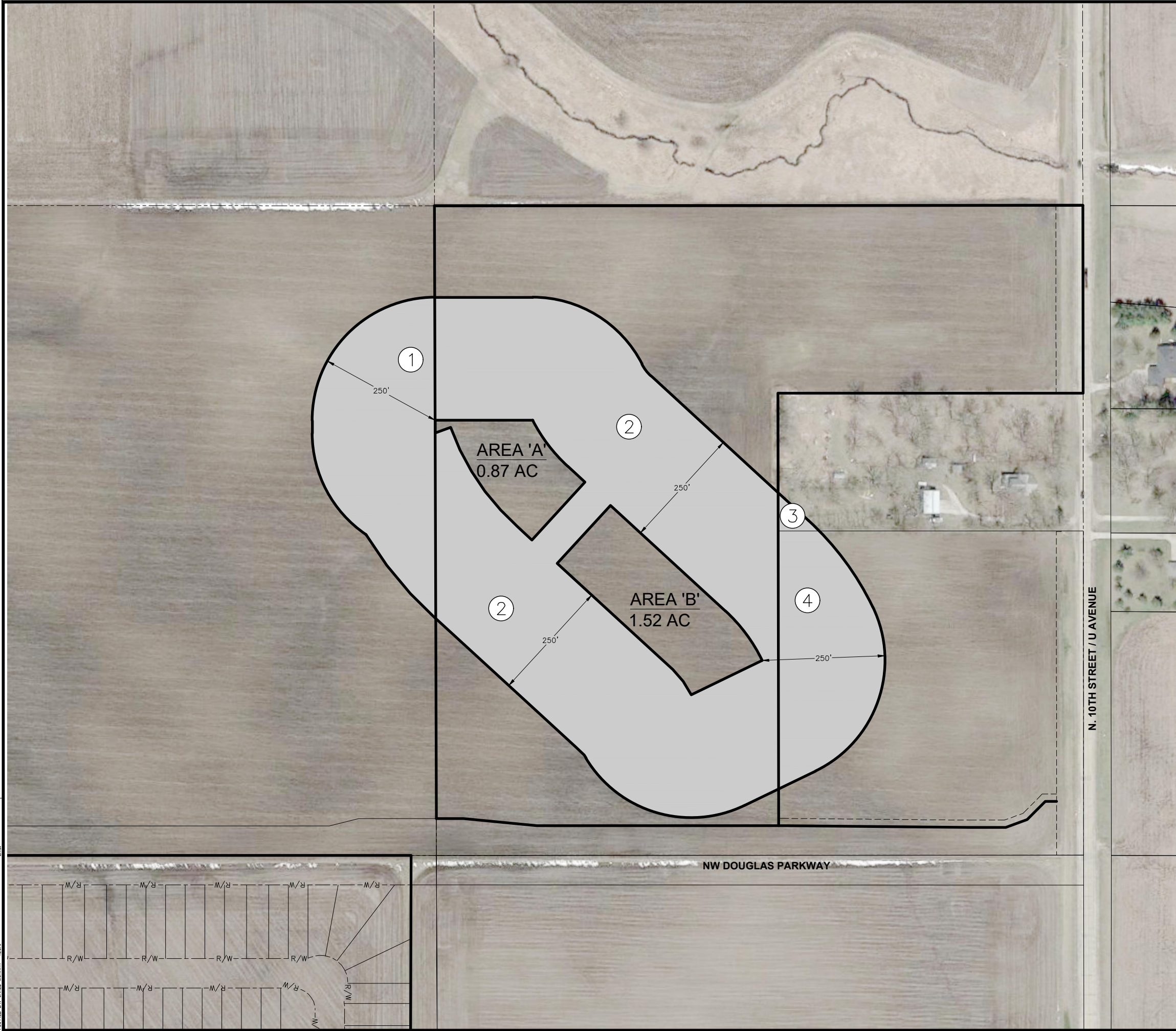
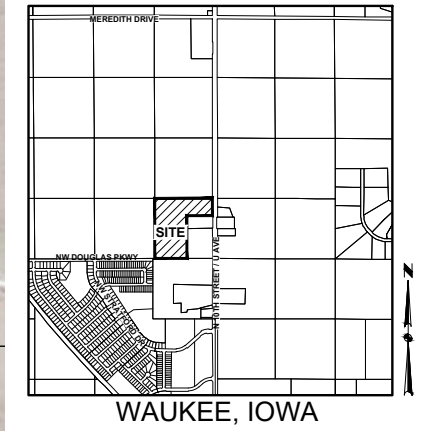


FILE: H:\2020\20100503\WMS\20100503-REZONING MAP - R-2 - ADDING  
 PLANNED BY: BRAD STANBROUGH  
 DATE: 7/26/2022 2:51 PM  
 DRAWN BY: BRAD STANBROUGH



VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT:

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

ZONING:

EXISTING: R-3  
 PROPOSED: R-2

ADJACENT OWNERSHIP

	OWNER	ACRES	PERCENT	CONSENTING
1	Waukee Community School District	2.61	17.16%	
2	Fox Creek Meadows, LLC	10.54	69.31%	X
3	Shoeman Family Trust Dated 11/12/03	0.08	0.50%	
4	William Fox Farm Company	1.98	13.03%	
TOTAL		15.20	100.00%	69.31%

AREA 'A' REZONING DESCRIPTION

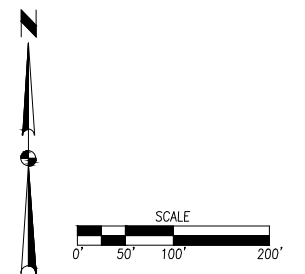
A PART OF PARCEL 21-23 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 8681, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED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

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 21-23; THENCE SOUTH 00°11'19" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 21-23, A DISTANCE OF 436.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'28" EAST, 199.21 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 118.37 FEET AND WHOSE CHORD BEARS SOUTH 37°14'42" EAST, 117.75 FEET; THENCE SOUTH 47°25'41" EAST, 47.38 FEET; THENCE SOUTH 42°34'19" WEST, 160.00 FEET; THENCE NORTH 47°25'41" WEST, 40.01 FEET; THENCE NORTH 45°26'24" WEST, 47.79 FEET; THENCE NORTH 39°50'51" WEST, 49.55 FEET; THENCE NORTH 34°05'12" WEST, 49.55 FEET; THENCE NORTH 28°19'34" WEST, 49.55 FEET; THENCE NORTH 22°33'55" WEST, 49.55 FEET; THENCE SOUTH 70°18'55" WEST, 33.43 FEET TO SAID WESTERLY LINE; THENCE NORTH 00°11'19" WEST ALONG SAID WESTERLY LINE, 25.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES (37,931 SQUARE FEET).

AREA 'B' 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 IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 21-23; THENCE NORTH 00°05'51" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 21-23, A DISTANCE OF 336.41 FEET; THENCE SOUTH 89°54'09" WEST, 32.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 64°14'47" WEST, 160.00 FEET; THENCE NORTH 31°03'46" WEST, 32.01 FEET; THENCE NORTH 41°38'08" WEST, 31.74 FEET; THENCE NORTH 47°25'03" WEST, 39.58 FEET; THENCE NORTH 47°25'41" WEST, 280.00 FEET; THENCE NORTH 42°34'19" EAST, 160.00 FEET; THENCE SOUTH 47°25'41" EAST, 317.99 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 125.97 FEET AND WHOSE CHORD BEARS SOUTH 36°35'27" EAST, 125.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.52 ACRES (66,223 SQUARE FEET).



DATE: 07/26/2022

REVISIONS:

1ST SUBMITTAL

TECH: JDS

ENGINEER: JMM

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

**ESA**  
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**FOX CREEK MEADOWS**  
 R-2 REZONING MAP

2010.553