

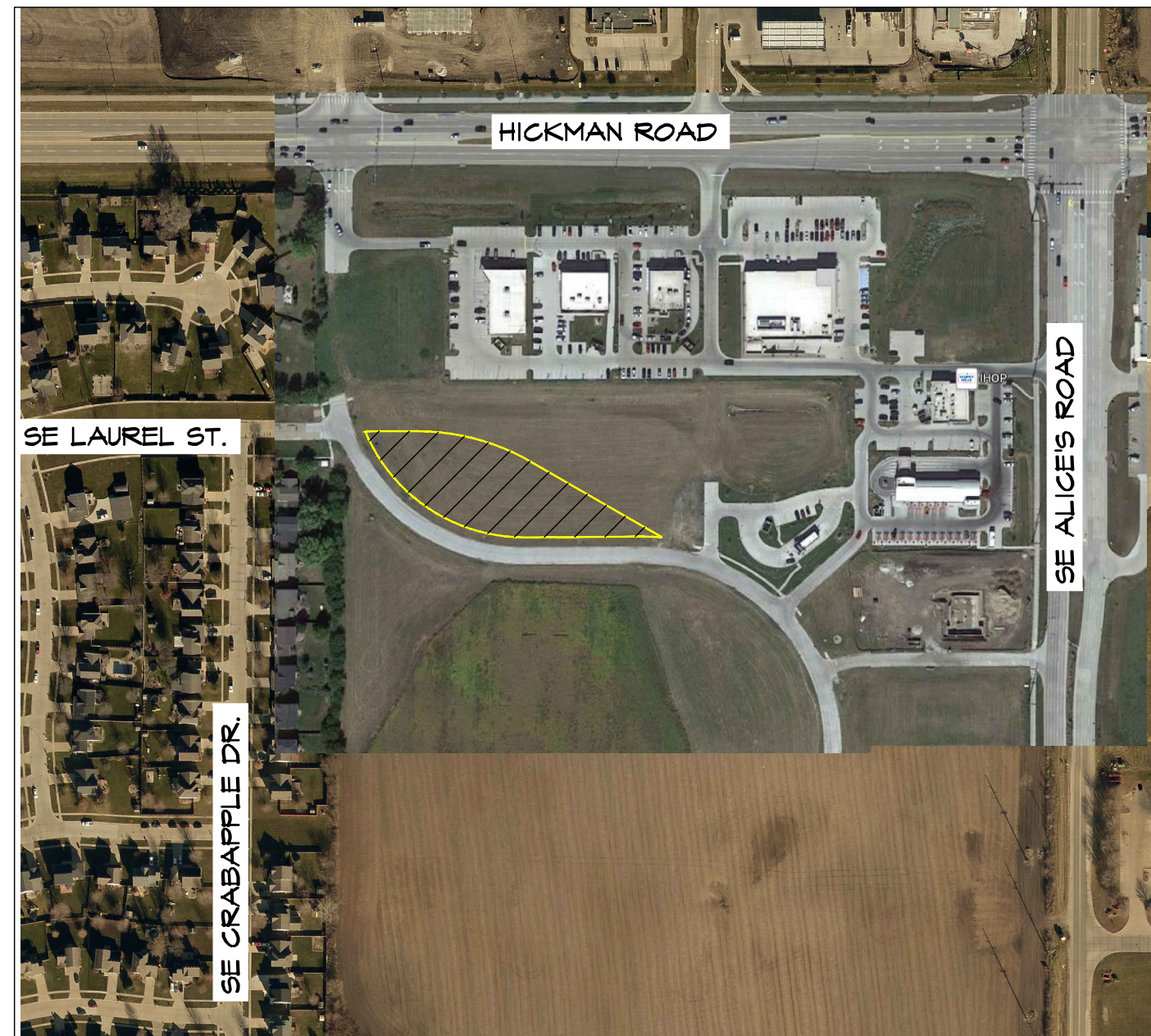
# REZONING SKETCH

# WAUKEE TOWNE CENTER

## WAUKEE, IOWA

WAUKEE TOWNE CENTER, LLC 611 MONTICELLO DRIVE BURLINGTON, IA 52601

SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER
2	REZONING



**OWNER/DEVELOPER:**

WAUKEE TOWNE CENTER, LLC  
611 MONTICELLO DRIVE  
BURLINGTON, IA 52601

**PROJECT MANAGER:**

ED ARP  
CIVIL ENGINEERING CONSULTANTS  
2400 86TH STREET, #12  
DES MOINES, IOWA 50322  
515-276-4884  
ARP@CECLAC.COM

**ZONING/LAND USE**

EXISTING: PD C-1A

PROPOSED: PD C-1

**LEGAL DESCRIPTION**

A PARCEL OF LAND IN LOTS 1 & 2, WAUKEE TOWNE CENTER PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2020, PAGE 27825 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID LOT 1, SAID SE CORNER ALSO BEING THE SW CORNER OF SAID LOT 2; THENCE S89°37'39"W, 55.53 FEET ALONG THE SOUTH LINE OF SAID LOT 1, SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SE LAUREL STREET AS ITS PRESENTLY ESTABLISHED TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 303.00 FEET AND A CHORD BEARING N56°27'39"W, AN ARC LENGTH OF 358.67 FEET ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT; THENCE N40°00'00"E, 41.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET AND A CHORD BEARING S75°00'00"E, AN ARC LENGTH OF 209.44 FEET TO A POINT OF TANGENCY; THENCE S60°00'00"E, 266.44 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2, SAID SOUTH LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF SE LAUREL STREET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 363.00 FEET AND A CHORD BEARING N87°40'51"W, AN ARC LENGTH OF 34.11 FEET ALONG SAID SOUTH LINE TO A POINT OF TANGENCY; THENCE S89°37'39"W, 151.14 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1.19 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS, AGREEMENTS AND LICENSES OF RECORD.

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12 · Des Moines, Iowa 50322  
515.276.4884 · mail@ceclac.com



DATE:	FEB. 27, 2023
DATE OF SURVEY:	N/A
DESIGNED BY:	EHA
DRAWN BY:	DZ

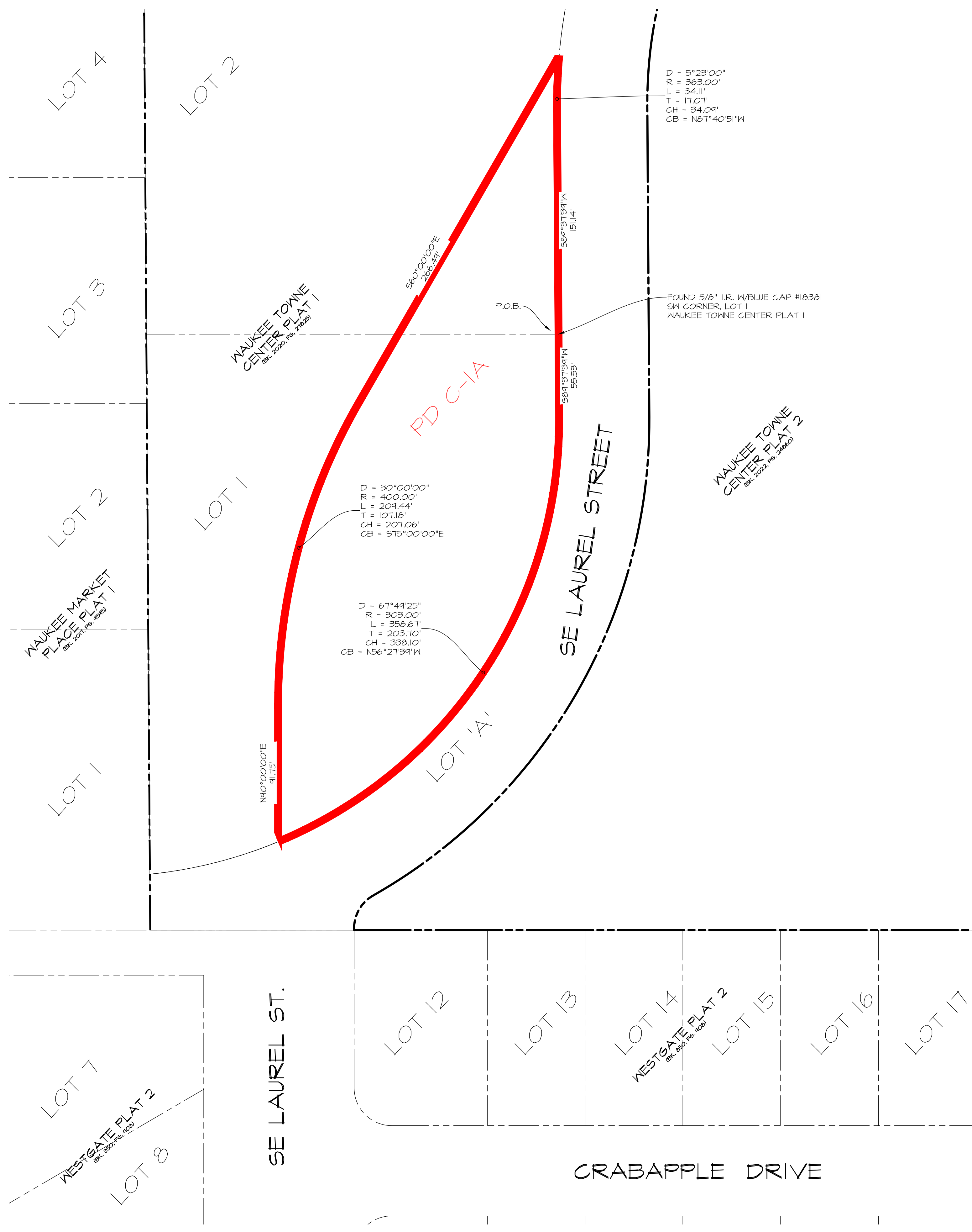
WAUKEE TOWNE CENTER  
WAUKEE, IOWA  
COVER

SHEET	1
OF	2



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SCALE: 1" = 80' (11"x17")  
 SCALE: 1" = 40' (22"x34")

NORTH

<b>Waukee Towne Center</b> Waukee, Iowa		<b>REZONING</b>
SHEET <b>2</b> OF 2		
<b>Civil Engineering Consultants, Inc.</b> 2400 86th Street, Unit 12 · Des Moines, Iowa 50322 515.276.4884 · mail@cecinc.com		DATE: Mar. 20, 2023
<b>CEC</b>		DATE OF SURVEY: FEB. 27, 2023
DESIGNED BY: EHA		DRAWN BY: DZ