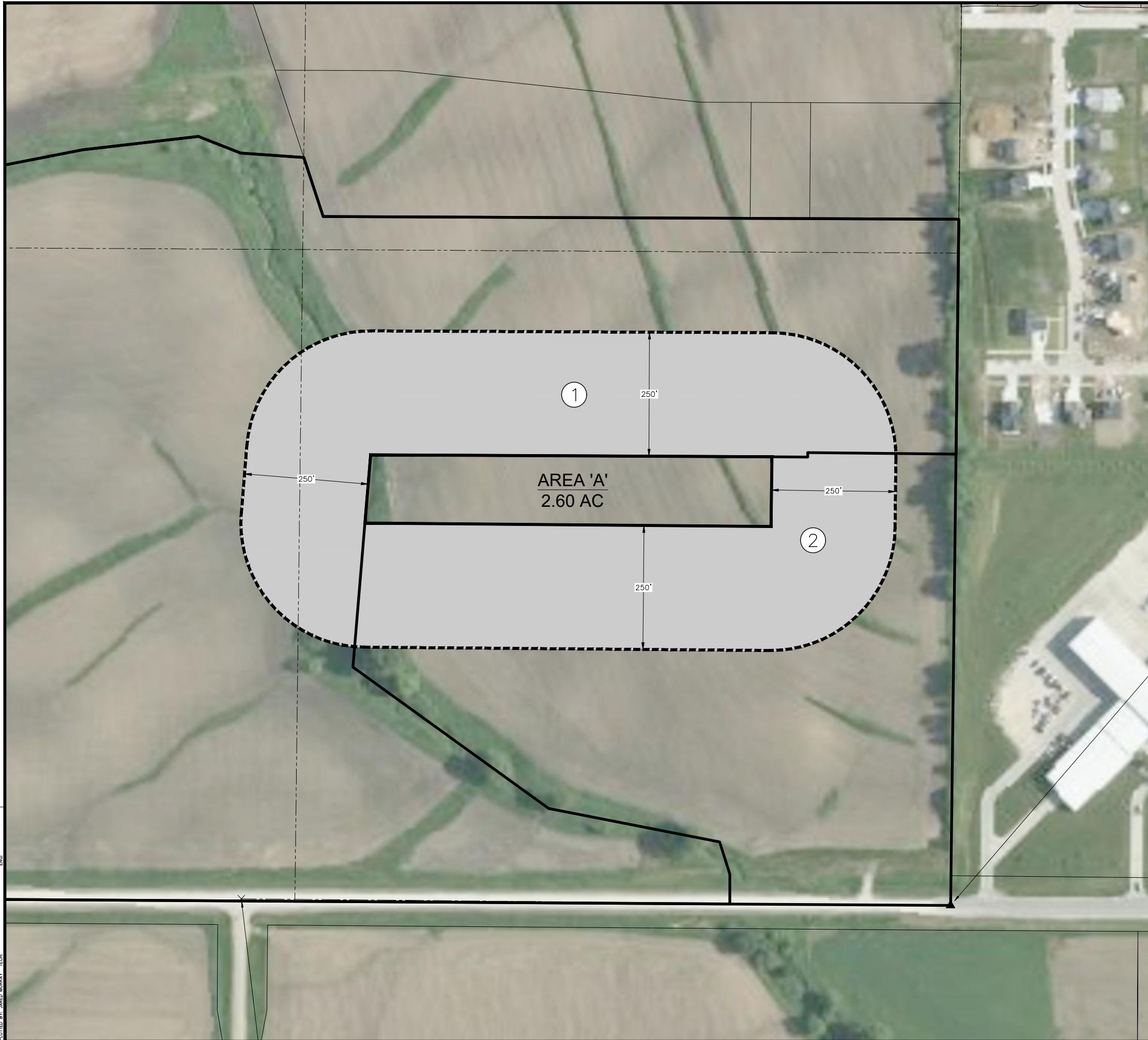
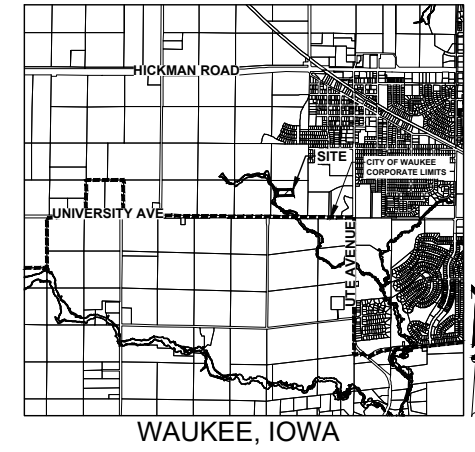


FILE: H:\2021\2107540\2107540-REZONING.DWG  
 PLOTTED BY: MARGO MURRAY  
 DATE: 11/19/2021 9:21 AM  
 COMMENT: OK



VICINITY MAP



OWNER:

PHILLIPS-HAMILTON INC.  
 PO BOX 500  
 NEVADA, IA 50201

APPLICANT:

SIGNATURE COMPANIES  
 CONTACT: BRIAN ATWOOD  
 3430 SE DESTINATION DRIVE  
 GRIMES, IA 50111

ZONING:

EXISTING: R-3  
 PROPOSED: R-4

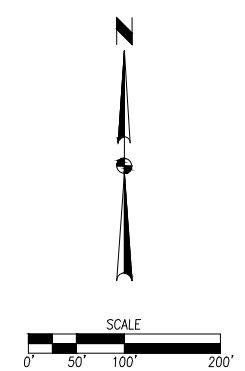
ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES	PERCENT	CONSENTING
1	Prairie Village of Iowa, LLC	8.71	56.38%	X
2	Phillips-Hamilton Inc.	6.74	43.62%	X
TOTAL		15.45	100.00%	100.00%

REZONING DESCRIPTION

A PART OF PARCEL '21-54' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 19741, BEING A PART OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL '21-54'; THENCE SOUTH 00°41'28" WEST ALONG THE EASTERLY LINE OF SAID PARCEL '21-54', A DISTANCE OF 473.03 FEET; THENCE NORTH 89°26'20" WEST CONTINUING ALONG SAID EASTERLY LINE, 298.69 FEET; THENCE SOUTH 00°28'19" WEST CONTINUING ALONG SAID EASTERLY LINE, 9.07 FEET; THENCE NORTH 89°32'54" WEST CONTINUING ALONG SAID EASTERLY LINE, 72.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°42'40" WEST, 140.54 FEET; THENCE NORTH 89°31'41" WEST, 818.34 FEET TO SAID EASTERLY LINE; THENCE NORTH 04°46'21" EAST ALONG SAID EASTERLY LINE, 138.02 FEET; THENCE SOUTH 89°44'55" EAST CONTINUING ALONG SAID EASTERLY LINE, 748.74 FEET; THENCE SOUTH 89°32'54" EAST CONTINUING ALONG SAID EASTERLY LINE, 59.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.60 ACRES (113,209 SQUARE FEET).



DATE: 11/19/2021

REVISIONS:

1ST SUBMITTAL

TECH: CWO

ENGINEER: JMM

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

PRAIRIE VILLAGE TOWNHOMES PLAT 1  
 R-4 REZONING MAP

2107.540