

**PARCEL 'B' - LEGAL DESCRIPTION:**  
 A PARCEL OF LAND IN THE 5/2 NW/4 OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AS A POINT OF REFERENCE AT THE W/4 CORNER OF SAID SECTION 24; THENCE S89°40'32"E, 1321.98 FEET ALONG THE SOUTH LINE OF SAID 5/2 NW/4 TO THE POINT OF BEGINNING; THENCE N00°15'41"E, 204.90 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CHORD BEARING N16°17'56"W, AN ARC LENGTH OF 404.64 FEET TO A POINT; THENCE N55°44'41"E, 86.91 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND A CHORD BEARING N60°46'08"E, 105.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET AND A CHORD BEARING N57°43'55"E, AN ARC LENGTH OF 281.38 FEET TO A POINT OF TANGENCY; THENCE N44°14'20"E, 44.25 FEET TO A POINT ON THE CENTERLINE OF THE FORMER MISSOURI PACIFIC RAILROAD AND ST. LOUIS-SAN FRANCISCO RAILWAY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 21621.35 FEET AND A CHORD BEARING S42°01'28"E, AN ARC LENGTH 975.51 FEET ALONG SAID CENTERLINE TO POINT ON THE EAST LINE OF SAID 5/2 NW/4; THENCE S00°30'43"W, 151.14 FEET ALONG SAID EAST LINE TO THE SE CORNER OF 5/2 NW/4; THENCE N81°40'01"W, 978.64 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 13.65 ACRES MORE OR LESS.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	33°07'21"	700.00'	404.64'	208.11'	399.08'	N16°17'56"W
C7	10°02'54"	600.00'	105.23'	52.15'	105.09'	N60°46'08"E
C8	16°07'19"	1000.00'	281.38'	141.63'	280.45'	N57°43'55"E
C9	2°35'04"	21621.35'	975.51'	487.84'	975.43'	S42°01'28"E

REZONING TABLE

	Name of Property Owner	Legal Description of Property	Mailing Address	Total Area (sf) of Property	Square Footage within 250' of rezoning	% of Total Square Footage within 250' rezoning	% Consenting	% Non-Consenting	% Not Eligible
3	Redwood Waukeee Hickman Road IA P1, L.L.C.	Lot 29, James Pointe Plat 1	7007 E. Pleasant Valley Road Independence, Ohio 44131	199,379	40,403	3.53%		3.53%	
4	City of Waukeee, Iowa	Street Lots B, C, D & E, James Pointe Plat 1	230 W Hickman Road Waukeee, IA 50263	375,923	17,472	1.53%			1.53%
5	Redwood Waukeee Hickman Road IA P1, L.L.C.	Lot 30, James Pointe Plat 1	7007 E. Pleasant Valley Road Independence, Ohio 44131	627,473	235,928	20.62%		20.62%	
6	Stratford Crossing, L.L.C.	Lot 7, Stratford Crossing Plat 4	9550 Hickman Road, Ste 100 Clive, IA 50325	121,926	39,084	3.41%	3.41%		
7	Patrick and Carolyn Jackson JTRS	Lot 21, Stratford Crossing Plat 3	282 NW Georgetown Drive Waukeee, IA 50263	9,034	941	0.08%		0.08%	
8	Rian and Katelyn Moe JTRS	Lot 22, Stratford Crossing Plat 3	288 NW Georgetown Drive Waukeee, IA 50263	9,021	4,339	0.38%		0.38%	
9	Brett and Tabitha K. Carney JTRS	Lot 23, Stratford Crossing Plat 3	292 NW Georgetown Drive Waukeee, IA 50263	8,303	7,027	0.61%		0.61%	
10	Beverly and Kenneth Hurt JTRS	Lot 24, Stratford Crossing Plat 3	300 NW Georgetown Drive Waukeee, IA 50263	7,836	7,836	0.68%		0.68%	
11	Zulfo and Adela Tursunovic JTRS	Lot 25, Stratford Crossing Plat 3	310 NW Georgetown Drive Waukeee, IA 50263	8,142	8,142	0.71%		0.71%	
12	Joe Alan and Paula Marie Effler JTRS	Lot 26, Stratford Crossing Plat 3	320 NW Georgetown Drive Waukeee, IA 50263	8,158	8,158	0.71%		0.71%	
13	Stratford Crossing, L.L.C.	Outlot 2, Stratford Crossing Plat 3	9550 Hickman Road, Ste 100 Clive, IA 50325	16,162	16,162	1.41%	1.41%		
14	Kevin A Timm	Lot 53, Stratford Crossing Plat 3	340 NW Georgetown Drive Waukeee, IA 50263	9,648	9,648	0.84%		0.84%	
15	Stephen J Kautz Jr. and Carrie A Fahmann	Lot 54, Stratford Crossing Plat 3	350 NW Georgetown Drive Waukeee, IA 50263	9,911	9,911	0.87%		0.87%	
16	Joseph and Anna Johnson	Lot 55, Stratford Crossing Plat 3	360 NW Georgetown Drive Waukeee, IA 50263	9,917	9,917	0.87%		0.87%	
17	Katherine Ann Rigg	Lot 56, Stratford Crossing Plat 3	370 NW Georgetown Drive Waukeee, IA 50263	9,674	9,674	0.85%		0.85%	
18	Steph Lacika and Mike Cylkowski JTRS	Lot 17, Stratford Crossing Plat 8	380 NW Georgetown Drive Waukeee, IA 50263	9,313	9,131	0.80%		0.80%	
19	Kevin Boyd	Lot 16, Stratford Crossing Plat 8	390 NW Georgetown Drive Waukeee, IA 50263	9,787	9,787	0.86%		0.86%	
20	Daniel C and Melissa Ann Richardson JTRS	Lot 15, Stratford Crossing Plat 8	400 NW Georgetown Drive Waukeee, IA 50263	10,036	10,036	0.88%		0.88%	
21	Matthew A Beckman and Angela Baney JTRS	Lot 14, Stratford Crossing Plat 8	410 NW Georgetown Drive Waukeee, IA 50263	10,003	10,003	0.87%		0.87%	
22	Paul A and Nicole J Topfiff	Lot 13, Stratford Crossing Plat 8	420 NW Georgetown Drive Waukeee, IA 50263	9,685	9,685	0.85%		0.85%	
23	Clayton Properties Group, Inc.	120 SE 30th Street Lee's Summit, MO 64082	10,402	10,402	0.91%	0.91%			
24	Clayton Properties Group, Inc.	120 SE 30th Street Lee's Summit, MO 64082	10,404	10,404	0.91%	0.91%			
25	Clayton Properties Group, Inc.	120 SE 30th Street Lee's Summit, MO 64082	10,422	10,422	0.91%	0.91%			
26	Clayton Properties Group, Inc.	Lot 13, Stratford Crossing Plat 9	120 SE 30th Street Lee's Summit, MO 64082	10,429	10,429	0.91%	0.91%		

27	Julio Cesar Santander and Margarita Zuzy and Octavio Jr Guadalupe JTRS	Lot 27, Stratford Crossing Plat 3	1395 NW Bunker Hill Drive Waukeee, IA 50263	13,058	6,631	0.58%		0.58%	
28	Daniel J and Davis Endicott	Lot 51, Stratford Crossing Plat 3	1390 NW Jamestown Lane Waukeee, IA 50263	9,715	1,285	0.11%		0.11%	
29	Invin and Shryack Stumberg	Lot 52, Stratford Crossing Plat 3	1400 NW Jamestown Lane Waukeee, IA 50263	12,968	12,968	1.13%		1.13%	
30	City of Waukeee, Iowa	Street Lots B and D Stratford Crossing Plat 3	230 W Hickman Road Waukeee, IA 50263	96,662	36,062	3.15%		3.15%	
31	Kealle Ellen and Joseph Anthony Mancino JTRS	Lot 57, Stratford Crossing Plat 3	1401 NW Jamestown Lane Waukeee, IA 50263	11,829	11,829	1.03%		1.03%	
32	Jacob and Katerina Suther JTRS	Lot 58, Stratford Crossing Plat 3	1391 NW Jamestown Lane Waukeee, IA 50263	8,775	1,962	0.17%		0.17%	
33	Eric Michael and Abbie Lang Mahoney JTRS	Lot 19, Stratford Crossing Plat 8	1392 NW Bennington Drive Waukeee, IA 50263	9,045	1,597	0.14%		0.14%	
34	Ryan Kenneth and Kristi L Metheny JTRS	Lot 18, Stratford Crossing Plat 8	1402 NW Bennington Drive Waukeee, IA 50263	11,988	11,988	1.05%		1.05%	
35	City of Waukeee, Iowa	Street Lots A Stratford Crossing Plat 8	230 W Hickman Road Waukeee, IA 50263	69,616	25,591	2.24%		2.24%	2.24%
36	Blain T and Bobbi J Perau JTRS	Lot 12, Stratford Crossing Plat 8	1395 NW Bennington Drive Waukeee, IA 50263	12,351	12,351	1.08%		1.08%	
37	Megan M Cousins and Tyler M Rainey Burkhead JTRS	Lot 11, Stratford Crossing Plat 8	1385 NW Bennington Drive Waukeee, IA 50263	9,484	1,199	0.10%		0.10%	0.10%
38	Clayton Properties Group, Inc.	Lot 18, Stratford Crossing Plat 9	120 SE 30th Street Lee's Summit, MO 64082	9,652	1,094	0.10%	0.10%		
39	Clayton Properties Group, Inc.	Lot 17, Stratford Crossing Plat 9	120 SE 30th Street Lee's Summit, MO 64082	12,589	12,589	1.10%	1.10%		
40	City of Waukeee, Iowa	Street Lots A Stratford Crossing Plat 9	230 W Hickman Road Waukeee, IA 50263	72,702	25,805	2.26%		2.26%	2.26%
41	Clayton Properties Group, Inc.	Lot 12, Stratford Crossing Plat 9	120 SE 30th Street Lee's Summit, MO 64082	12,721	12,721	1.11%	1.11%		
42	Clayton Properties Group, Inc.	Lot 11, Stratford Crossing Plat 9	120 SE 30th Street Lee's Summit, MO 64082	9,990	798	0.07%	0.07%		
43	Stratford Crossing, L.L.C.	Parcel ID 1229100014	9550 Hickman Road, Ste 100 Clive, IA 50325	224,770	48,066	4.20%	4.20%		
45	Dallas County, Iowa	Former RR Land in Sec 29-79-26	801 Court Adel, IA 50003	Not listed	94,693	8.28%		8.28%	8.28%
A	Jerry's Homes	PARCEL 'A' - Part of Deed of Trust: BK:641, PG:146-147		966,640	130,188	11.38%	11.38%		
C	Jerry's Homes	PARCEL 'C' - Part of Deed of Trust: BK:641, PG:146-147		744,055	136,448	11.93%	11.93%		
D	Jerry's Homes	PARCEL 'D' - Part of Deed of Trust: BK:641, PG:146-147		551,013	43,253	3.78%	3.78%		
				Total	1,144,039	100.00%	42.13%	40.42%	17.45%

Civil Engineering Consultants, Inc.  
 2400 86th Street Unit 12 Des Moines, Iowa 50322  
 515.276.4884 mail@cecinc.com

**CEC**

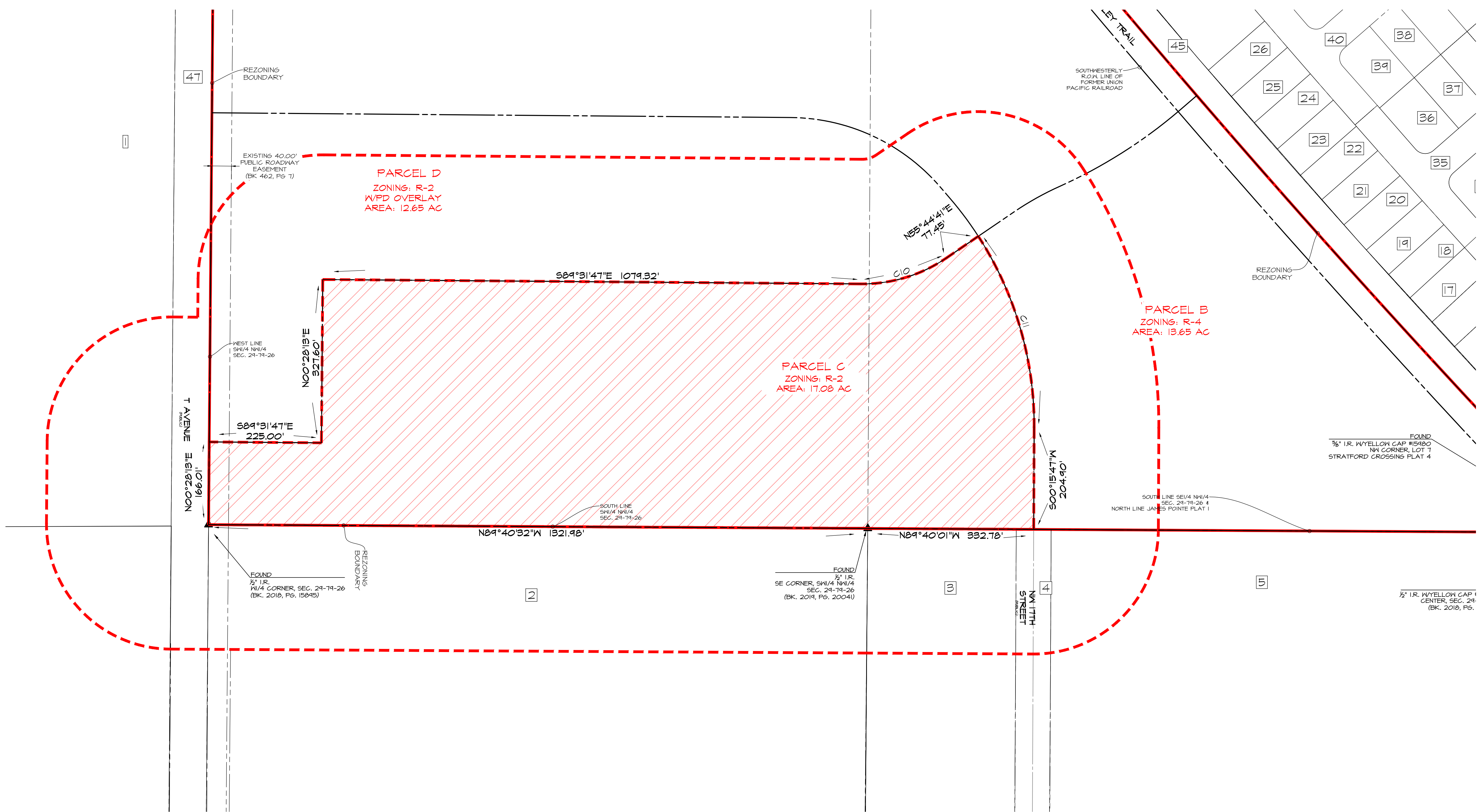
DATE: Sep. 1, 22  
 DATE OF SURVEY: AUG 03, 2021  
 DESIGNED BY: MPH  
 DRAWN BY: CM

**SOUTH 60 PUD**  
 WAUKEE, IOWA

**REZONING SKETCH - PARCEL 'B'**

SHEET 5

E-0574



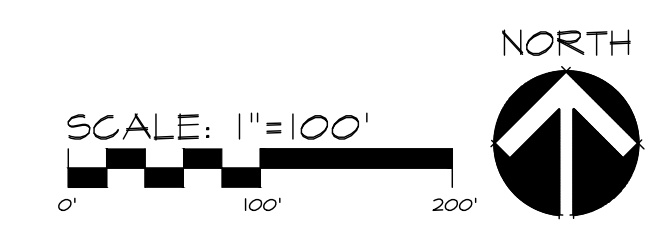
**PARCEL 'C' - LEGAL DESCRIPTION:**  
 A PARCEL OF LAND IN THE 5/2 NW1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C10	34°43'32"	300.00'	181.82'	93.80'	174.05'	N73°06'21"E
C11	33°07'21"	700.00'	404.64'	208.17'	349.08'	S16°11'56"E

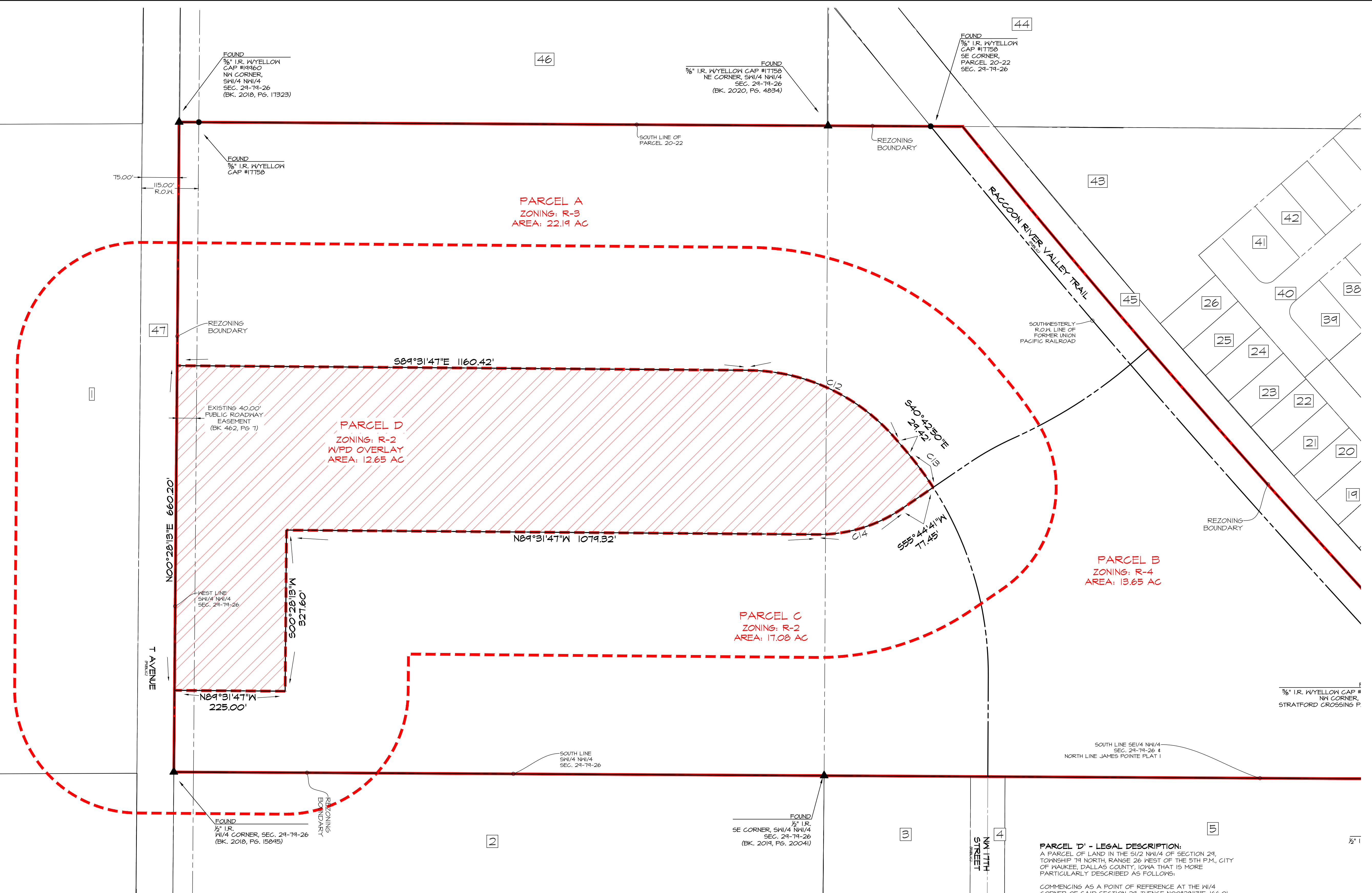
BEGINNING AT THE W/4 CORNER OF SAID SECTION; THENCE N00°20'13"E, 166.01 FEET ALONG THE WEST LINE OF SAID 5/2 NW1/4 TO A POINT; THENCE S84°31'47"E, 225.00 FEET TO A POINT; THENCE N00°20'13"E, 327.60 FEET TO A POINT; THENCE S84°31'47"E, 1079.32 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING N73°06'21"E, AN ARC LENGTH OF 181.82 FEET TO A POINT OF TANGENCY; THENCE N55°44'41"E, 77.45 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING S16°11'56"E, AN ARC LENGTH OF 404.64 FEET TO A POINT OF TANGENCY; THENCE S00°15'47"W, 204.90 FEET TO A POINT ON THE SOUTH LINE OF SAID 5/2 NW1/4; THENCE N89°40'01"W, 332.78 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF SE1/4 NW1/4 OF SAID SECTION 24; THENCE N89°40'32"W, 1321.98 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 17.08 ACRES MORE OR LESS.

REZONING TABLE

	Name of Property Owner	Legal Description of Property	Mailing Address	Total Area (sf) of Property	Square Footage within 250' of rezoning	% of Total Square Footage within 250' rezoning	% Consenting	% Non-Consenting	% Not Eligible
1	Apple Inc	Outlot Z, Morgan Plat 1	One Apple Park Way Cupertino, CA 95014	11,197,969	139,877	10.65%		10.65%	
2	Hughes Family Limited Partnership	Parcel ID 1229300001	15204 Clearview Lane Urbandale, IA 50323	1,687,950	330,563	25.17%		25.17%	
3	Redwood Waukee Hickman Road IA P1, L.L.C.	Lot 29, James Pointe Plat 1	7007 E. Pleasant Valley Road Independence, Ohio 44131	199,379	74,482	5.67%		5.67%	
4	City of Waukee, Iowa	Street Lots B, C, D & E, James Pointe Plat 1	230 W Hickman Road Waukee, IA 50263	375,923	17,470	1.33%			1.33%
5	Redwood Waukee Hickman Road IA P1, L.L.C.	Lot 30, James Pointe Plat 1	7007 E. Pleasant Valley Road Independence, Ohio 44131	627,473	40,328	3.07%		3.07%	
47	City of Waukee	Street Lots A, B and C, Morgan Plat 1	230 W Hickman Road Waukee, IA 50263	872,507	53,537	4.08%			4.08%
A	Jerry's Homes	PARCEL 'A' - Part of Deed of Trust: BK:641, PG:146-147		966,460	53,172	4.05%	4.05%		
B	Jerry's Homes	PARCEL 'B' - Part of Deed of Trust: BK:641, PG:146-147		594,556	170,141	12.96%	12.96%		
D	Jerry's Homes	PARCEL 'D' - Part of Deed of Trust: BK:641, PG:146-147		551,013	433,703	33.02%	33.02%		
				Total	1,313,273	100.00%	50.03%	44.56%	5.41%



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**PARCEL 'D' - LEGAL DESCRIPTION:**  
 A PARCEL OF LAND IN THE 5/2 NW/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AS A POINT OF REFERENCE AT THE NW/4 CORNER OF SAID SECTION 29; THENCE N00°28'13"E, 166.01 FEET ALONG THE WEST LINE OF THE 5/2 NW/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'13"E, 660.20 FEET ALONG SAID WEST LINE TO A POINT; THENCE S89°31'47"E, 1160.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CHORD BEARING S65°07'18"E, AN ARC LENGTH OF 340.80 FEET TO A POINT OF TANGENCY; THENCE S40°42'50"E, 24.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING S56°47'15"E, AN ARC LENGTH OF 45.94 FEET TO A POINT OF TANGENCY; THENCE S55°44'41"W, 17.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING S73°06'27"W, AN ARC LENGTH OF 181.82 FEET TO A POINT OF TANGENCY; THENCE S89°31'47"E, 1079.32 FEET TO A POINT; THENCE S00°28'13"N, 327.60 FEET TO A POINT; THENCE N89°31'47"W, 225.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.65 ACRES MORE OR LESS.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C12	48°48'58"	400.00'	340.80'	181.52'	330.54'	S65°07'18"E
C13	7°51'10"	100.00'	45.94'	48.04'	45.86'	S56°47'15"E
C14	34°43'32"	300.00'	181.82'	43.80'	174.05'	S73°06'27"W

**REZONING TABLE**

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2	Hughes Family Limited Partnership	Parcel ID 1229300001	15204 Clearview Lane Urbandale, IA 50323	1,687,950	29,991	2.28%		2.28%	
47	City of Waukee	Street Lots A, B and C, Morgan Plat 1	230 W Hickman Road Waukee, IA 50263	872,507	87,020	6.62%			6.62%
A	Jerry's Homes	PARCEL 'A' - Part of Deed of Trust: BK.641, PG.146-147		966,460	437,877	33.31%	33.31%		
B	Jerry's Homes	PARCEL 'B' - Part of Deed of Trust: BK.641, PG.146-147		594,556	52,552	4.00%	4.00%		
C	Jerry's Homes	PARCEL 'C' - Part of Deed of Trust: BK.641, PG.146-147		744,055	443,748	33.76%	33.76%		
				Total	1,314,412	100.00%	71.07%	22.31%	6.62%



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