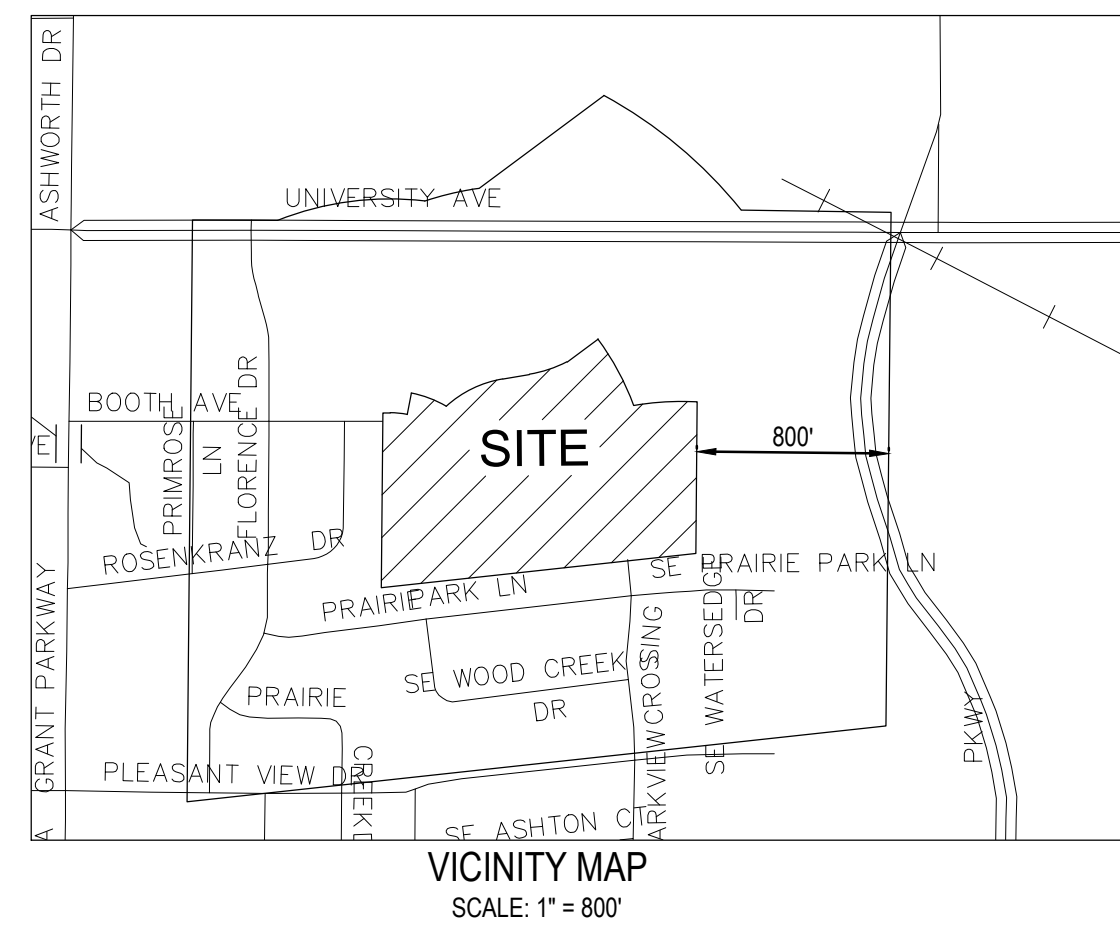


PRELIMINARY - NOT FOR CONSTRUCTION

LANDINGS AT KETTLESTONE REZONING MAP

SE UNIVERSITY AVENUE



GOVERNMENT LOT 3
ZONING: C-1A

OWNER:
LAMAR KOETHE
6000 DOUGLAS AVE SUITE 210
DES MOINES, IOWA 50322

APPLICANT:
GREEN STREAM HOMES OF IOWA, LLC
ATTN: DAVE WALTERS
15602 WILDEN DRIVE
URBANDALE, IOWA 50323
PH: (515) 306-8090

PREPARED BY:
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322
PH: (515)276-0467
FAX: (515)276-0217

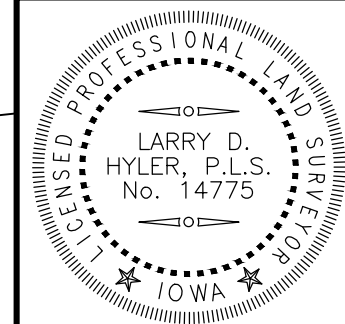
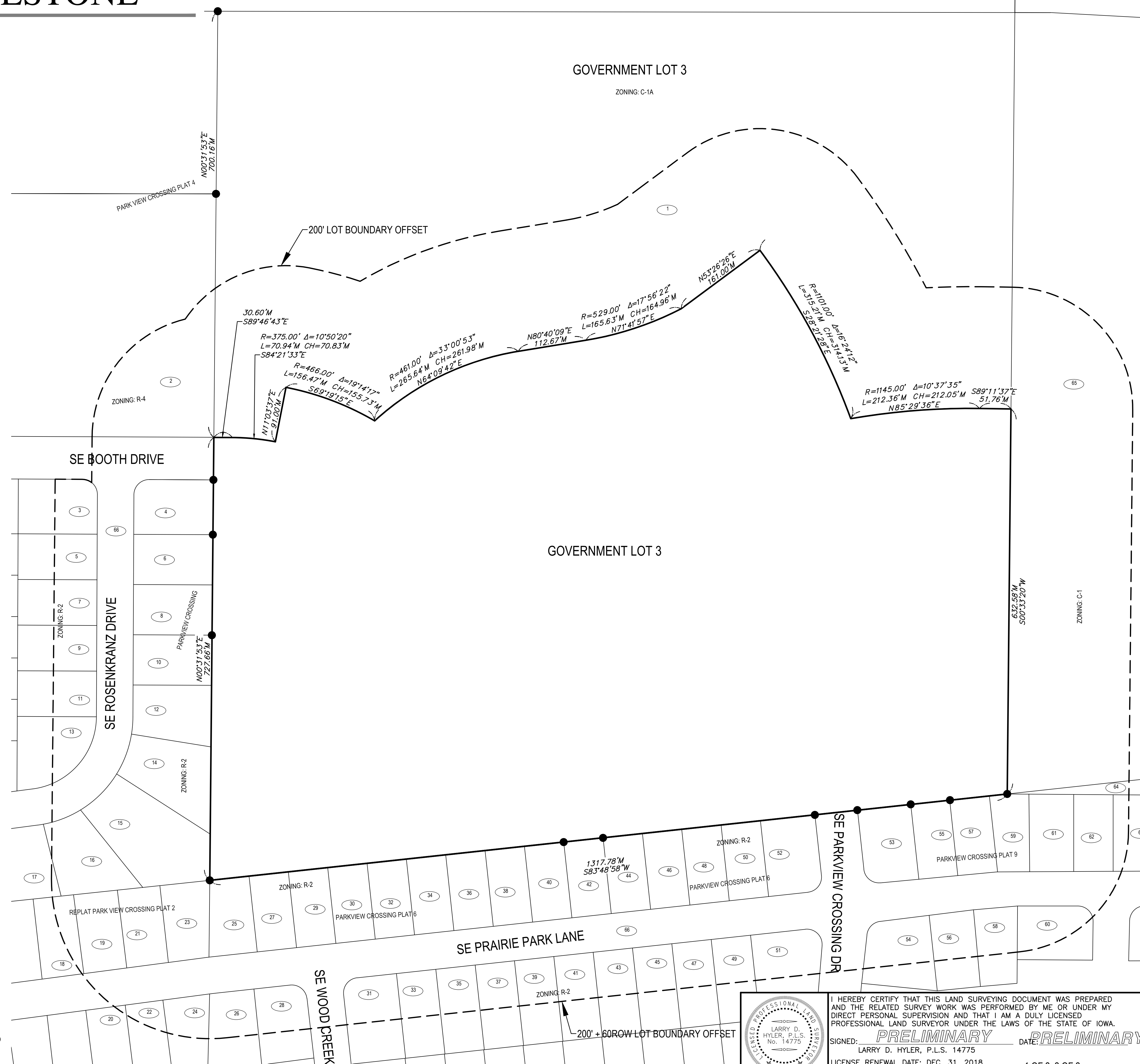
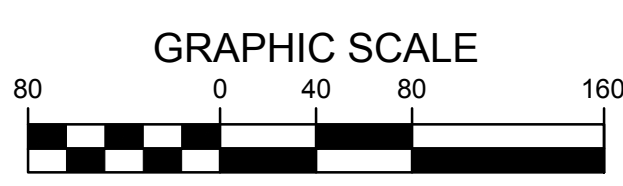
PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 3 OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 N, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE N00°31'53"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 AND ALONG THE EAST LINE OF PARK VIEW CROSSING, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, A DISTANCE OF 727.66 FEET; THENCE S89°46'43"E, A DISTANCE OF 30.60 FEET; THENCE SOUTHEASTERLY ALONG A 375.00 FOOT RADIUS CONCAVE SOUTHERLY, A DISTANCE OF 70.94 FEET, SAID CURVE HAVING A CHORD BEARING OF S84°21'33"E AND A CHORD LENGTH OF 70.83 FEET; THENCE N11°03'37"E, A DISTANCE OF 91.00 FEET; THENCE SOUTHEASTERLY ALONG A 466.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 156.47 FEET, SAID CURVE HAVING A CHORD BEARING OF S 69°19'15"E AND A CHORD LENGTH OF 155.73 FEET; THENCE NORTHEASTERLY ALONG A 461.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, A DISTANCE OF 265.64 FEET, SAID CURVE HAVING A CHORD BEARING OF N64°09'42"E AND A CHORD LENGTH OF 261.98 FEET; THENCE N80°40'09"E, A DISTANCE OF 112.67 FEET; THENCE NORTHEASTERLY ALONG A 529.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 165.63 FEET, SAID CURVE HAVING A CHORD BEARING OF N71°41'57"E AND A CHORD LENGTH OF 164.96 FEET; THENCE N53°26'26"E, A DISTANCE OF 161.00 FEET; THENCE SOUTHEASTERLY ALONG A 1101.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 315.21 FEET, SAID CURVE HAVING A CHORD BEARING OF S28°21'28"E AND A CHORD LENGTH OF 314.13 FEET; THENCE NORTHEASTERLY ALONG A 1145.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 212.36 FEET, SAID CURVE HAVING A CHORD BEARING OF N85°29'36"E AND A CHORD LENGTH OF 212.05 FEET; THENCE S89°11'37"E, A DISTANCE OF 51.76 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE S00°33'20"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 632.58 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3 AND TO THE NORTH LINE OF PARKVIEW CROSSING PLAT 9, AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA; THENCE S83°48'58"W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3 AND THE NORTH LINE OF SAID PARKVIEW CROSSING PLAT 9 AND ALONG THE NORTH LINE OF PARKVIEW CROSSING PLAT 6 AN OFFICIAL PLAT, WAUKEE, DALLAS COUNTY, IOWA, A DISTANCE OF 1317.78 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
SAID TRACT OF LAND CONTAINS 23.17 ACRES.

CURRENT ZONING:
R-3, R-4, AND C-1A

PROPOSED ZONING:
PLANNED UNIT DEVELOPMENT (PUD):
UNDERLYING ZONING - R-2 (ONE AND TWO FAMILY RESIDENTIAL)



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: **PRELIMINARY** DATE: **PRELIMINARY**
LARRY D. HYLER, P.L.S. 14775

LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 2, 2 OF 2

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

**LANDINGS AT KETTLESTONE
WAUKEE, IOWA**

REZONING MAP

REFERENCE NUMBER: 150421
DRAWN BY: EAV
CHECKED BY: DBB
REVISION DATE: 05-08-18 REZONE & DEV 05-23-18 2ND RZ & DEV
PROJECT NUMBER: 180168
SHEET NUMBER: 1 OF 2

NUMBER	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (SF)	SQ FT WITHIN 200' OF REZONING	% OF TOTAL SF WITHIN 200' OF REZONING	% CONSENTING	% NON-CONSENTING		
1	KOETHE LAMAR	GOV LOT 3	6000 DOUGLAS AVE, STE 210, DES MOINES, IA 50322	809,345	312,478	32.6%	32.6%			
2	EMERALD POINT CONDOS	PARK VIEW CROSSING LOT 59	1305 SE FLORENCE DRIVE	177,140	32,651	3.4%				
3	ANTHONY PUDLO	PARK VIEW CROSSING LOT 34	1400 SE ROSENKRANZ DR.	11,700	6,136	0.6%				
4	CHARLES L GOODALL	PARK VIEW CROSSING LOT 35	1405 SE ROSENKRANZ DR	11,700	11,700	1.2%	1.2%			
5	JILL R PFANNEBECKER	PARK VIEW CROSSING LOT 33	1410 SE ROSENKRANZ DR	9,750	5,255	0.5%				
6	MARY DOLORES GOODALL	PARK VIEW CROSSING LOT 36	1415 SE ROSENKRANZ DR	10,725	10,725	1.1%				
7	TAMARA A WEIDER	PARK VIEW CROSSING LOT 32	1430 SE ROSENKRANZ DR	9,750	5,282	0.6%				
8	DONALD W & BARBARA A WENTE	PARK VIEW CROSSING LOT 37	1435 SE ROSENKRANZ DR	10,725	10,725	1.1%				
9	SARBPREET M SINGH & SANDEEP KAUR	PARK VIEW CROSSING LOT 31	1450 SE ROSENKRANZ DR	9,750	5,308	0.6%				
10	JAMES A GRACE	PARK VIEW CROSSING LOT 38	1455 SE ROSENKRANZ DR	10,725	10,725	1.1%	1.1%			
11	ERIN ELIZABETH & TIMOTHY ADAM KOZITZA	PARK VIEW CROSSING LOT 30	1460 SE ROSENKRANZ DR	9,750	5,335	0.6%				
12	MICHAEL R & ANNETTE M FALOR	PARK VIEW CROSSING LOT 39	1465 SE ROSENKRANZ DR	11,946	11,946	1.2%	1.2%			
13	STEVEN C & SHARON E BOTT, TRUSTEES OF THE BOTT FAMILY TRUST	PARK VIEW CROSSING LOT 29	545 SE ROSENKRANZ DR	12,513	5,661	0.6%				
14	MARK A & JULIANNA RH KUKLIN	PARK VIEW CROSSING LOT 40	540 SE ROSENKRANZ DR	15,664	15,664	1.6%	1.6%			
15	BRANDON J & KATRINA L DONAHE	PARK VIEW CROSSING LOT 41	530 SE ROSENKRANZ DR	22,050	22,050	2.3%	2.3%			
16	LYNN M & CYNTHIA J HAKENSON	PARK VIEW CROSSING LOT 42	520 SE ROSENKRANZ DR	15,111	12,661	1.3%	1.3%			
17	KELLY PASCHKE	PARK VIEW CROSSING LOT 43	510 SE ROSENKRANZ DR	11,375	502	0.1%				
18	JUSTIN THEIR	REPLAT PARK VIEW CROSSING PLT 2 LT 3	525 SE PRAIRIE PARK LN	8,625	3,292	0.3%				
19	PATRICK & MOLLY VAUGHAN	REPLAT PARK VIEW CROSSING PLT 2 LT 4	535 SE PRAIRIE PARK LN	8,625	8,625	0.9%				
20	ROBERT & PATRICIA GRAZIANO	REPLAT PARK VIEW CROSSING PLT 2 LT 9	540 SE PRAIRIE PARK LN	10,920	155	0.0%				
21	DAVID A & KAREN L CHICKEN	REPLAT PARK VIEW CROSSING PLT 2 LT 5	545 SE PRAIRIE PARK LN	8,625	8,625	0.9%				
22	LOGAN AND MELISSA MILLER	REPLAT PARK VIEW CROSSING PLT 2 LT 8	550 SE PRAIRIE PARK LN	11,505	2,327	0.2%				
23	AMELIA JOANNE & LUKE NATHAN RIENSTRA	REPLAT PARK VIEW CROSSING PLT 2 LT 6	555 SE PRAIRIE PARK LN	9,702	9,702	1.0%				
24	LONG HOMES LLC	REPLAT PARK VIEW CROSSING PLT 2 LOT 7	560 SE PRAIRIE PARK LN	11,470	4,719	0.5%				
25	JASON & MICHELLE SPOONER	PARKVIEW CROSSING PLAT 6 LOT 1	575 SE PRAIRIE PARK LN	9,072	9,072	0.9%	0.9%			
26	JOSEPH & CAROLINE O'DONNELL	PARKVIEW CROSSING PLAT 6 LOT 39	570 SE PRAIRIE PARK LN,	9,702	5,832	0.6%	0.6%			
27	DECEMBER INVESTMENTS, LLC	PARKVIEW CROSSING PLAT 6 LOT 2	585 SE PRAIRIE PARK LN	8,125	8,125	0.8%				
28	MATTHEW PAUL & LISA PAT KOLL	PARKVIEW CROSSING PLAT 6 LOT 38	580 SE PRAIRIE PARK LN	10,455	6,243	0.7%				
29	JONATHAN BLAKE VON GLAN & ANGELA L SCHIPPERS	PARKVIEW CROSSING PLAT 6 LOT 3	595 SE PRAIRIE PARK LN	8,125	8,125	0.8%				
30	BRAD A JR & SHELLEY B HURST	PARKVIEW CROSSING PLAT 6 LOT 4	605 SE PRAIRIE PARK LN	8,125	8,125	0.8%				
31	EDWARD A MONACO JR	PARKVIEW CROSSING PLAT 6 LOT 26	600 SE PRAIRIE PARK LN	12,460	6,597	0.7%				
32	DOUG & NANCY GEE	PARKVIEW CROSSING PLAT 6 LOT 5	2515 S LAKEVIEW CT #103 CLEAR LAKE, IA 50428	8,125	8,125	0.8%				
33	LEE J & MELISA M FOGO	PARKVIEW CROSSING PLAT 6 LOT 25	610 SE PRAIRIE PARK LN	9,100	4,861	0.5%				
34	ELVIR & JASMINA DOLIC	PARKVIEW CROSSING PLAT 6 LOT 6	625 SE PRAIRIE PARK LN	8,125	8,125	0.8%	0.8%			
35	BRIAN K & PAMELA K HARRISON	PARKVIEW CROSSING PLAT 6 LOT 24	620 SE PRAIRIE PARK LNA	9,100	4,861	0.5%				
36	JERRY A & CHANDA R SLAWSON	PARKVIEW CROSSING PLAT 6 LOT 7	645 SE PRAIRIE PARK LN	8,125	8,125	0.8%				
37	FERAS & LIUDMILA AMRO	PARKVIEW CROSSING PLAT 6 LOT 23	640 SE PRAIRIE PARK LN	9,100	4,861	0.5%				
38	JAMES & CAROLYN CONRATH	PARKVIEW CROSSING PLAT 6 LOT 8	655 SE PRAIRIE PARK LN	8,125	8,125	0.8%	0.8%			
39	ANTHONY EDWARDS	PARKVIEW CROSSING PLAT 6 LOT 22	650 SE PRAIRIE PARK LN	9,100	4,861	0.5%				
40	HASAN & HANIFA REKIC	PARKVIEW CROSSING PLAT 6 LOT 9	665 SE PRAIRIE PARK LN	8,125	8,125	0.8%	0.8%			
41	RICHARD D & SUSAN KYSER	PARKVIEW CROSSING PLAT 6 LOT 21	660 SE PRAIRIE PARK LN	9,100	4,861	0.5%				
42	TIMOTHY W & JENNA L MURPHY	PARKVIEW CROSSING PLAT 6 LOT 10	675 SE PRAIRIE PARK LN	8,125	8,125	0.8%				
43	SCOTT H & SHELLY A THOMPSON	PARKVIEW CROSSING PLAT 6 LOT 20	670 SE PRAIRIE PARK LN	9,100	4,861	0.5%				
44	MEHMED & BEJZADA OKANOVIC	PARKVIEW CROSSING PLAT 6 LOT 11	685 SE PRAIRIE PARK LN	8,125	8,125	0.8%				
45	CHAD ALAN & TARA RAE HAUCK	PARKVIEW CROSSING PLAT 6 LOT 19	680 SE PRAIRIE PARK LN	9,100	4,861	0.5%				
46	THOMAS M & JACLYN J TYSDAL	PARKVIEW CROSSING PLAT 6 LOT 12	695 SE PRAIRIE PARK LN	8,125	8,125	0.8%	0.8%			
47	CRAIG JOSEPH SCOTT	PARKVIEW CROSSING PLAT 6 LOT 18	690 SE PRAIRIE PARK LN	9,100	4,861	0.5%				
48	BRIAN PLATH	PARKVIEW CROSSING PLAT 6 LOT 13	705 SE PRAIRIE PARK LN	8,125	8,125	0.8%	0.8%			
49	AKBAR ALI	PARKVIEW CROSSING PLAT 6 LOT 17	700 SE PRAIRIE PARK LN	9,100	4,861	0.5%				
50	BRADLEY & KELLI CURTIS	PARKVIEW CROSSING PLAT 6 LOT 14	715 SE PRAIRIE PARK LN	8,125	8,125	0.8%	0.8%			
51	JAYESH NILAK	PARKVIEW CROSSING PLAT 6 LOT 16	720 SE PRAIRIE PARK LN	15,680	8,289	0.9%				
52	ADAN A & TAMMY SALCIDO	PARKVIEW CROSSING PLAT 6 LOT 15	725 SE PRAIRIE PARK LN	11,125	11,125	1.2%	1.2%			
53	BRANDON HAGEN & KELLY HINGTGEN	PARKVIEW CROSSING PLAT 9 LOT 13	805 SE PRAIRIE PARK LN	10,887	10,887	1.1%	1.1%			
54	JEWELL E CHAPMAN	PARKVIEW CROSSING PLAT 9 LOT 1	800 SE PRAIRIE PARK LN	12,648	8,062	0.8%				
55	MATHEW GRAHAM & STACEY PETTORINI	PARKVIEW CROSSING PLAT 9 LOT 12	815 SE PRAIRIE PARK LN	8,125	8,125	0.8%	0.8%			
56	ZACHARY J HARTY	PARKVIEW CROSSING PLAT 9 LOT 2	820 SE PRAIRIE PARK LN	8,951	5,534	0.6%				
57	TERRY L & LINDA ANN GARRETT	PARKVIEW CROSSING PLAT 9 LOT 11	825 SE PRAIRIE PARK LN	8,290	8,290	0.9%	0.9%			
58	LUCAS R & ALISHA R SWANK	PARKVIEW CROSSING PLAT 9 LOT 3	830 SE PRAIRIE PARK LN	8,390	5,246	0.5%				
59	EMMA AKERLY	PARKVIEW CROSSING PLAT 9 LOT 10	835 SE PRAIRIE PARK LN	8,413	8,413	0.9%				
60	SHELLY S PEDERSON	PARKVIEW CROSSING PLAT 9 LOT 4	1610 SE WATERS EDGE DR	10,891	6,765	0.7%				
61	NICHOLAS GRAEVE	PARKVIEW CROSSING PLAT 9 LOT 9	845 SE PRAIRIE PARK LN	8,206	8,206	0.9%				
62	STEPHEN D & DENISE BELLINGER	PARKVIEW CROSSING PLAT 9 LOT 8	855 SE PRAIRIE PARK LN	8,125	8,125	0.8%				
63	JKB PROPERTIES OF IOWA LLC	PARKVIEW CROSSING PLAT 9 LOT 7	865 SE PRAIRIE PARK LN	8,125	2,945	0.3%				
64	GILES, RICHARD W & CAROLYN A GILES TRUSTEES GILES, RICHARD W REVOCABLE TRUST	BEG NE COR GOV LOT 7 TH S 149.2' WLY NE COR GOV LOT 6 E TO X IEX ROAD/	3069 WACO PL	82,764	2,308	0.2%				
65	LINDA M HAKEMAN	GOV LOT 2 LYG S OF RY IEX ROAD/	3069 WACO PL	1,268,903	155,502	16.2%				
66	CITY OF WAUKEE	RIGHT OF WAYS	230 W HICKMAN ROAD	N/A	N/A	-	-			
				Totals=	957,209	100.0%	51.6%	0		

**LANDINGS AT KETTLESTONE
WAUKEE, IOWA**

REZONING NIEGHBORING OWNERS

REFERENCE NUMBER:
150421

DRAWN BY:
EAV

CHECKED BY:
DBB

REVISION DATE:
**05-08-18 REZONE & DEV
05-23-18 2ND RZ & DEV**

PROJECT NUMBER:
180168

SHEET NUMBER:
2 OF 2

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