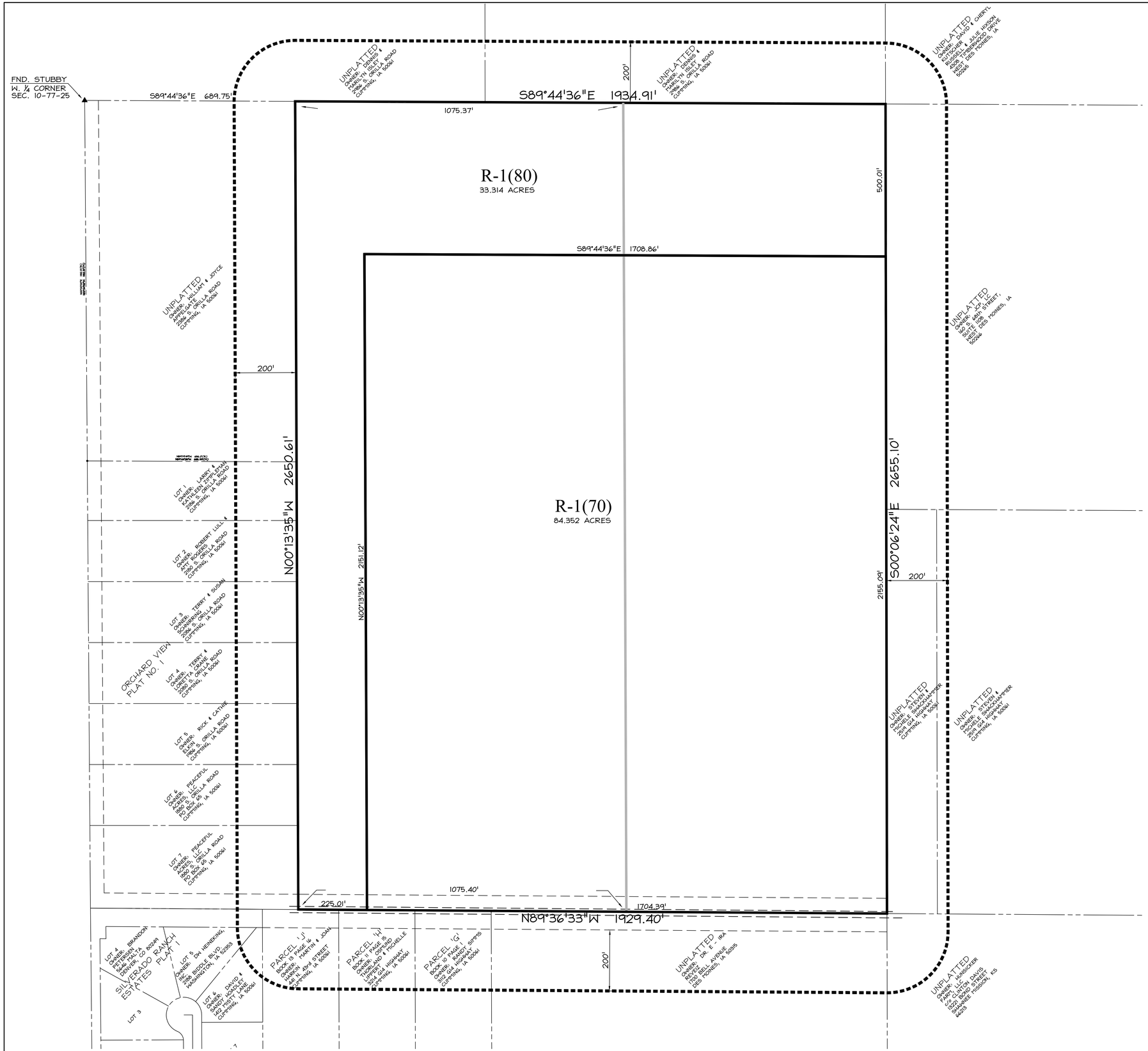

REZONING SKETCH

SW ¼ SEC. 10-77-25

OWNER
LEMAR KOETHE
6000 DOUGLAS AVENUE, SUITE 210
URBANDALE, IA 50322

APPLICANT
KRUSE DEVELOPMENT
2209 RIVERWOODS AVENUE
DES MOINES, IA 50320

ZONING
EXISTING: A-R AGRICULTURAL RESERVE
PROPOSED: R-1(70) SINGLE FAMILY RESIDENTIAL
R-1(80) SINGLE FAMILY RESIDENTIAL

BULK REGULATIONS
R-1(70)
MIN. LOT AREA-8,750 S.F.
MIN. LOT WIDTH-70'
SETBACKS
FRONT-30'
REAR-35'
SIDE-7' MIN. (17' TOTAL)

R-1(80)
MIN. LOT AREA-10,000 S.F.
MIN. LOT WIDTH-80'
SETBACKS
FRONT-30'
REAR-35'
SIDE-7' MIN. (17' TOTAL)

LEGAL DESCRIPTION
A part of the Southwest quarter of Section 10, Township 77 North, Range 25 West of the 5th P.M., city of Norwalk, Warren County, Iowa, that is more particularly described as follows:

Commencing at the West quarter corner of Section 10, Township 77 North, Range 25 West of the 5th P.M., city of Norwalk, Warren County, Iowa; thence S89°44'36"E, 689.75 feet along the North line of the Southwest quarter of said Section 10 to the Point of Beginning; thence S89°44'36"E, 1934.91 feet along said North line to the center of said Section 10; thence S00°06'24"E, 2655.10 feet along the East line of said Southwest quarter of Section 10 to the South quarter corner of said Section 10; thence N89°36'33"W, 1929.40 feet along the South line of said Southwest quarter of Section 10 to the Southeast corner of Lot 7, Orchard View Plat No. 1, an official plat, city of Norwalk, Warren County, Iowa; thence N00°13'35"W, 2650.61 feet along the East line of said Orchard View Plat No. 1 to the Point of Beginning.

Said tract of land contains 117.666 acres more or less.

Said tract of land being subject to any and all easements of record.

LEGEND
— — —	PLAT BOUNDARY
▲	SECTION CORNER
●	FOUND CORNER AS NOTED
O	SET CORNER 5/8" IR W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

IOWA ONE-CALL
800/292-8989
TOLL-FREE
CALL- BEFORE- YOU- DIG

N
0 75 150
SCALE: 1"=150'

DATE: 7-17-2015
REVISIONS:

APPROVED: --- INITIALED: --- AS-BUILT: ---

JOB NUMBER
CC 1720

REZONING SKETCH
SW 1/4 SECTION 10-77-25

SHEET 1 OF 1