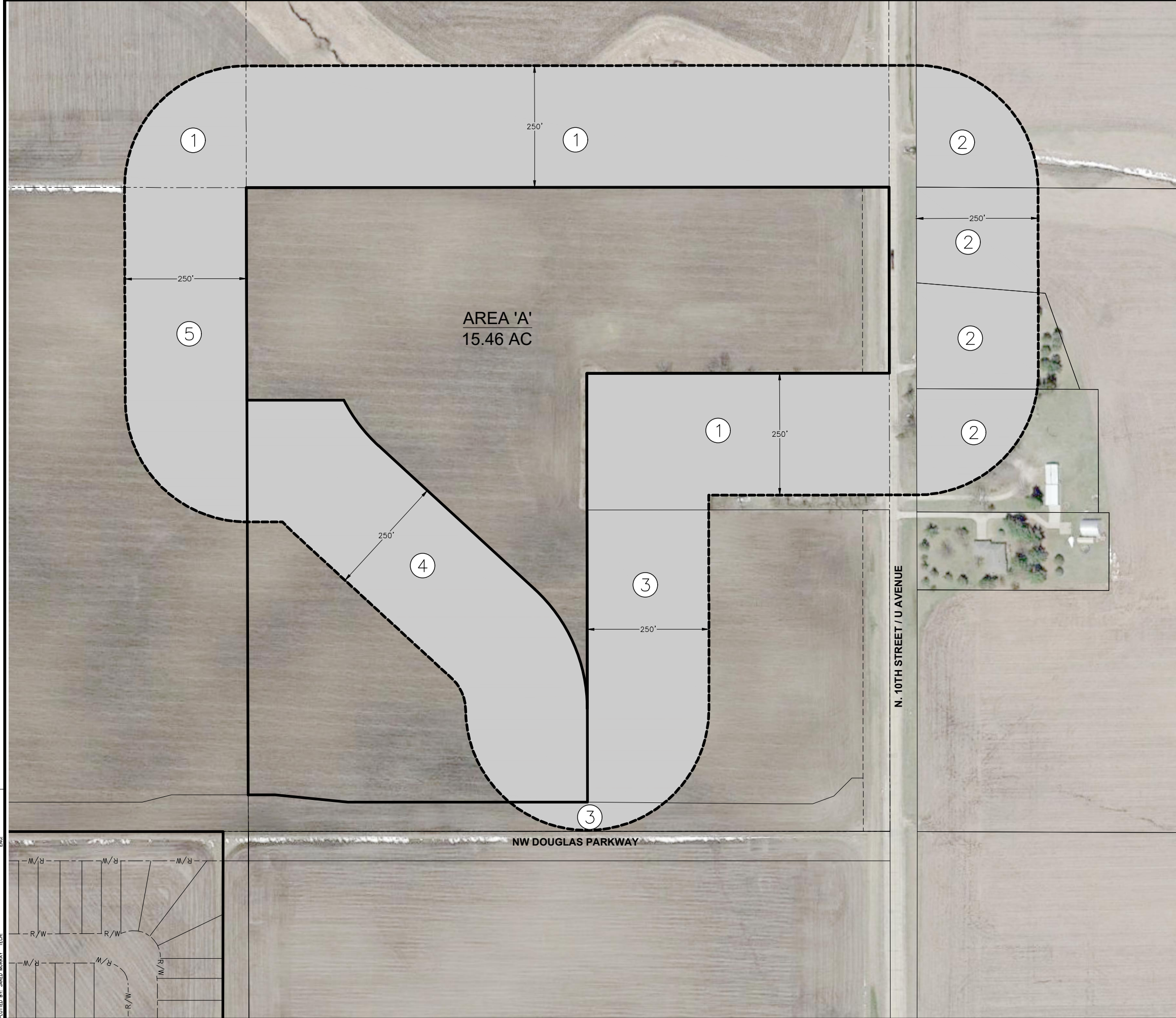
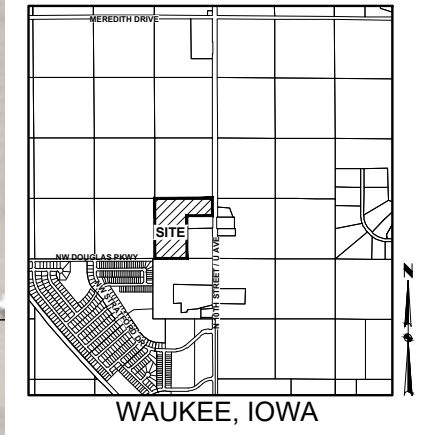


FILE: H:\2020\2020\3\WMS\030303-REZONING MAP - R-2.DWG
 PLOTTED BY: MARGO MURRAY
 DATE: 3/7/2022 11:05 AM



VICINITY MAP



OWNER/APPLICANT:

FOX CREEK MEADOWS, LLC
 CONTACT: BRAD STANBROUGH
 234 SUNRISE DRIVE
 WAUKEE, IA 50263

ZONING:

EXISTING: A-1
 PROPOSED: R-2

ADJACENT OWNERSHIP - AREA 'A'

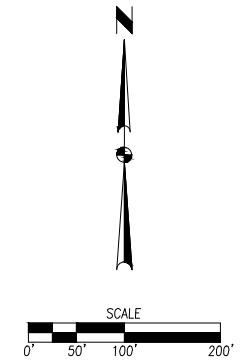
	OWNER	ACRES	PERCENT	CONSENTING
1	Shoeman Family Trust Dated 11/12/03	12.44	41.73%	X
2	Temple Holdings, LP	4.45	14.91%	
3	William Fox Farm Company	3.61	12.12%	X
4	Fox Creek Meadows, LLC	5.69	19.09%	X
5	Waukeee Community School District	3.63	12.16%	
TOTAL		29.82	100.00%	72.93%

REZONING DESCRIPTION

A PART OF PARCEL 21-23 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 8681, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 21-23; THENCE NORTH 89°57'23" EAST ALONG THE NORTH LINE OF SAID PARCEL 21-23, A DISTANCE OF 1320.35 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 21-23; THENCE SOUTH 00°04'55" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 21-23, A DISTANCE OF 382.19 FEET; THENCE SOUTH 89°59'28" WEST CONTINUING ALONG SAID EASTERLY LINE, 621.41 FEET; THENCE SOUTH 00°04'55" EAST CONTINUING ALONG SAID EASTERLY LINE, 688.40 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 275.17 FEET AND WHOSE CHORD BEARS NORTH 23°45'18" WEST, 267.41 FEET; THENCE NORTH 47°25'41" WEST, 435.67 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 118.37 FEET AND WHOSE CHORD BEARS NORTH 37°14'42" WEST, 117.75 FEET; THENCE SOUTH 89°59'28" WEST, 199.21 FEET TO THE WESTERLY LINE OF SAID PARCEL 21-23; THENCE NORTH 00°11'19" WEST ALONG SAID WESTERLY LINE, 436.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.46 ACRES (673,250 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



FOX CREEK MEADOWS
R-2 REZONING MAP

WAUKEE, IOWA

4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH: CWO
 ENGINEER: JMM

DATE: 03/02/2022

REVISIONS:

1ST SUBMITTAL

1/1

2010.553

