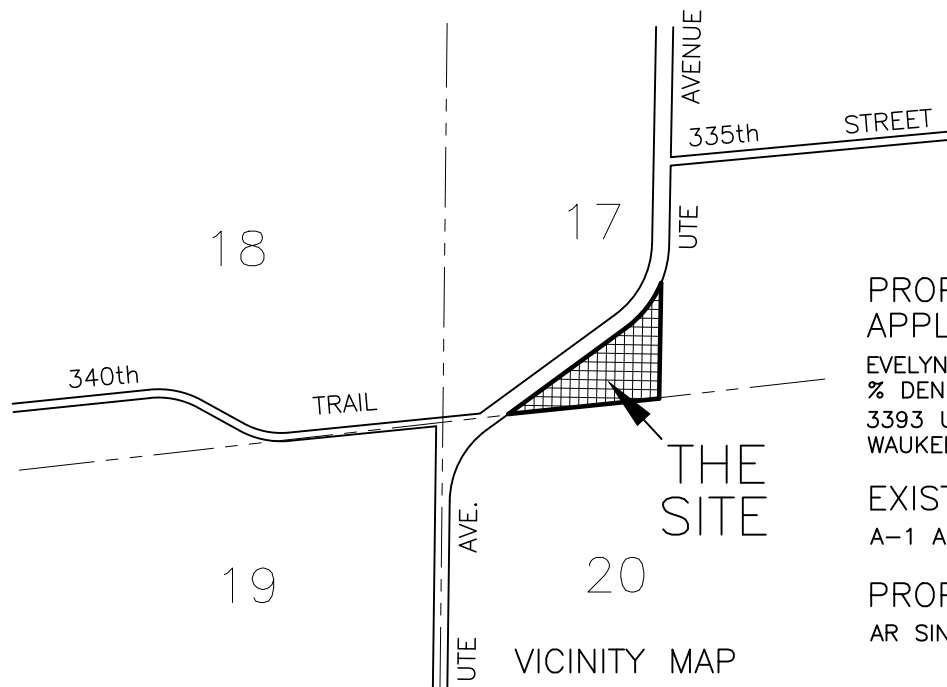


EVELYN L. DOWELL ESTATE

3392 UTE AVENUE

REZONING MAP



PROPERTY OWNER/
APPLICANT:
EVELYN L. DOWELL TRUST
% DENNIS DOWELL, TRUSTEE
3393 UTE AVENUE
WAUKEE IA 50263

EXISTING ZONING:
A-1 AGRICULTURAL DISTRICT

PROPOSED ZONING:
AR SINGLE FAMILY ACREAGE

OWNER:
ALICE JOAN MEYERS
REVOCABLE TRUST
3377 UTE AVENUE
WAUKEE IOWA 50263

PARCEL 17-196

OWNER:
DENNIS & MARILYN DOWELL
REVOCABLE TRUST
3393 UTE AVENUE
WAUKEE IOWA 50263

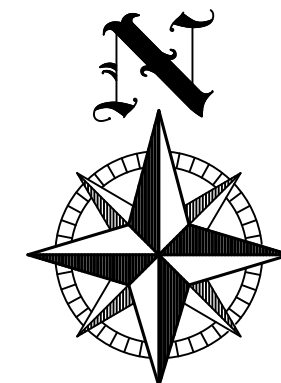
OWNER:
CITY OF WAUKEE
230 W. HICKMAN ROAD
WAUKEE IOWA 50263

OWNER:
DENNIS & MARILYN DOWELL
REVOCABLE TRUST
3393 UTE AVENUE
WAUKEE IOWA
50263

OWNER:
EVELYN L. DOWELL
3390 UTE AVE
WAUKEE IOWA 50263

OWNER:
GAIL D. FELKER
FAMILY TRUST
DONNA BRYANT (TRUSTEE)
426 REDWOOD DRIVE
COUNCIL BLUFFS IOWA 51503

OWNER:
JOE & LANETTE COPELAND
34154 UTE AVE
WAUKEE IOWA 50263



SCALE: 1"=200'

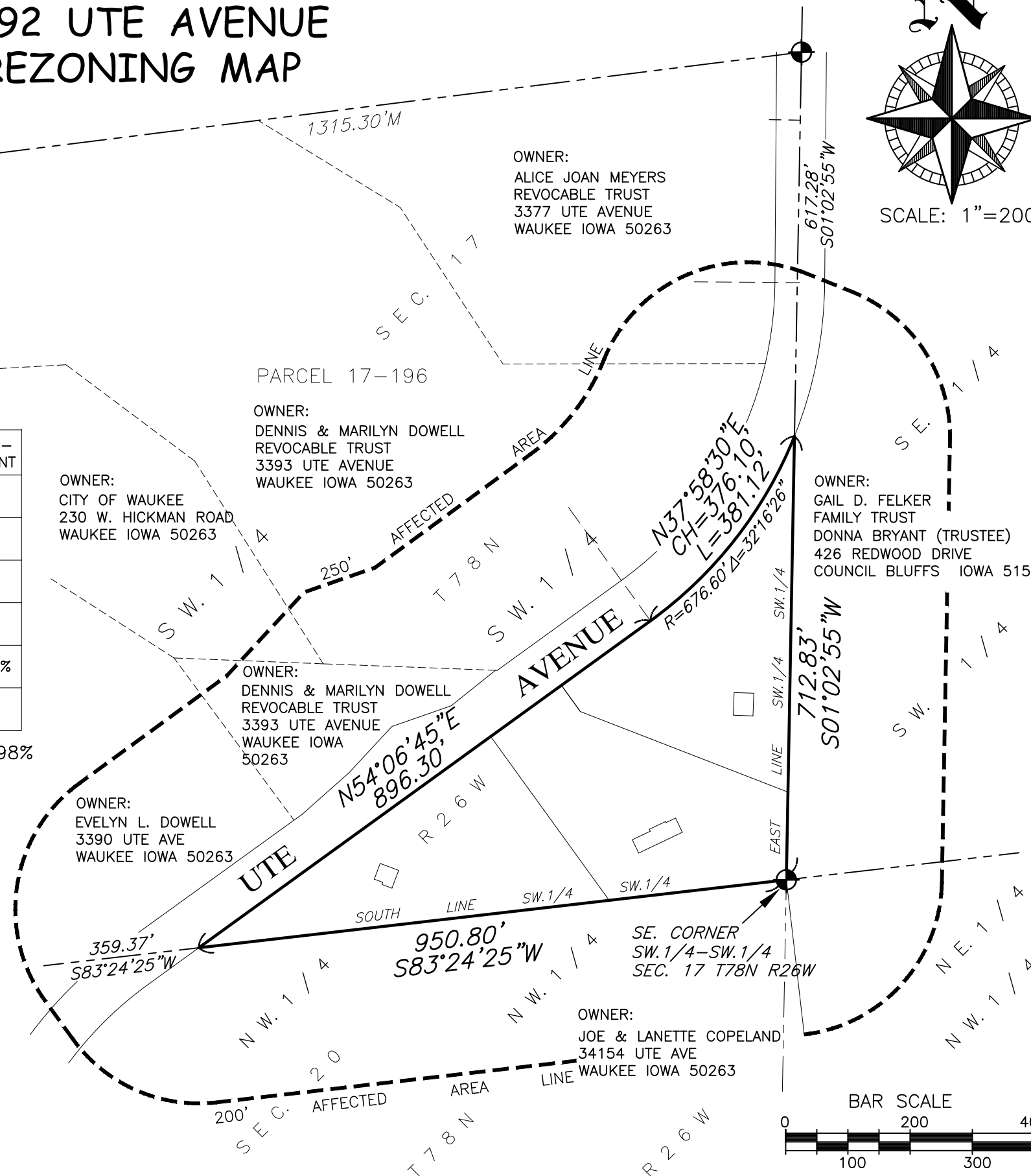
REZONING TABLE:

PROPERTY OWNER:	PROPERTY DESCRIPTION:	MAILING ADDRESS:	PROPERTY AREA:	AREA WITHIN 250 FEET	% WITHIN 250 FEET	% CONSENT	% NON-CONSENT
EVELLYN L. DOWELL TRUST	IRREGULAR PART SW.1/4-SW.1/4	3392 UTE AVE WAUKEE IA 50263	185,130 SF	110,620 SF	12.00%	12.00%	
DENNIS & MARILYN DOWELL	IRREGULAR PART SW.1/4-SW.1/4	3393 UTE AVE WAUKEE IA 50263	858,132 SF	236,435 SF	25.66%	25.66%	
CITY OF WAUKEE	PARCEL A SW.1/4-SW.1/4	230 W HICKMAN RD WAUKEE IA 50263	145,926 SF	5,620 SF	0.61%		
ALICE JOAN MYERS TRUST	IRREGULAR PART SW.1/4-SW.1/4	3377 UTE AVE WAUKEE IA 50263	143,748 SF	34,070 SF	3.70%	3.70%	
GAIL D. FELKER TRUST	IRREGULAR PART SW.1/4-SW.1/4	426 READWOOD DR COUNCIL BLUFFS IA	1,604,315 SF	215,670 SF	23.41%		23.41%
JOE & LANETTE COPELAND	NORTH 1/2 NW.1/4	34154 UTE AVE WAUKEE IA 50263	3,343,230 SF	316,010 SF	34.62%	34.62%	

TOTAL CONSENTING: 75.98%

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER WEST OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 26 WEST OF 5th P.M., WAUKEE, DALLAS COUNTY, IOWA LYING SOUTHEAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UTE AVENUE AS IT IS PRESENTLY ESTABLISHED DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW.1/4) OF THE SW.1/4 OF SAID SECTION 17; THENCE S83°24'25"W ALONG THE SOUTH LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17, A DISTANCE OF 950.80 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF UTE AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE N54°06'45"E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UTE AVENUE, A DISTANCE OF 896.30 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID UTE AVENUE AND ALONG 676.60 FEET RADIUS RCUVE CONCAVE NORTHWESTERLY, A DISTANCE OF 381.12 FEET; SID CURVE HAVING A CENTRAL ANGLE OF 32°16'26", A CHORD LENGTH OF 376.10 FEET AND A CHORD BEARING OF N37°58'30"E; TO THE EAST LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17; THENCE S01°02'55"W ALONG THE EAST LINE OF THE SW.1/4 OF THE SW.1/4 OF SAID SECTION 17, A DISTANCE OF 712.83 FEET TO THE POINT OF BEGINNING.



Raccoon Valley Land Surveying
33235 L Avenue Adel Iowa 50003 515.493.8317

