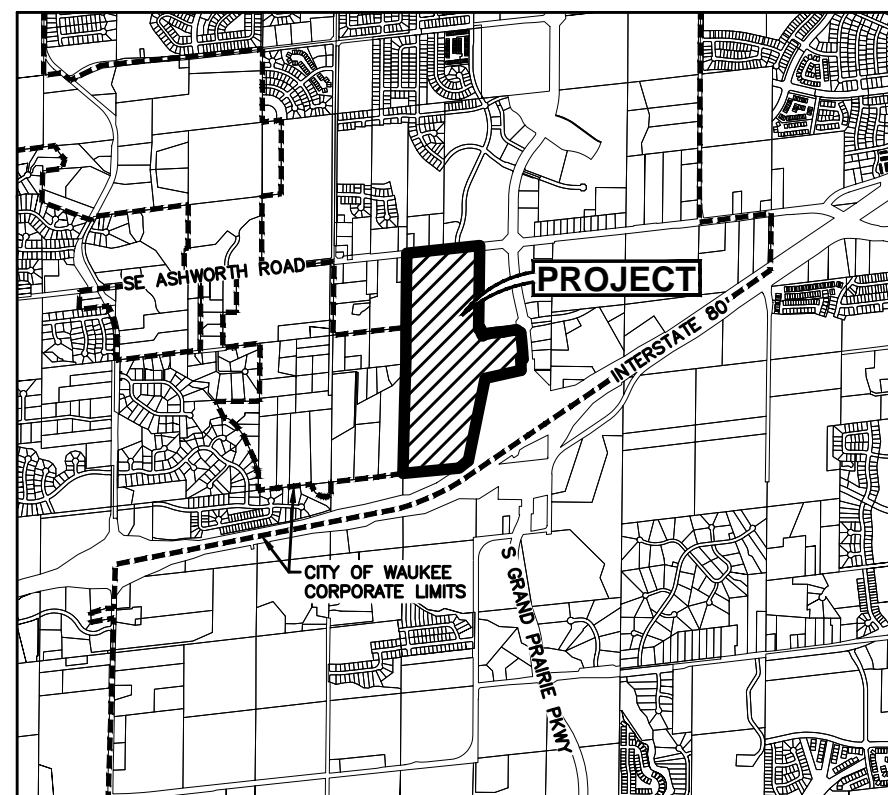


VICINITY MAP



WAUKEE, IOWA

OWNERS

KETTLESTONE LAKES, LLC
 CONTACT: BILL SPENCER
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IA 50325
 PH: (515) 986-5994

CITY OF WAUKEE
 230 W. HICKMAN ROAD
 WAUKEE, IA 50263
 PH: (515) 978-9533

APPLICANT

KETTLESTONE LAKES, LLC
 CONTACT: BILL SPENCER
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IA 50325
 PH: (515) 986-5994

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: ERIN OLLENDIKE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT
 PROPOSED: K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

BULK REGULATIONS

K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

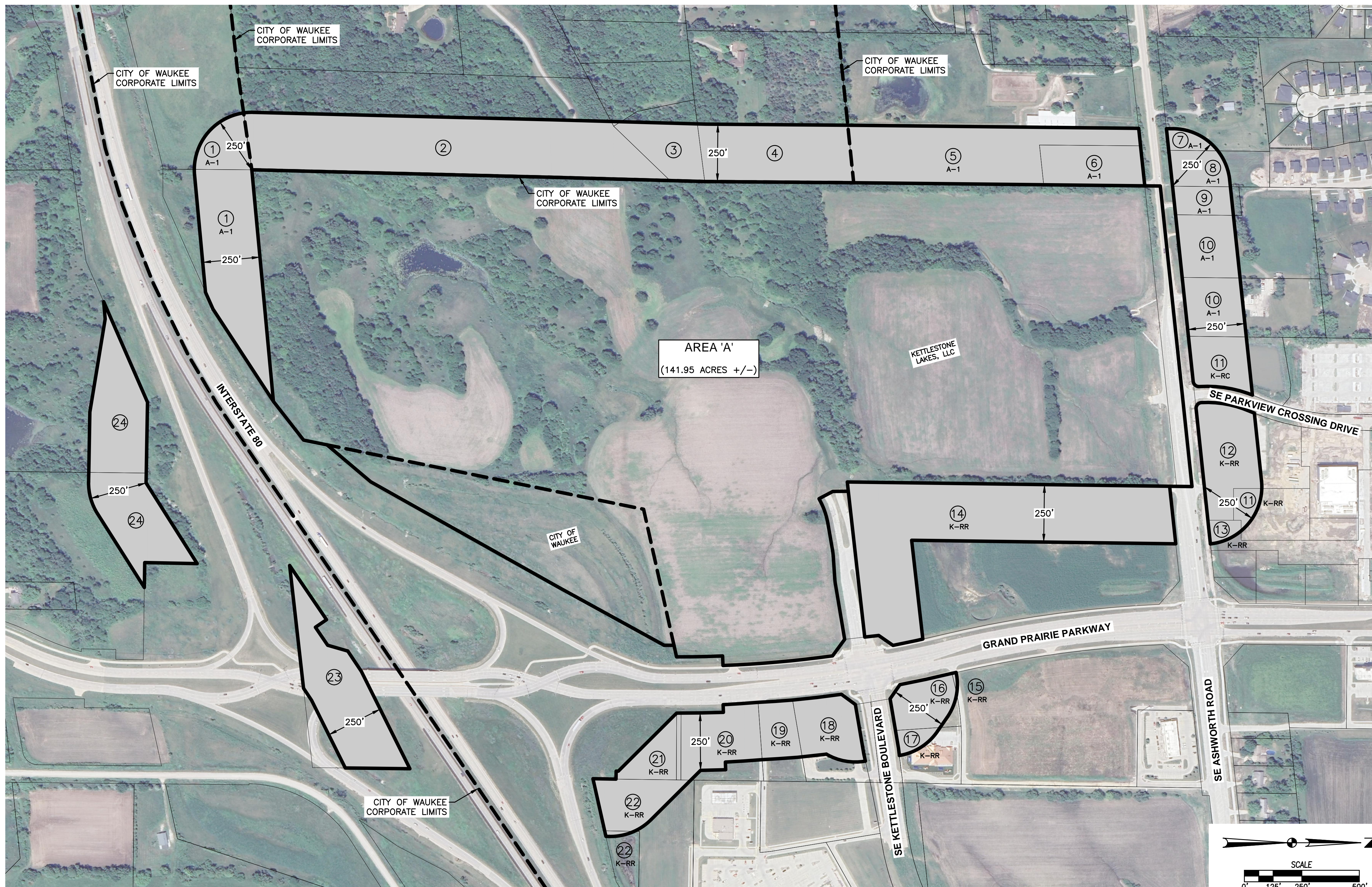
FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
 20 FEET MINIMUM FOR ACCESSORY STRUCTURES

SIDE YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
 UNLESS ADJACENT TO ADJOINING SINGLE- FAMILY
 5 FEET FOR ACCESSORY STRUCTURES

REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
 UNLESS ADJACENT TO ADJOINING SINGLE- FAMILY
 5 FEET FOR ACCESSORY STRUCTURES

ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES
1	CARLSON, KENNETH & KAREN	5.54
2	MCMURRAY, MICHAEL & BOBBYE	9.78
3	CEDARWOOD DEVELOPMENT, INC	1.54
4	ROCK, CROSBY & TIFFANY	3.74
5	WEST WINDS FARMS, LLC	5.51
6	CALLENDER, RAMONA REVOCABLE TRUST	1.75
7	BOOTH, MYRNA	0.35
8	DRIFTWOOD HOLDINGS LLC	0.87
9	HENDERSON, NEIL REVOCABLE TRUST	0.72
10	GOODALL, CHARLES	3.05
11	THE QUARTER AT WAUKEE, LLC	1.67
12	KTL VENUE, LLC	2.46
13	WAUKEE HOTEL, LLC	0.27
14	HDANK INVESTMENT, LLC	10.57
15	AP GPP, LC	0.02
16	BANKERS TRUST COMPANY	1.24
17	GALLOWAY HOLDINGS, LLC	0.32
18	WILLIAM C KNAPP LC	1.63
19	ATERRA 177, 3145 GRAND PRAIRIE, WAUKEE, LLC	0.93
20	GRAND PRAIRIE PARTNERS, LLC	2.18
21	GAMBLE, ROBERT A	0.95
22	HURD KETTLESTONE LLC	1.54
23	CITY OF WEST DES MOINES	3.91
24	DAWS ESTATES LTD	5.56



REZONING DESCRIPTION - AREA 'A'

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND ALL OF PARCEL 24-84 AS SHOWN ON THE SURVEY RECORDED IN DOCUMENT NUMBER 2024-14513, ALL IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID SECTION 9; THENCE SOUTH 00°45'56" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 9, A DISTANCE OF 1499.78 FEET TO THE SOUTHWEST CORNER OF PARCEL 18-48 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018 PAGE 8690; THENCE NORTH 83°34'32" EAST ALONG THE SOUTH LINE OF SAID PARCEL 18-48, A DISTANCE OF 40.67 FEET TO THE NORTHWEST CORNER OF PARCEL 20-65 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021 PAGE 6683; THENCE SOUTH 00°43'49" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 20-65, A DISTANCE OF 67.61 FEET; THENCE SOUTH 27°50'47" EAST ALONG SAID WESTERLY LINE, 67.71 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 20-65; THENCE NORTH 61°24'48" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 20-65, A DISTANCE OF 7.78 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 323.50 FEET, WHOSE ARC LENGTH IS 105.98 FEET AND WHOSE CHORD BEARS NORTH 70°47'55" EAST, 105.51 FEET; THENCE NORTH 80°11'02" EAST ALONG SAID SOUTHERLY LINE, 122.21 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 223.50 FEET, WHOSE ARC LENGTH IS 23.40 FEET AND WHOSE CHORD BEARS NORTH 83°11'02" EAST, 23.39 FEET; THENCE NORTH 86°11'02" EAST ALONG SAID SOUTHERLY LINE, 96.85 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 276.50 FEET, WHOSE ARC LENGTH IS 27.56 FEET AND WHOSE CHORD BEARS NORTH 83°19'43" EAST, 27.55 FEET; THENCE NORTH 80°28'24" EAST ALONG SAID SOUTHERLY LINE, 241.24 FEET; THENCE SOUTH 53°42'47" EAST ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF A TRACT OF LAND SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2015 PAGE 8487, A DISTANCE OF 89.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 4913.50 FEET, WHOSE ARC LENGTH IS 478.77 FEET AND WHOSE CHORD BEARS SOUTH 05°02'09" EAST, 478.58 FEET TO THE NORTHEAST CORNER OF A TRACT AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2015 PAGE 8487; THENCE SOUTH 87°45'20" WEST ALONG THE NORTH LINE OF SAID TRACT, 41.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID TRACT AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 4872.00 FEET, WHOSE ARC LENGTH IS 200.39 FEET AND WHOSE CHORD BEARS SOUTH 01°03'58" EAST, 200.38 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND THE NORTHERLY LINE OF THE ACQUISITION PLAT RECORDED IN BOOK 13 PAGE 96; THENCE SOUTH 77°25'23" WEST ALONG SAID NORTHERLY LINE, 51.30 FEET TO THE NORTHEAST CORNER OF PARCEL 19-115, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019 PAGE 24199; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 19-115 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 4822.00 FEET, WHOSE ARC LENGTH IS 42.98 FEET AND WHOSE CHORD BEARS SOUTH 00°26'28" WEST, 42.98 FEET; THENCE SOUTH 28°47'37" WEST ALONG SAID EASTERLY LINE, 522.43 FEET; THENCE SOUTH 29°19'47" WEST ALONG SAID EASTERLY LINE, 938.47 FEET; THENCE SOUTH 40°11'58" WEST ALONG SAID EASTERLY LINE, 249.21 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 19-115 AND THE WESTERLY LINE OF SAID ACQUISITION PLAT RECORDED IN BOOK 13 PAGE 96; THENCE SOUTH 11°30'00" WEST ALONG THE WESTERLY LINE OF SAID ACQUISITION PLAT, 104.13 FEET TO THE NORTH CORNER OF A TRACT AS SHOWN ON THE ACQUISITION PLAT RECORDED IN BOOK 2015 PAGE 8487; THENCE SOUTH 52°02'46" WEST ALONG THE NORTHWEST LINE OF SAID TRACT, 213.48 FEET TO THE WEST CORNER OF SAID TRACT AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 84°40'33" WEST ALONG SAID SOUTH LINE, 1012.56 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 01°25'41" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1298.22 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 01°36'15" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, 672.94 FEET; THENCE NORTH 00°27'01" EAST ALONG SAID WEST LINE, 647.80 FEET; THENCE NORTH 00°37'06" EAST ALONG SAID WEST LINE, 1334.04 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 83°58'53" EAST ALONG THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, 1315.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 141.95 ACRES (6,183,524 SQUARE FEET).

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

FILE: H:\2023\2308531\WMO\2308531-REZONING-K-RR.DWG
 DATE: 10/30/2024 8:27 AM
 PLOTTED BY: WAX EVANS
 CHECKED BY: WAX EVANS

DATE: 10/30/2024
 REVISIONS: 10/15/2024
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 ENGINEER: EKO
 EI: MAE
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
KETTLESTONE LAKES
REZONING MAP
 2308.531