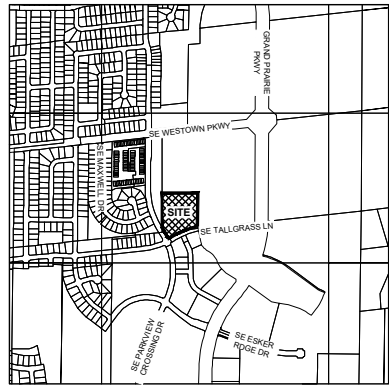


**VICINITY MAP**

NOT TO SCALE



**WAUKEE, IOWA**

**OWNER**

LOLOWAU, LLC  
6000 UNIVERSITY AVENUE, SUITE 350  
WEST DES MOINES, IOWA 50266

HRC WAUKEE, LLC  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

**APPLICANT**

HUBBELL REALTY COMPANY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

**ENGINEER/ SURVEYOR**

CIVIL DESIGN ADVANTAGE, LLC  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400  
CONTACT: RYAN HARDISTY  
EMAIL: RYANH@CDA-ENG.COM

**ZONING**

- EXISTING:
  - A-1 AGRICULTURAL DISTRICT & K-MF-MED KETTLESTONE
- PROPOSED:
  - K-MF STACKED MED/PD-1

**LEGAL DESCRIPTION**

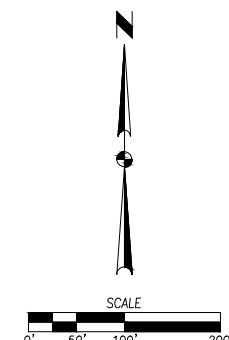
A PARCEL OF LAND NOW INCLUDED IN AND FORMING A PART OF GOVERNMENT LOT 14 AND GOVERNMENT LOT 15 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 15 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA: THENCE SOUTH 83°48'53" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 15, A DISTANCE OF 721.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 955.32 FEET, AN ARC LENGTH OF 32.38 FEET, A CHORD LENGTH OF 32.38 FEET AND A CHORD BEARING OF NORTH 28°17'22" WEST TO THE POINT OF BEGINNING AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SE TALLGRASS LANE; THENCE SOUTH 83°48'53" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SE TALLGRASS LANE, A DISTANCE OF 8.99 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 454.12 FEET, A CHORD LENGTH OF 450.46 FEET AND A CHORD BEARING OF SOUTH 71°11'03" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SE TALLGRASS LANE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 42.69 FEET, A CHORD LENGTH OF 42.69 FEET AND A CHORD BEARING OF SOUTH 59°50'07" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SE TALLGRASS LANE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DR; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.46 FEET, A CHORD LENGTH OF 35.49 FEET AND A CHORD BEARING OF NORTH 73°37'46" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DR; THENCE NORTH 29°13'55" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DR, A DISTANCE OF 183.17 FEET THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 183.78 FEET, A CHORD LENGTH OF 183.51 FEET AND A CHORD BEARING OF NORTH 23°46'34" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DR; THENCE NORTH 69°51'30" EAST, A DISTANCE OF 545.45 FEET; THENCE NORTH 86°07'54" EAST, A DISTANCE OF 60.01 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 955.32 FEET, AN ARC LENGTH OF 391.00 FEET, A CHORD LENGTH OF 388.27 FEET AND A CHORD BEARING OF SOUTH 15°35'36" EAST TO THE POINT OF BEGINNING, CONTAINING 4.90 ACRES, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

**ADJACENT OWNERSHIP**

	OWNER	ACRES	PERCENT	CONSENTING	NONCONSENTING
1	HRC WAUKEE, LLC	0.83	6.45%	6.45%	
2	LOLOWAU, LLC	6.13	47.42%	47.42%	
3	*CITY OF WAUKEE	1.76			
4	LUSH PROPERTIES, LLC	0.71	5.50%		
5	2565 SE ENCOMPASS INVESTMENT GROUP, LLC	0.20	1.56%		
6	2520 SE ENCOMPASS INVESTMENT GROUP, LLC	0.95	7.36%		
7	D O DOUBLE G, LLC	0.08	0.58%		
8	E&J, LLC	1.12	8.66%		
9	695 SE TALLGRASS LANE, LLC	0.28	2.13%		
10	685 SE TALLGRASS LANE, LLC	0.21	1.61%		
11	675 SE TALLGRASS LANE, LLC	0.22	1.68%		
12	665 SE TALLGRASS LANE, LLC	0.17	1.32%		
13	655 SE TALLGRASS LANE, LLC	0.02	0.12%		
14	KETTLESTONE HEIGHTS HOMEOWNERS ASSOCIATION	0.48	3.74%		
15	SANDUSKY, AUSTIN E REVOCABLE TRUST	0.26	1.98%		
16	LOPEZ CARDENAS, LEAH ERIN & IGNACIO	0.17	1.35%		
17	BLEICH, ALLAN T & TABITHA D	0.19	1.44%		
18	MARY SWAMINATHAN, RAJESH & RAJAMANNIKYAM, SASIKALA JTRS	0.08	0.62%		
19	KRUMM, KRISTI D & PAUL DAVID	0.22	1.71%		
20	TK JOHNSON FAMILY TRUST	0.18	1.38%		
21	PAL, SUBHAKORNY A/K/JAPAL, SUBHAMOY & BANERJEE, TAPASHI	0.18	1.35%		
22	MAGALHAES, GILBERTO JR & ELAINE CORDEIRO	0.09	0.66%		
23	SHAKYA, SUNDAR M	0.03	0.20%		
24	HUGHES, ANDREA & IAN JTRS	0.15	1.17%		
TOTAL		12.93	100.00%	53.86%	0.00%

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



FILE: H:\2021\2107594\2107594-REZONING MAP.DWG  
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DRAWN BY: ALCR GRAF  
CHECKED BY: ALCR GRAF

EDENCREST - KETTLESTONE REZONING MAP

WAUKEE, IOWA

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

ENGINEER: **ESA** CIVIL DESIGN ADVANTAGE

TECH:

DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

2107.594