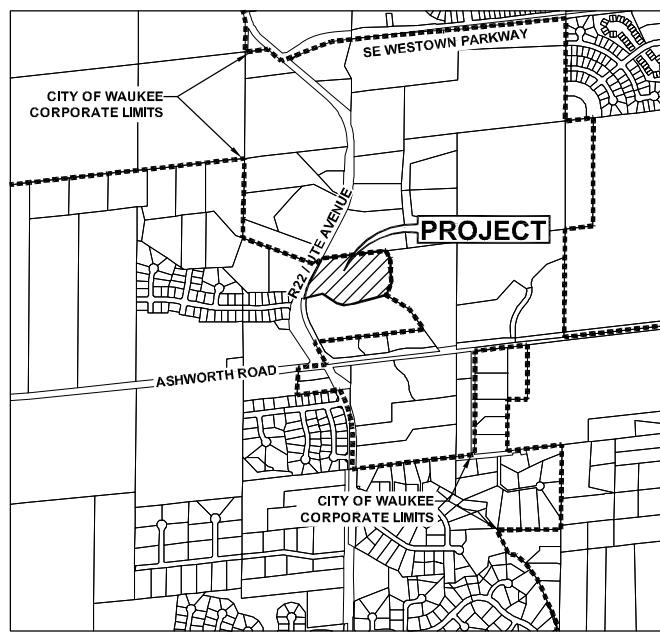


VICINITY MAP



OWNER / APPLICANT

ELDORADO HILLS, LLC
 CONTACT: BRAD STANBROUGH
 10888 HICKMAN ROAD, SUITE 3A
 CLIVE, IA 50325

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: JARED MURRAY
 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA 50111

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT
 PROPOSED: R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

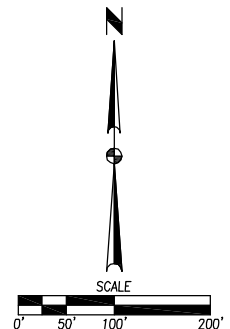
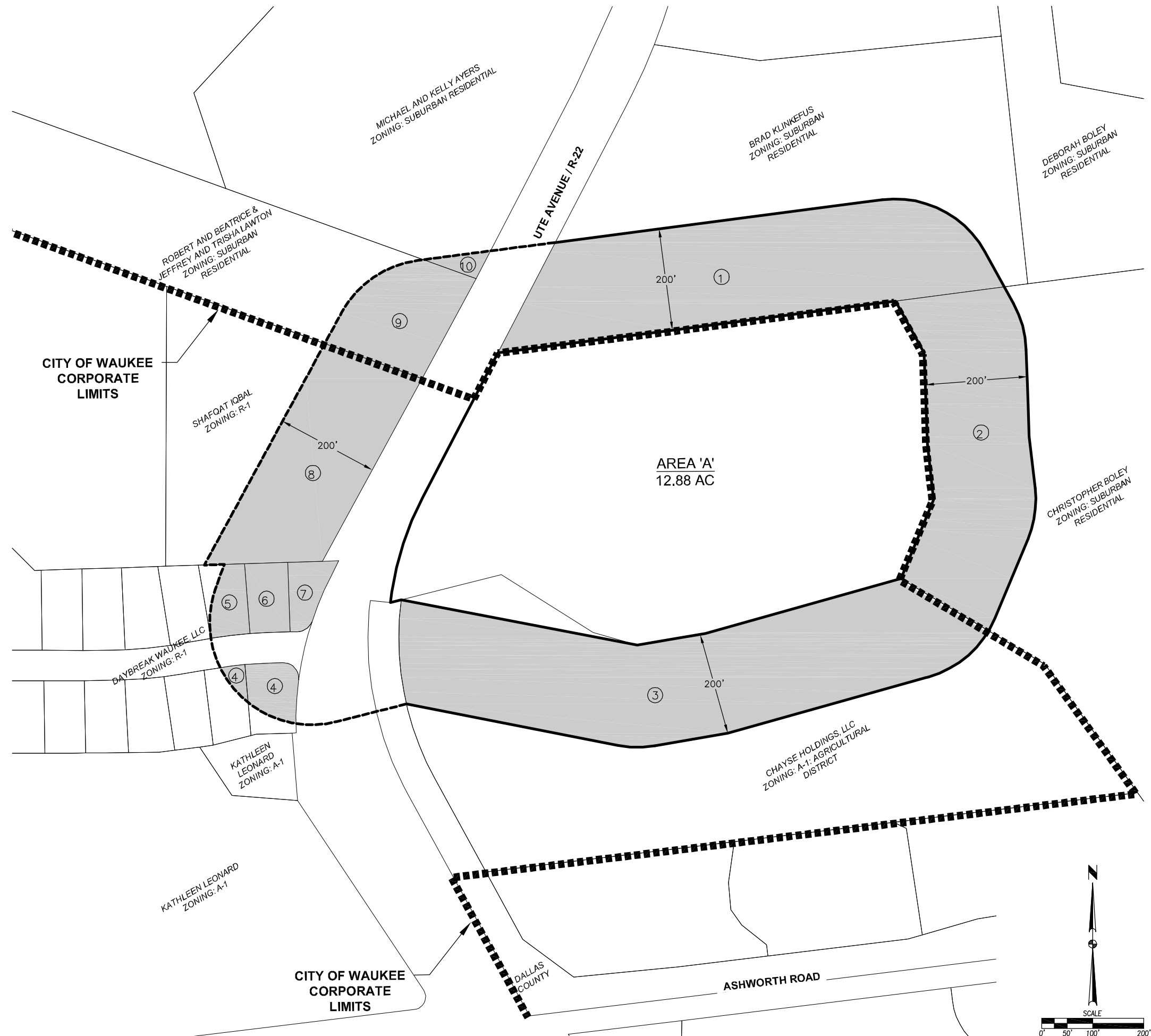
REZONING DESCRIPTION - AREA 'A'

LOT 1, TANGLEWOODS ACRES, AN OFFICIAL PLAT IN DALLAS COUNTY, IOWA.
 AND
 A PART OF LOT 3, TANGLEWOODS ACRES PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 75°45'09" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 203.16 FEET; THENCE SOUTH 57°51'10" EAST CONTINUING ALONG SAID NORTHERLY LINE, 213.14 FEET; THENCE SOUTH 73°50'31" EAST CONTINUING ALONG SAID NORTHERLY LINE, 89.94 FEET; THENCE NORTH 79°12'11" WEST, 472.11 FEET TO THE POINT OF BEGINNING.
 CONTAINING 12.88 ACRES (561,130 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'A'

		CONSENTING	
1. BRAD KLINKEFUS*	4.02 AC	-	
2. CHRISTOPHER BOLEY*	2.92 AC	-	
3. CHAYSE HOLDINGS LLC	5.06 AC	62.62%	X
4. BENNETT BAY INVESTMENTS LLC	0.28 AC	3.47%	X
5. JONATHAN AND SHELLY RENAUD	0.21 AC	2.60%	
6. WILLIAM AND LUANN GOLD	0.26 AC	3.22%	
7. DAYBREAK OWNERS ASSOCIATION INC	0.20 AC	2.48%	X
8. SHAFQAT IQBAL	2.07 AC	25.61%	
9. ROBERT AND BEATRICE LAWTON*	0.93 AC	-	
10. MICHAEL AND KELLY AYERS*	0.08 AC	-	
TOTAL	16.03 AC	100%	68.57%

* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



FILE: H:\2019\1808443\1808443-REZONING.DWG
 COMMENTS: JARED MURRAY
 PLOTTED BY: JARED MURRAY
 DATE: 5/13/2019 11:52 AM

<p>CIVIL DESIGN ADVANTAGE WAUKEE, IOWA</p>	<p>EL DORADO HILLS PLAT 1 REZONING MAP</p>
<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 369-4400 FAX: (515) 369-4410</p>	<p>TECH: CWO ENGINEER: JMM</p>
<p>1808.443</p>	<p>1/1</p>