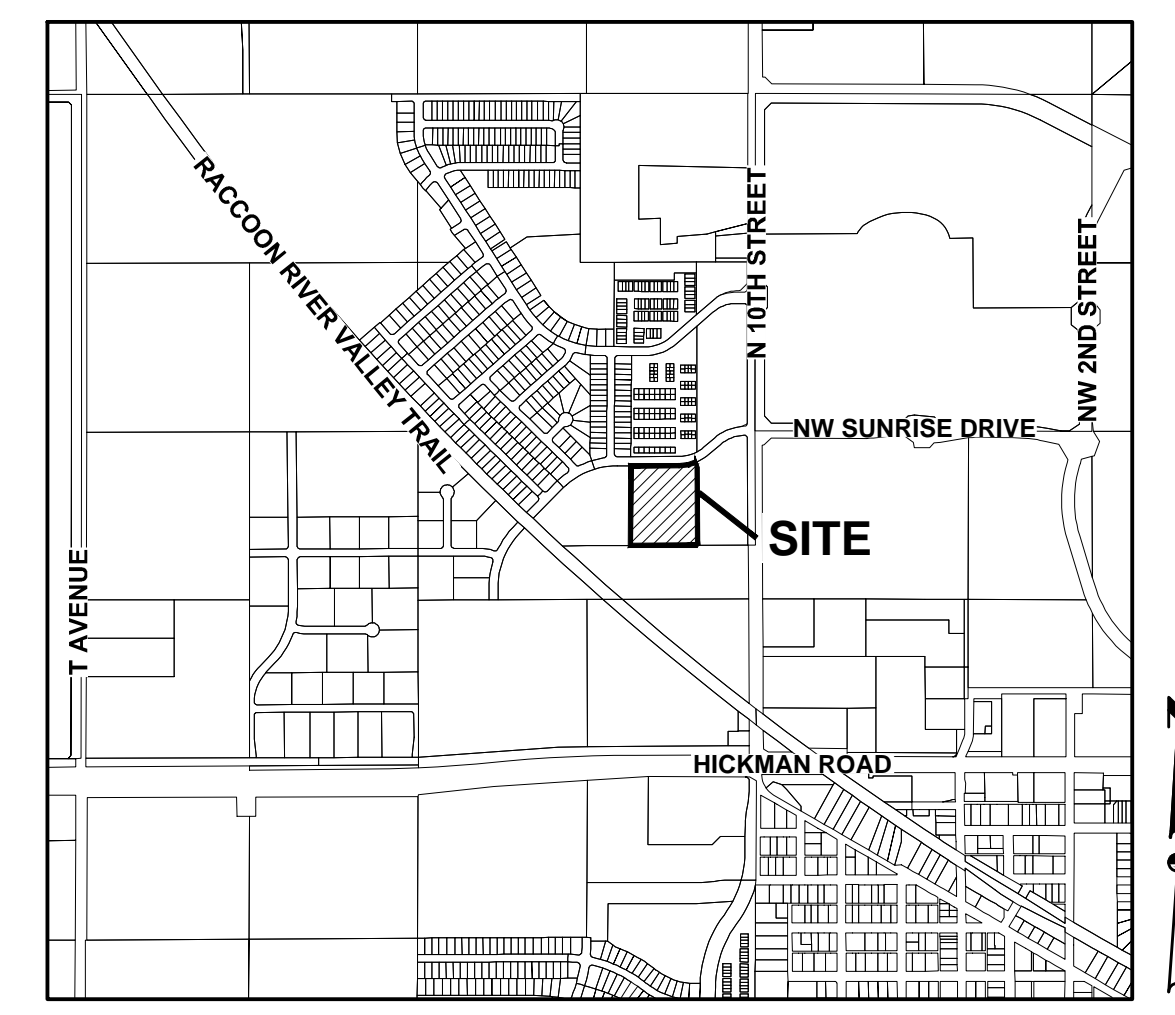


VICINITY MAP
 NOT TO SCALE



WAUKEE, IOWA

OWNER / APPLICANT

STRATFORD CROSSING LLC
 CONTACT: BILL SPENCER
 9550 HICKMAN RD. SUITE 100
 CLIVE, IA 50325
 PHONE: (515) 986-5994

ZONING

EXISTING: C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
 PROPOSED: R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

REZONING DESCRIPTION

PARCEL '21-135' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34942, BEING A PART OF OUTLOT 'W', STRATFORD CROSSING PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND CONTAINING 7.54 ACRES (328,243 SQUARE FEET).
 THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES	PERCENT	CONSENTING
1	DR HORTON - IOWA, LLC	0.20	1.14%	
2	MARIAME TRAORE	0.10	0.53%	
3	BETA INVESTMENTS IOWA, LLC	0.08	0.43%	
4	KICHILI, NAVEEN KUMAR REDDY & POTHIREDDY, SREEKANTHA REDDY	0.05	0.29%	
5	DR HORTON - IOWA, LLC	0.01	0.05%	
6	DR HORTON - IOWA, LLC	0.05	0.29%	
7	DR HORTON - IOWA, LLC	0.13	0.71%	
8	BOGAVELLI, SAILAJA & EDPUGANTI, SATYANARAYANA JTRS	0.13	0.71%	
9	ALPHA PROPERTY MANAGEMENT, LLC	0.12	0.67%	
10	DR HORTON - IOWA, LLC	0.13	0.70%	
11	DR HORTON - IOWA, LLC	0.19	1.05%	
12	THE FIVE HOLDINGS, INC	0.64	3.57%	X
13	THE FIVE HOLDINGS, INC	0.36	1.99%	X
14	THE FIVE HOLDINGS, INC	0.16	0.88%	X
15	STRATFORD CROSSING TOWNHOMES OWNERS ASSOCIATION, INC	1.82	10.17%	X
16	STRATFORD CROSSING, LLC	0.62	3.47%	X
17	STRATFORD CROSSING, LLC	4.25	23.71%	X
18	QG PRINTING II, LLC.	5.30	29.59%	
19	IRHC, LLC	3.59	20.06%	
TOTAL		17.92	100.00%	43.79%

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

DATE: 12/28/21

REVISIONS:

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

E.I. JWM TECH: MST
 ENGINEER: EKO

ESA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

STRATFORD CROSSING PLAT 1 - OUTLOT 'W'
REZONING MAP

1/1

2105.386