

KETTLESTONE PEAK APARTMENTS REZONING EXHIBIT

PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 2022, PAGE 16952)
LOTS 1, 2, AND 3 OF KETTLESTONE PEAK APARTMENTS PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 15.22 ACRES (663,498 SQUARE FEET)

ADDRESS:

1305 SE PLEASANT VIEW DRIVE
WAUKEE, IOWA

OWNER/PREPARED FOR:

KETTLESTONE APTS, LLC
5721 MERLE HAY ROAD, SUITE 18
JOHNSTON, IOWA 50131
ATTN: JOHN LARSON
PHONE: (515) 491-4090
EMAIL: JOHN.LARSON@GMAIL.COM

PREPARED BY:

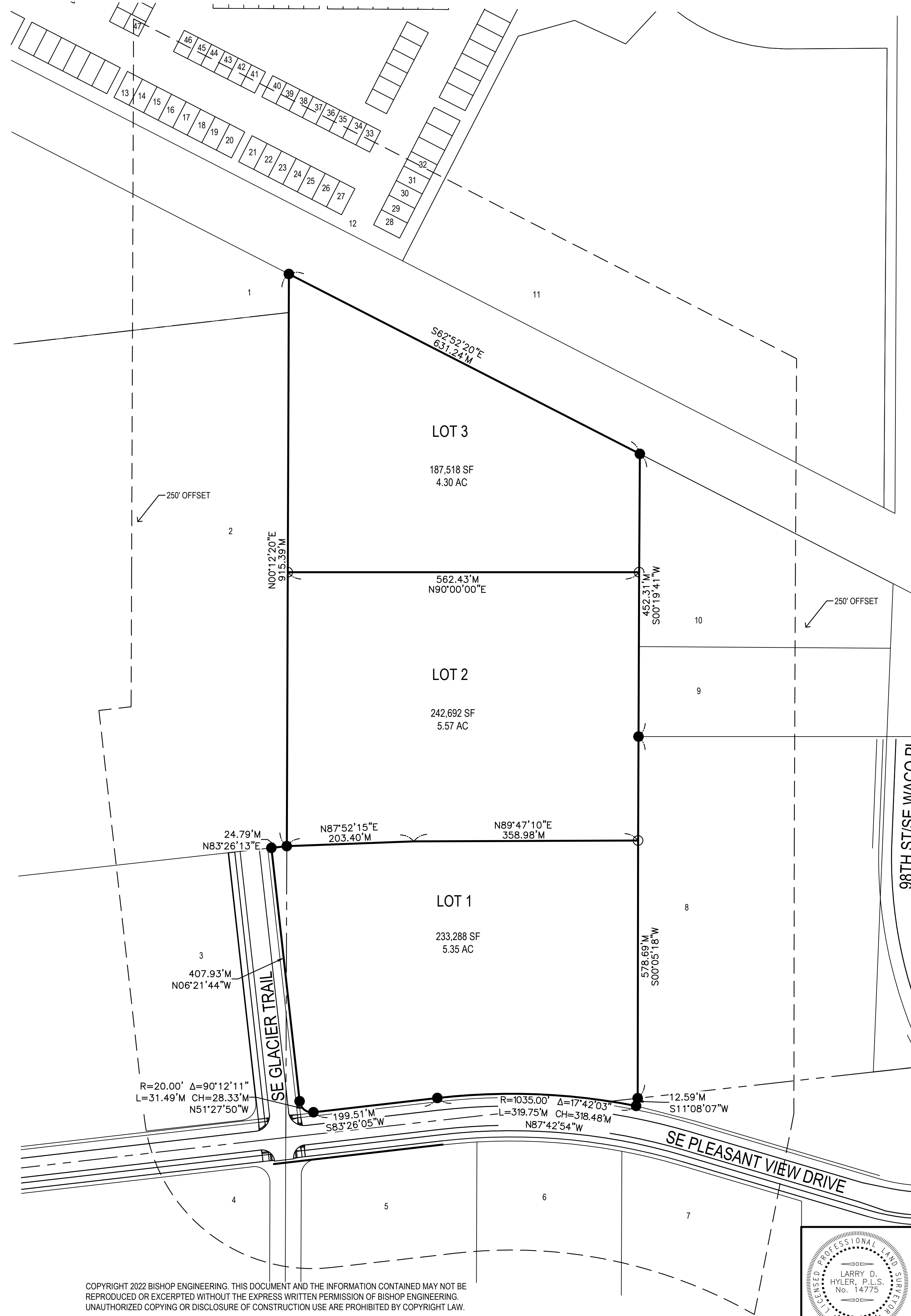
LARRY HYLER PLS
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322

ZONING:

CURRENTLY ZONED: KETTLESTONE MULTIFAMILY STACKED HIGH
PROPOSED ZONING: KETTLESTONE MULTIFAMILY STACKED HIGH WITH A PLANNED DEVELOPMENT
OVERLAY (K-MF-HIGH PD-1) DU/AC OF 26

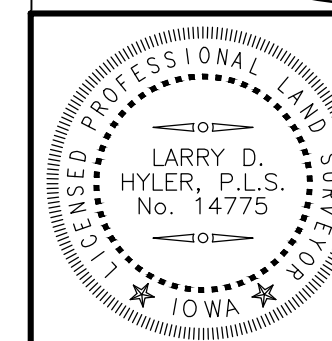
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	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL LOT AREA (S.F.)	SQUARE FOOTAGE WITHIN 250' OF REZONING	% OF TOTAL SQUARE FOOTAGE WITHIN 250' OF REZONING
1	BRICKTOWNE PIPER LC	GOVERNMENT LOT 1 S OF RY	4611 MORTENSEN RD SUITE 106, AMES IA 50014	618,810	34,960	4%
2	BRICKTOWNE PIPER LC	GOVERNMENT LOT 8/ EX RF & PARCEL 19-120	4611 MORTENSEN RD SUITE 106, AMES IA 50014	1,110,344	222,714	24%
3	TIMBERCREST HOMES LLC.	LOT 4 OF KETTLESTONE PEAK	PO BOX 267, JOHNSTON, IOWA 50131	100,188	76,889	8%
4	KETTLESTONE CENTRAL LC.	PARCEL 23-39 OF PARCEL 21-95 GOVERNMENT LOT 9 & 16/ EX KETTLESTONE PLAT 1	4611 MORTENSEN RD SUITE 106, AMES IA 50014	858,568	16,898	2%
5	KETTLESTONE CENTRAL LC.	LOT 3 OF KETTLESTONE CENTRAL PLAT 1	4611 MORTENSEN RD SUITE 106, AMES IA 50014	84,942	49,185	5%
6	KETTLESTONE CENTRAL LC.	LOT 2 OF KETTLESTONE CENTRAL PLAT 1	4611 MORTENSEN RD SUITE 106, AMES IA 50014	72,745	40,697	4%
7	KETTLESTONE CENTRAL LC.	LOT 1 OF KETTLESTONE CENTRAL PLAT 1	4611 MORTENSEN RD SUITE 106, AMES IA 50014	76,230	43,536	5%
8	GRAND PRAIRIE TOWNHOMES LLC.	LOT 6 OF KETTLESTONE PEAK	1705 S 42ND STREET, WEST DES MOINES, IOWA 50265	263,102	156,123	17%
9	RICHARD J. & CAROL L. VOGEL	5.132 AC OF THE N 3.32 AC OF GOV LOT 4 S OF R RR & W OF CO RD	PO BOX 1226, WAUKEE, IOWA 50263	57,499	35,808	4%
10	DELANA L. & DOUGLAS R. SHULTE	2 AC LYG S PF RR & W CO RD GOV LOT 4	3069 SE WACO PLACE, WAUKEE, IOWA 50263	87,120	61,305	7%
11	BRICK TOWN WAUKEE CONDOS	LOT 6 OF THE COVE AT KETTLESTONE PLAT 1	BRICKTOWNE WAUKEE CONDOS	398,466	99,525	11%
12	COVE AT KETTLESTONE HOMEOWNERS ASSOCIATION	OUTLOT 2 OF THE COVE AT KETTLESTONE PLAT 1	720 S 68TH STREET SUITE 120, WEST DES MOINES, IOWA 50266	308,432	48,209	5%
13-47	ROCK EQUITY HOLDINGS LLC.	LOTS 37-56 & 69-82 & LOT 110 OF THE COVE AT KETTLESTONE PLAT 1	3611 NE OTTERVIEW CORCLE #42, ANKENY, IOWA 50021	40,888	31,815	3%
			TOTAL	917,664	100%	

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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S. 14775 DATE: 1-20-2023
LICENSE RENEWAL DATE: DEC. 31, 2024 THIS PAGE ONLY
PAGES OR SHEETS COVERED BY THIS SEAL:

- ABBREVIATIONS:**
- AC ACRES
 - PUE PUBLIC UTILITY EASEMENT
 - TYP TYPICAL
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - YPC YELLOW PLASTIC CAP
 - MPE MINIMUM PROTECTION ELEVATION
 - SF SQUARE FOOTAGE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT

3/5/2024 3:31:10 PM M:\LAND PROJECTS 2019\190377 - 1 KETTLESTONE APARTMENTS\DWG\PHASE 2\REZONING EXHIBIT.DWG



KETTLESTONE PEAK APARTMENTS
WAUKEE, IA 50263

REFERENCE NUMBER:

DRAWN BY:
JPN

REVISION DATE:
12-07-2022

PROJECT NUMBER:
190377-1

SHEET NAME:
REZONING EXHIBIT

SHEET NUMBER:
1 OF 1