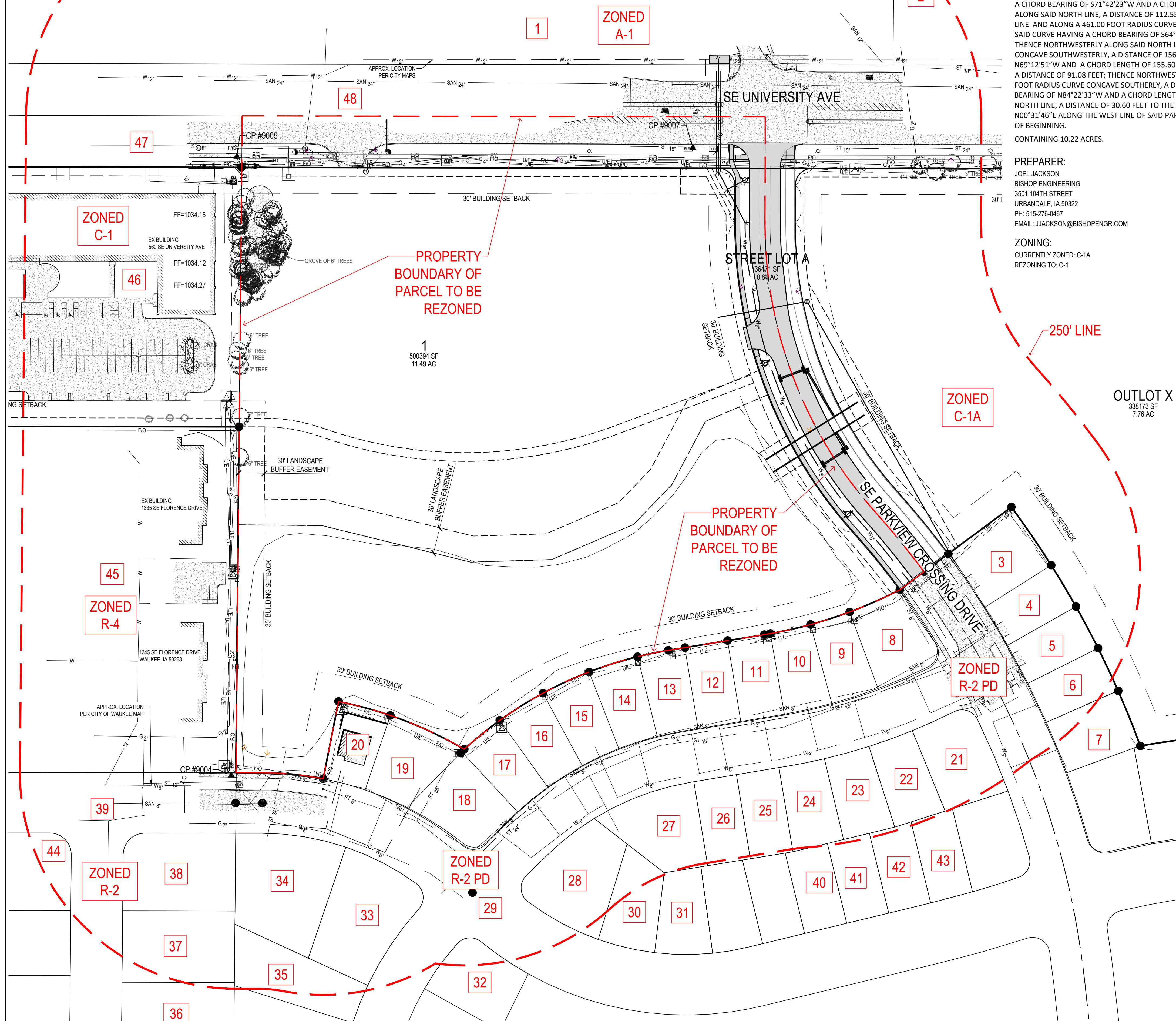


PRELIMINARY - NOT FOR CONSTRUCTION

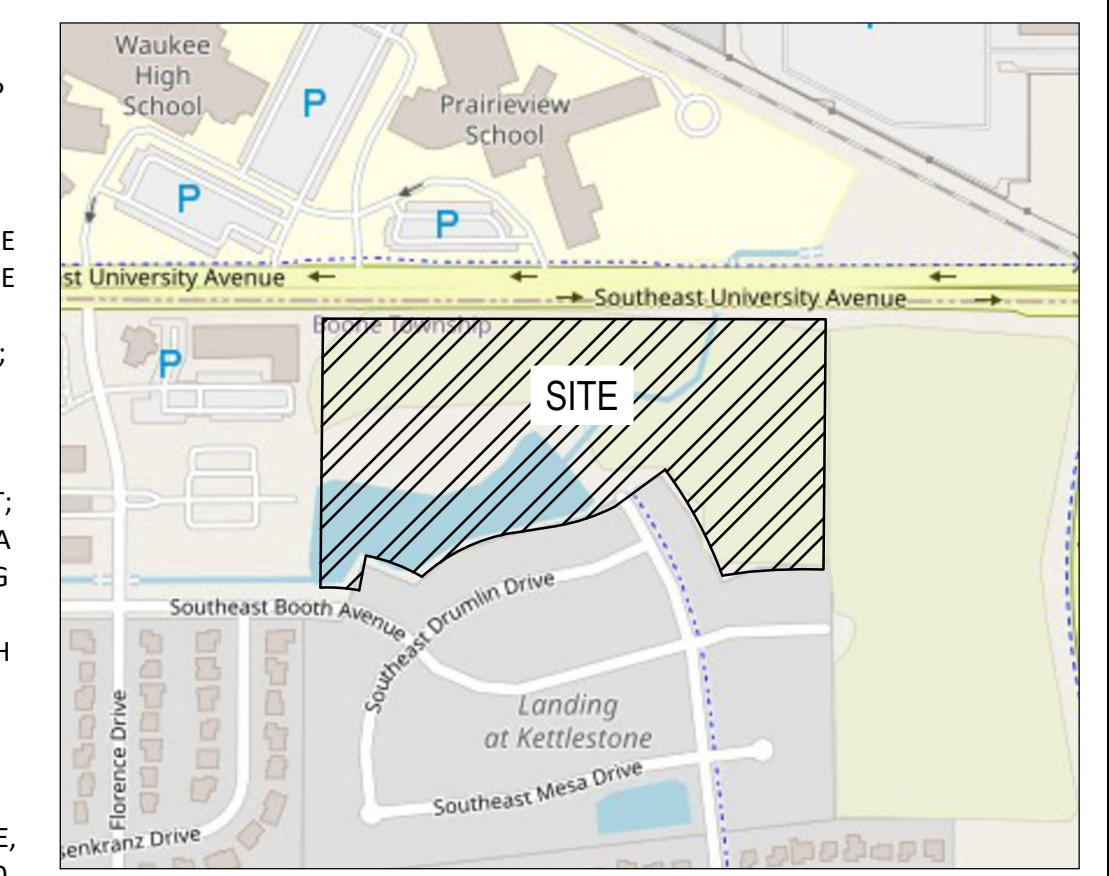
WCSD ADMIN BUILDING EXPANSION REZONING EXHIBIT



PROPERTY DESCRIPTION:
AN IRREGULAR SHAPED PORTION OF PARCEL 18-56 IN GOVERNMENT LOT 3 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2018 AT PAGE 15814, ALL MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 18-56; THENCE N00°31'46"E ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL 18-56, A DISTANCE OF 60.00 FEET; THENCE N89°54'22"E, A DISTANCE OF 605.02 FEET; THENCE S00°06'25"W, A DISTANCE OF 122.66 FEET; THENCE SOUTHEASTERLY ALONG A 500.00 FOOT RADIUS CURVE CONCAVE EASTERLY, A DISTANCE OF 365.89 FEET, SAID CURVE HAVING A CHORD BEARING OF S20°51'26"E AND A CHORD LENGTH OF 357.78 FEET; THENCE SOUTHEASTERLY ALONG A 975.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 89.55 FEET TO THE NORTH LINE OF LANDING AT KETTLESTONE, AN OFFICIAL PLAT, SAID CURVE HAVING A CHORD BEARING OF S39°11'24"E AND A CHORD LENGTH OF 89.52 FEET; THENCE S53°27'33"W ALONG THE NORTH LINE OF SAID LANDING AT KETTLESTONE, A DISTANCE OF 35.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID LANDING AT KETTLESTONE AND ALONG A 529.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 165.71 FEET, SAID CURVE HAVING A CHORD BEARING OF S71°42'23"W AND A CHORD LENGTH OF 165.04 FEET; THENCE S80°44'14"W ALONG SAID NORTH LINE, A DISTANCE OF 461.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 265.92 FEET, SAID CURVE HAVING A CHORD BEARING OF S64°07'55"W AND A CHORD LENGTH OF 262.25 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG A 466.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 156.33 FEET, SAID CURVE HAVING A CHORD BEARING OF N69°12'51"W AND A CHORD LENGTH OF 155.60 FEET; THENCE S11°09'30"W ALONG SAID NORTH LINE, A DISTANCE OF 91.08 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG A 375.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A DISTANCE OF 70.89 FEET, SAID CURVE HAVING A CHORD BEARING OF N84°22'33"W AND A CHORD LENGTH OF 70.78 FEET; THENCE N89°49'46"W ALONG SAID NORTH LINE, A DISTANCE OF 30.60 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 18-56; THENCE N00°31'46"E ALONG THE WEST LINE OF SAID PARCEL 18-56, A DISTANCE OF 700.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.22 ACRES.

PREPARER:
JOEL JACKSON
BISHOP ENGINEERING
3501 104TH STREET
URBANDALE, IA 50322
PH: 515-276-0467
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ZONING:
CURRENTLY ZONED: C-1A
REZONING TO: C-1



VICINITY MAP
SCALE: 1" = 100'

Number	Name of Property Owner	Legal Description of Property	Mailing Address	Total Area of Property (SF)	Square Footage within 250' of Rezoning	% of Total Square Footage within 250' of Rezoning
1	Waukee Community School District	PARCEL B W/2.5E LYCS OF RR ROW	560 SE University Ave, Waukee IA 50263	916,000	174,745	22.6%
2	Waukee Community School District	PARCEL A & 3AC W/2.5E & S/2.5E LYCS OF RR ROW/EX PARCEL 1E/	560 SE University Ave, Waukee IA 50263	226,900	8,385	1.1%
3	Chad & Renee Cook	LANDING AT KETTLESTONE LOT 1	10950 Westport Dr, West Des Moines IA 50366	7,100	7,100	0.9%
4	Tran Chau	LANDING AT KETTLESTONE LOT 2	1246 Artman Drive, Ripon CA 95966	4,900	4,900	0.6%
5	Genes Tadros	LANDING AT KETTLESTONE LOT 3	1365 SE Parkview Crossing Dr, Waukee IA 50263	4,755	4,755	0.6%
6	Conner Carpenter & Erin Stender	LANDING AT KETTLESTONE LOT 4	1375 SE Parkview Crossing Dr, Waukee IA 50263	4,755	4,540	0.6%
7	Kyle Kanaskie	LANDING AT KETTLESTONE LOT 5	1385 SE Parkview Crossing Dr, Waukee IA 50263	5,990	995	0.1%
8	Garret James Atsello & Adriana Guadalupe de la Cruz Mendez	LANDING AT KETTLESTONE LOT 107	735 SE Drumm Dr, Waukee IA 50263	7,105	7,105	0.9%
9	Randall & Megan Woodbeck	LANDING AT KETTLESTONE LOT 106	725 SE Drumm Dr, Waukee IA 50263	4,990	4,990	0.6%
10	Shawna & Dan O'Brien	LANDING AT KETTLESTONE LOT 105	715 SE Drumm Dr, Waukee IA 50263	4,985	4,985	0.6%
11	Dilip Madhukar & Nutan Inayat	LANDING AT KETTLESTONE LOT 104	705 SE Drumm Dr, Waukee IA 50263	4,850	4,850	0.6%
12	Mumar Al Hatini & Rawan Sweeney	LANDING AT KETTLESTONE LOT 103	9005 Bridgewood Blvd Apt 4211, West Des Moines IA 50366	4,785	4,785	0.6%
13	Clarifed Management, LLC	LANDING AT KETTLESTONE LOT 102	10215 Dennis Dr, Urbandale IA 50222	4,960	4,960	0.6%
14	Stephanie Sophie Clifford	LANDING AT KETTLESTONE LOT 101	675 SE Drumm Dr, Waukee IA 50263	5,070	5,070	0.7%
15	Niranjan Reddy Sangeer & Sowmya Reddy Bonna	LANDING AT KETTLESTONE LOT 100	665 SE Drumm Dr, Waukee IA 50263	5,075	5,075	0.7%
16	Shane McCarty & Halida Padi	LANDING AT KETTLESTONE LOT 99	655 SE Drumm Dr, Waukee IA 50263	5,075	5,075	0.7%
17	Amarath Nidamanuri	LANDING AT KETTLESTONE LOT 98	645 SE Drumm Dr, Waukee IA 50263	5,070	5,070	0.7%
18	Clarifed Management, LLC	LANDING AT KETTLESTONE LOT 97	10215 Dennis Dr, Urbandale IA 50222	7,200	7,200	0.9%
19	Brian Worthington	LANDING AT KETTLESTONE LOT 95	585 SE Booth Ave, Waukee IA 50263	6,570	6,570	0.8%
20	Clarifed Management, LLC	LANDING AT KETTLESTONE LOT 94	10215 Dennis Dr, Urbandale IA 50222	5,105	5,105	0.7%
21	2017 Sanyasir & Gertha Municipality Reversible Trust	LANDING AT KETTLESTONE LOT 9A	634 W Stratus Dr, Mountain House CA 95891	7,880	7,165	0.9%
22	Jason T Wells & Astrid K Berube	LANDING AT KETTLESTONE LOT 9B	780 SE Drumm Dr, Waukee IA 50263	5,670	5,460	0.7%
23	Vamees Bandi	LANDING AT KETTLESTONE LOT 9C	788 Stammer Ct, Lake, St Louis MO 63167	5,535	5,465	0.7%
24	Breese Boney & Brandon Hays	LANDING AT KETTLESTONE LOT 9D	710 SE Drumm Dr, Waukee IA 50263	5,530	5,435	0.7%
25	Brandon Harken	LANDING AT KETTLESTONE LOT 9E	700 SE Drumm Dr, Waukee IA 50263	4,940	4,765	0.6%
26	AM Inc	LANDING AT KETTLESTONE LOT 89	1501 42nd St Ste 500, West Des Moines IA 50366	4,990	4,760	0.6%
27	Luis Manuel Torres Ramirez & Rodi Marquez	LANDING AT KETTLESTONE LOT 8B	670 SE Drumm Dr, Waukee IA 50263	8,375	8,285	1.1%
28	Alyssa & Quenten Meyer	LANDING AT KETTLESTONE LOT 87	635 SE Booth Ave, Waukee IA 50263	10,045	9,630	1.2%
29	City of Waukee	LANDING AT KETTLESTONE LOT 8A	230 W Hickman Rd, Waukee IA 50263	882,269	88,010	11.4%
30	Robert Meshall & Nancy Reskalla	LANDING AT KETTLESTONE LOT 86	665 SE Booth Ave, Waukee IA 50263	6,120	1,950	0.3%
31	Scott & Christine Seaton	LANDING AT KETTLESTONE LOT 85	133 57th Ct, West Des Moines IA 50366	5,380	20	0.0%
32	Mark & Julia Seaton	LANDING AT KETTLESTONE LOT 84	1415 SE Mesa Dr, Waukee IA 50263	7,185	1,475	0.2%
33	Dena Johnson	LANDING AT KETTLESTONE LOT 83	590 SE Booth Ave, Waukee IA 50263	12,175	12,175	1.6%
34	Dharmadran Empurath	LANDING AT KETTLESTONE LOT 82	570 SE Booth Ave, Waukee IA 50263	13,595	13,595	1.8%
35	Kiran Kuma & Kavitha Kalavita	LANDING AT KETTLESTONE LOT 81	1430 SE Mesa Dr, Waukee IA 50263	8,835	6,395	0.9%
36	Alex and Kyle Carlson	PARK VIEW CROSSING LOT 37	1435 SE Rosecrans Dr, Waukee IA 50263	10,725	955	0.1%
37	Dennis & Maurita Carlson	PARK VIEW CROSSING LOT 36	1415 SE Rosecrans Dr, Waukee IA 50263	10,725	10,725	1.4%
38	Michael Goodall	PARK VIEW CROSSING LOT 35	1405 SE Rosecrans Dr, Waukee IA 50263	11,700	11,700	1.5%
39	City of Waukee	PARK VIEW CROSSING LOTS C, E, & H	230 W Hickman Rd, Waukee IA 50263	888,860	24,740	3.2%
40	Roberto Chavez Antevico	LANDING AT KETTLESTONE LOT 82	705 SE Booth Ave, Waukee IA 50263	4,770	20	0.0%
41	Erik Rasmussen	LANDING AT KETTLESTONE LOT 81	715 SE Booth Ave, Waukee IA 50263	4,765	205	0.0%
42	Sweeth Chirha	LANDING AT KETTLESTONE LOT 80	725 SE Booth Ave, Waukee IA 50263	4,775	230	0.0%
43	Rachel Claire Olsen	LANDING AT KETTLESTONE LOT 79	735 SE Booth Ave, Waukee IA 50263	4,915	125	0.0%
44	Baldy Van Ait & Sarah Probst	PARK VIEW CROSSING LOT 34	1400 SE Rosecrans Dr, Waukee IA 50263	11,700	2,520	0.3%
45	Emerald Point Condominium	EMERALD POINT CONDO	N/A	177,145	100,060	12.9%
46	Waukee Community School District	PARK VIEW CROSSING PLAT 4 LOT 2	560 SE University Ave, Waukee IA 50263	109,660	75,015	9.7%
47	City of Waukee	PARK VIEW CROSSING LOTS A, B, & G	N/A	N/A	14,960	1.9%
48	N/A	SE UNIVERSITY AVE	N/A	N/A	89,850	10.9%
				Total	773,458	100.0%

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

REZONING MAP
WCSD ADMIN BUILDING EXPANSION
560 SE UNIVERSITY AVE
WAUKEE, IOWA

REFERENCE NUMBER:
DRAWN BY:
REVISION DATE:
PROJECT NUMBER:
SHEET NUMBER:
REZONING EXHIBIT

230524-2
DRL
2025-11-11
230524-2
1 OF 1

