

VICINITY MAP

NOT TO SCALE

OWNER/DEVELOPER

CALIBER IOWA, LLC
1680 SW ANKENY ROAD, SUITE 1B
ANKENY IA 50023
CONTACT: NICK JENSEN
PHONE: 515-290-3401

ZONING

EXISTING: A-1 - AGRICULTURE DISTRICT
C-1 - COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
PROPOSED R-3/PD - PLANNED DEVELOPMENT DISTRICT W/ UNDERLYING MULTIPLE RESIDENTIAL DISTRICT

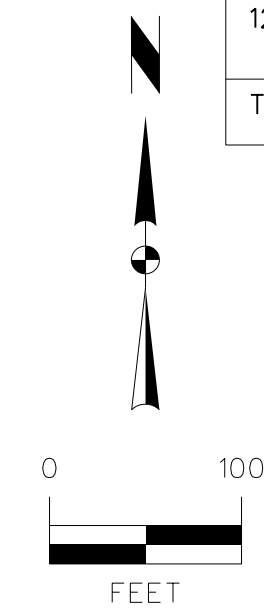
REZONING DESCRIPTION

A PLOT BEGINNING AT THE SOUTHWEST CORNER AND EXTENDING 600 FEET TO THE EAST, THEN 295 FEET NORTH, THEN DIAGONALLY NORTHWEST TO A POINT 300 FEET WEST AND 245 FEET NORTH, THEN 494.5 FEET NORTH, THEN WEST 300 FEET, THEN SOUTH 1034.5 FEET TO STARTING POINT AT SOUTHWEST CORNER ENCLOSING TEN (10) ACRES OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4) OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., DALLAS COUNTY, IOWA.

EXCEPT A PARCEL OF LAND LOCATED IN THE SE 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5th P.M., IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 26; THENCE N 89 36 1/2° 50 1/2' W, 722.85 FEET ALONG THE SOUTH LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE CONTINUING N 89 36 1/2° 50 1/2' W, 600 FEET ALONG THE SOUTH LINE OF SAID SECTION 26; THENCE N 0 28 1/2° 34 1/2' E, 137.50 FEET; THENCE S 89 56 1/2° 19 1/2' E, 345.44 FEET; THENCE N 78 05 1/2° 23 1/2' E, 265.35 FEET; THENCE S 0 28 1/2° 34 1/2' W, 213.91 FEET TO THE POINT OF BEGINNING, CONTAINING 92,812 SQUARE FEET OF WHICH 19,799 SQUARE FEET ARE WITHIN THE EXISTING ROAD RIGHT OF WAY.

ADJACENT OWNERSHIP

	MAILING ADDRESS	AREA (SF)	Area (AC)	Area (%)	Consenting
1. SUMMERTEEH, LLC	2375 BERKSHIRE PKWY CLIVE IA 50325	CLIVE	--	--	
2. LUANA SAVINGS BANK	100 HARVEST DR LUANA IA 52156	CLIVE	--	--	
3. STIVERS IOWA REAL ESTATE LLC	1450 E HICKMAN RD WAUKEE IA 50263	25121	0.58	5.01%	
4. FORE RIGHT LC 50% & ZEEDEE INVESTMENTS LC 50%	1840 NW 118TH ST SUITE 100 CLIVE IA 50325	160605	3.69	32.05%	
5. PARK PLACE INVESTMENTS NO. II, LLC	4454 128TH ST URBANDALE IA 50323	37559	0.86	7.50%	
6. HURD LAND COMPANY, LLC	2000 FULLER RD WEST DES MOINES IA 50265	277820	6.38	55.44%	55.44%
7. KRM CAPITAL, LLC	2680 BERKSHIRE PKWY CLIVE IA 50325	CLIVE	--	--	
8. BERKSHIRE OFFICE, LLC	4701 121ST ST URBANDALE IA 50323	CLIVE	--	--	
9. DSM HOLDINGS	15920 HICKMAN RD STE 400 CLIVE IA 50325	CLIVE	--	--	
10. IC2DM LLC	115 IOWA AVE IOWA CITY IA 52240	CLIVE	--	--	
11. WEISSBURGER REAL ESTATE LLC	16400 SHERIDAN AVE CLIVE IA 50325	CLIVE	--	--	
12. C & S COMMERCIAL, LLC	755 SE FRONTIER AVE, STE 101 WAUKEE IA 50263	CLIVE	--	--	
TOTALS		501105	11.51	100.00%	55.44%



2	AS PER CITY COMMENTS	02/22/22	KMM		
1	REVISED ADJACENT OWNERSHIP APPROVAL	02/01/22	KMM		
MARK	REVISION	DATE	BY		
Engineer:	KMM	Checked By:	EDC	Scale:	1"=300'
Technician:	RMM	Date:	03/12/15	Field Bk:	
Project No:	1161134				Sheet 1 of 1

CALIBER WAUKEE
PLANNED DEVELOPMENT REZONING MAP
WAUKEE, IOWA
SNYDER & ASSOCIATES, INC.

