey recorded in Book 2009, Page 18393 and EXCEPT Parcel "B" of the amended survey recorded in Book 2009, Page 20329.

TOTAL AREA BY SURVEY

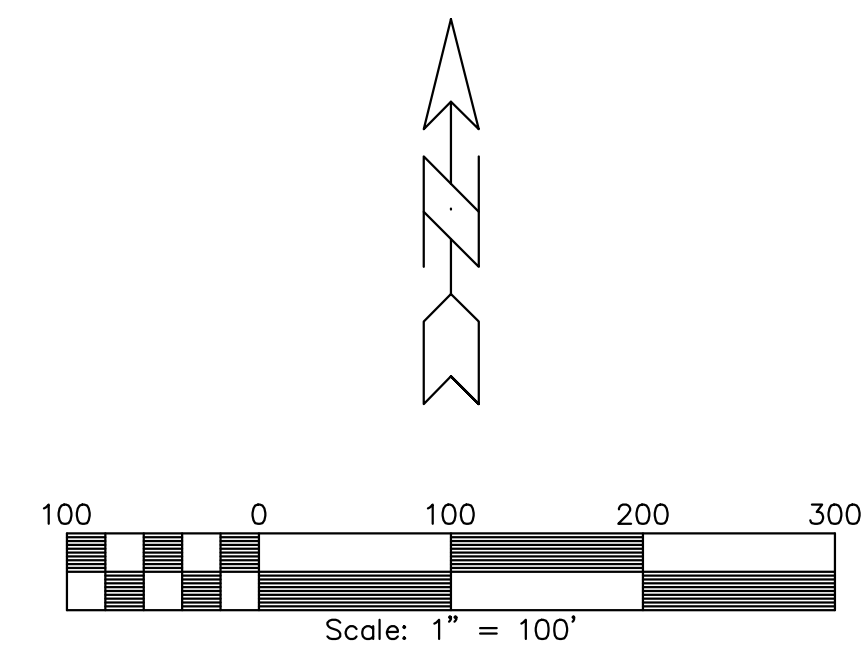
24.51 AC (GROSS)
 0.35 AC (R.O.W.)
 24.16 AC (NET)



CURRENT ZONING: A-1
 PROPOSED ZONING: R-4

ADJACENT PROPERTY

Name of Property Owner	Legal Description of Property	Mailing Address	Total Area of Property (s.f.)	Square Footage within 200' of rezoning	% of Total Square Footage within 200' of rezoning	% Consenting	% Non-Consenting
William D. & Janice I. Day	W1/4 SW SW SEC 003-078-026	3293 Ashworth Road Waukee, IA 50263	403,801	66,363	8.8%		
William J. & Kathryn R. Atcheson	E1/2 W1/2 SW SW SEC 003-078-026	3307 Ashworth Road Waukee, IA 50263	403,801	66,225	8.8%		
Donald Gonnerman	W1/2 E1/2 SW SW SEC 003-078-026	3319 Ashworth Rd Waukee, IA 50263	424,710	66,216	8.8%		
Joseph L. Coco Rev. Trust	LT 12 WESTERNWOODS	4301 Mary Ann Circle West Des Moines, IA 50265	106,500	63,481	8.4%		
Don L. Roose Jr	S 119.9 F LOT 70 CLOVER HILLS PLAT 3	1226 Grand Ave, Suite 220 West Des Moines, IA 50266	107,500				
Stephen D. & Barbara A. Lombardi	LOT 10 QUAIL PARK PLAT 2	1601 S. 43rd St. West Des Moines, IA 50265	96,200	26,221	34.9%		
Ashworth Properties, Inc. Knapp Properties	PART S1/2 NE 1/4 SEC 6-78-25	5000 Westown Parkway West Des Moines, IA 50266	2,240,000	226,869	30.3%		
Total				515,375	100.0%	0.0%	0.0%



MAPLE GROVE PLACE REZONING

FRG
 Engineering Resource Group, Inc.
 Engineers and Surveyors
 2413 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 286-4823

SCALE: 1" = 100'
 DWG: 15-161-REZONE-1.DWG
 FIELD BOOK:

DESIGNED BY:
 CHECKED BY:
 SHEET 1 OF 1

LOCATION:
 DATE: 3/29/2016
 FILE NO.: 15-161

NO.:

REVISION:

DATE:

BY:

FOR: